

"THE FRENCH CHURCH HOUSES"

98 King Street

John Vaun's House

c. 1742

In 1701 the Lords Proprietors granted to Henry LeNoble and Peter Buretall, as trustees, the town lots 92 and 93 for the benefit of the French (Huguenot) Church. As Dr. David Ramsay tells us, they were however then "low" lots, and considered unsuitable for building. In 1741 the heirs of LeNoble conveyed it to Francis Guichard, pastor of the church, and Gabriel Manigault, Isaac and Paul Mazyck, Jacob Martin, John Neufville, Benjamin d'Harriette and Gideon Faucheraud, as representatives of the congregation, and, Ramsay tells us, due to the improvements made by LeNoble, they were found suitable for building lots. (filled by rubble from the fire of 1740)

Thereupon, on 1 October 1742, these trustees leased them in narrow, deep lots to seven tradesmen, for fifty years, at low annual rentals, on condition that each build thereon a brick house, not less than 15 ft. by 27 ft., with two chimneys, and other requirements. Five surviving houses fit the specifications, and these titles have been followed in several cases sufficiently to determine that these are the original buildings: Numbers 98, 96, 94, 92, and 88 King Street. (No. 100 has been replaced with a later house, but on the same foundation, and No. 90 has disappeared altogether.)

In order, from No. 100 to No. 88, the grantees were:

David Mongin, watchmaker,	No. 100
John Vaun, carpenter	No. 98
James Hilliard, watchmaker	No. 96
Robert Harvey, carpenter,	No. 94
William Farrow, mariner	No. 92
Edward Scull, vintner	No. 90
Mathew Vanall, carpenter	No. 88

Since these leases were recorded in the spring of 1745, it would seem likely that the buildings had all been completed by that time.

After the expiration of the leases, the church appears to have rented the buildings for the support of the church, until, under grave financial pressure following the Confederate War, it was forced to sell them all in 1871.

Thereafter these houses were allowed by their owners to deteriorate steadily until, in 1933, Mrs. Ferdinanda Leagre Backer purchased Nos. 94, 96, and 98 and restored the first two, making No. 96 her own home. No. 98 she later sold to Dr. William H. Frampton, father of the present owner, Mr. Wallace Frampton. Dr. Frampton restored it, and later acquired others of this group.

JOHN VAUN'S HOUSE, c. 1742  
98 King Street  
Residence of Mr. & Mrs. W. Wallace Frampton

In 1701 the Lord Proprietors designated town lots 92 and 93 to be used for the benefit of the French (Huguenot) Church.

Henry Le Noble and Peter Buretall were appointed trustees of the property for the Church. In 1741, the heirs of Le Noble conveyed the property to Francis Guichard, pastor of the church, and to other representatives of the congregation, including the architect Gabriel Manigault.

When originally granted to the church the property was referred to as "low" lots, meaning the area was considered unsuitable for building. However, in the early 1740's, the property was filled in with rubble from the fire of 1740 so that the trustees were able to lease the deep, narrow lots to seven tradesmen. The lots were rented for 50 years at low annual rentals with the stipulation that each tradesman build thereon a brick house, not less than 15 feet by 27 feet with two chimneys.

Five houses fitting these stipulations, numbers 98, 96, 94, 92 and 88 King Street survive today. After the expiration of the leases the church appears to have rented the buildings until 1871. Due to the financial chaos of this period following the Civil War, the Church was forced to sell all of the houses.

In October 1742, the trustees of the Huguenot Church rented number 98 King to John Vaun, a carpenter. The well-proportioned single house which you see today was built by him. This house and the one next door are laid in Flemish bond. Note the fine gates with the lyre motif and the handsome doorway.

Mrs. Frampton simply wants hostesses to welcome guests to each room. She will supply hostesses with information concerning the furnishings which the hostesses can supply if asked.

In the drawing room and dining room, hostesses might point out the nice  
woodwork. The mantel in the drawing room uses the pattern motif. The cornice  
in this room and in the dining room is reeded and fluted. The mantel in the  
dining room is similar to the one in the drawing room. These are likely late 18th  
century or early 19th century mantels.

The bar through which guests will pass on their way out has an interesting  
pagoda shaped valance. This Oriental motif is also reflected in the design of  
the wall paper.

Guests will continue through the kitchen, and the Framptons will light the  
walk around to the street side of 96 King so that the guests can enjoy the gardens  
at 98 and 96 on their way back to King Street.

## Notes on 98 King

Heart pine floors not original to house on first floor

Living Room:

Cornice date 1790-1820

Mantel looks en suite with cornice with some replaced parts

Stairhall: Old newel posts with possibly replaced handrails

Dining room cornice and frieze 1790-1820

Fireplace insert 1840's

Upstairs drawing room mantel looks newer, but still old

Stairhall mouldings old, original

Upstairs sitting room off master 1790-1820 original mantel

Master bedroom mantel old

Third floor original doors

Second and third floors original floors, heart of pine

Mouldings in general: various, very fine neoclassical gougework

Exterior: Good old English bond brickwork, 18<sup>th</sup> century way of building

Jonathan,

Vida Robertson talked to Wallace Frampton about the house.

He told her that all the woodwork came from Belvidere Plantation.

This makes sense to me, but I have searched and searched for pictures of the interior of Belvidere and have not found any yet. I am now calling family members!

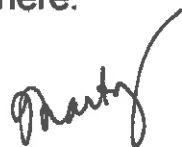
I believe Belvidere was built around 1795 and it, of course, was one of the houses flooded in the 1940's Santee project. They emptied the house of

everything. Somewhere, it is mentioned using the lumber and bricks to build houses elsewhere for the families still living on Belvidere. So it certainly makes sense that woodwork of any significance would have been salvaged and would end up in Charleston in a house that probably would not have started out with fine work. (And the timing makes sense in that the Framptons owned the houses for approximately 85 years. Wallace Frampton's father supposedly installed the work in the '40's, which matches the destruction of Belvidere.) By this afternoon I hope speak to someone in the family who will confirm this.

I am also enclosing a copy of Sam Stoney's note dating 98 King. (And also the map he references.)

Please excuse the informality of this note. I am in a hurry to get this over to you. Gilbert Butler would like to try to set up a conference call with you this afternoon around 5:00. He has a great relationship with Dana Beach who suggested running everything by you. I hate to put you to a great deal of trouble, but I do believe that the Butlers would become wonderful supporters of Historic Charleston Foundation. I do thank you for taking the time to meet me over there.

Sincerely,

A handwritten signature in cursive script, appearing to read "Marty".

Marty Byrd 853-000 or 509-8789



