



307 President Street

A History

307 President Street
Charleston, SC



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The Neighborhood

Hampton Park Terrace

Hampton Park Terrace Historic District is a planned residential subdivision on the northwest side of the peninsular city of Charleston. It was laid out between 1911 and 1913, and by 1922 nearly 200 houses had been built.

The cohesive architectural character of the neighborhood today reflects not only the rapid pace of construction, but also the cooperative development of the subdivision by a small group of investors and builders. The neighborhood is roughly bounded by Hagood, and Rutledge Aves., and Moltrie, and Congress Sts.

The homes here were initially built between ca. 1910 and ca. 1945, with the vast majority having been built between 1914 and 1922. A wide variety of house styles are located in the neighborhood, with variations on Prairie, Foursquare, Colonial Revival, Craftsman, and Bungalow styles. Hampton Park Terrace was listed as an Historic District in the National Register on September 26, 1997.

THE NEW PARK.

Speaking of parks and the names for them, a gallant Confederate soldier, well known and loved in Charleston, offers, likewise, a suggestion that the park on Rutledge and Calhoun streets be named "Hampton." He thinks it would be a graceful act on the part of the city's present administration, during whose term the recent ovation was given the white haired General to name the new park in his honor. Hampton is growing to be an old man, and the years of his age approach close on three score and ten. It might be a more fitting tribute to pay unto him while alive the honors that are his due than wait to shower them on him after his death when praises will no longer have power to please or touch him! There is a Washington park why not a Hampton park. The name is short and euphonius and might be chosen on that account soley, even not considering the fact that in so naming it, a delicate compliment would be paid to one of Carolina's most loved and honored heroes who fought, bled and lived for his state.

(Left) Article from the Evening Post, July 13th, 1895

The 'Hampton' that is mentioned within the article was Confederate General Wade Hampton III, for whom Hampton Park was indeed eventually named.

AIR-DOME THEATER FOR HAMPTON PARK

Commission Grants Petition Subject
to Action by City Council

SPEEDWAY FOR HORSES FAVORED

Commission and Committee Make Annual Inspection of City's Pleasure Grounds and Then Enjoy Collation in Commercial Club—Plan for Enlarging Hampton Park.

At the annual meeting of the park commissioners and pleasure grounds committee of City Council held yesterday evening, petitions for the building of a \$5,000 air-dome vaudeville theater at Hampton park and for the making of a speedway about the south and west sides were favorably acted upon, a resolution passed to request City Council to allow automobiles to enter the park, and before the meeting adjourned the commissioners and committeemen made an inspection of the city parks in a special car, return-

(Right) Article from the Evening Post, May 2, 1908

Hampton Park.

This park is becoming more and more attractive to our people and to the visitors of our city, and as its attractions become better known will become the favorite resort of our citizens. At this park our needs are great. On account of the large acreage and the keeping up of the flower beds and lawns the cost of maintenance is large. The wants—especially at this time—are stone curbing to replace the fast decaying wooden curbs to the flower beds. Cement gravel walks to replace the thin and broken asphalt walks that remained after the Exposition, and a roadway along the river edge. Plans are nearly completed by Messrs Olmsted Brothers for the gradual taking of the Rhett farm as a part of this park and the roadway along the Ashley River. A visit to this park will show clearly the work done at this park which would take many words to set out and yet convey but feebly the amount of the same. The principal work done has been: Two rooms added to the keeper's cottage; built three bridges in the Sunken Garden; curbed all beds in Sunken Garden with tile, also the driveway around the same; completed in every respect pergola and put in good repair all buildings.

(Left) Article from the News and Courier, January 29, 1908

(Right) Article from The News and Courier, April 19, 1912

At first, there was a great deal of speculation regarding the popularity of the lots for sale in the early 1900s within the newly created Hampton Park Terrace. However, within the first month of its opening, over half of the available lots had sold.

CITY EXPANDING NORTHWARD.

FINE HOMES TO BE BUILT IN HAMPTON PARK TERRACE TRACT.

Rapid Sale of Building Lots on Lands Just South of Hampton Park—An Interesting Real Estate Development — Owners to Spend Large Sum on Improving Tract which is Now on the Market—Cement Sidewalks and Electric Lights to be Put In.

Those who watch the real estate market with care and see in its fluctuations an index to the general business condition of the town have found the keen public interest in the Hampton Park Terrace tract, recently put on the market, one of the most encouraging developments in this particular phase of activity noted of recent years. When the owners of Hampton Park Terrace first announced their plan of cutting up the tract into lots and placing them on the market and, in addition to that, of expending a very considerable sum of money on the improvement of the tract as a further inducement to home-seekers, there were many who expressed skepticism. The lots, some of them at any rate, would sell, said these doubters; but the money spent on improving the property would be thrown away and the promoters of the project would not come out even in the long run.

The House
307 President Street

Colin McK Grant

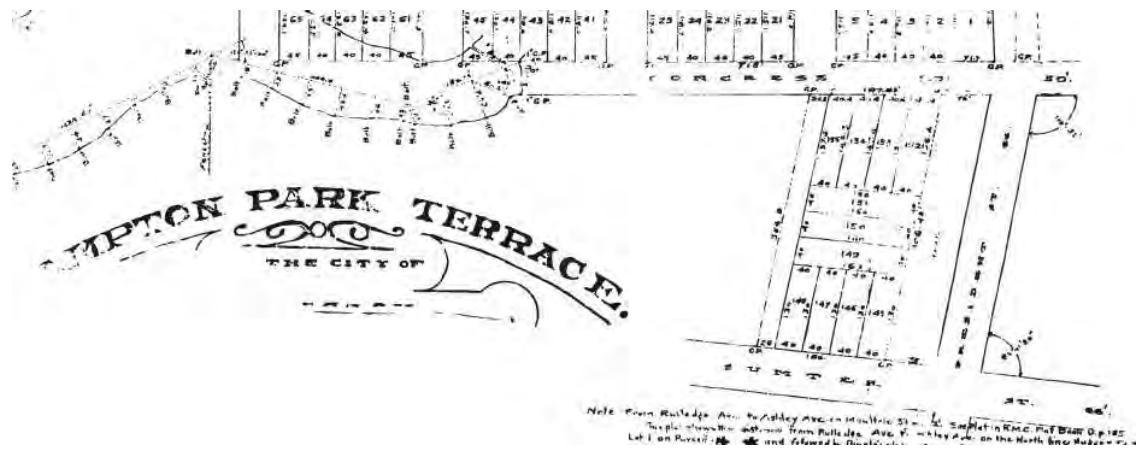
Original Owner

Colin McK Grant is the earliest known private owner of the lot of land at 307 President Street. He was a well known figure in Charleston, and founded the Colin McK Grant Home. This series of homes under the charity was based on Meeting Street. It provided shelter and a housing subsidy for Presbyterians of all races over the age of forty in reduced financial circumstances who had been residents of the city of Charleston for at least 5 years.

Sarah Fraser

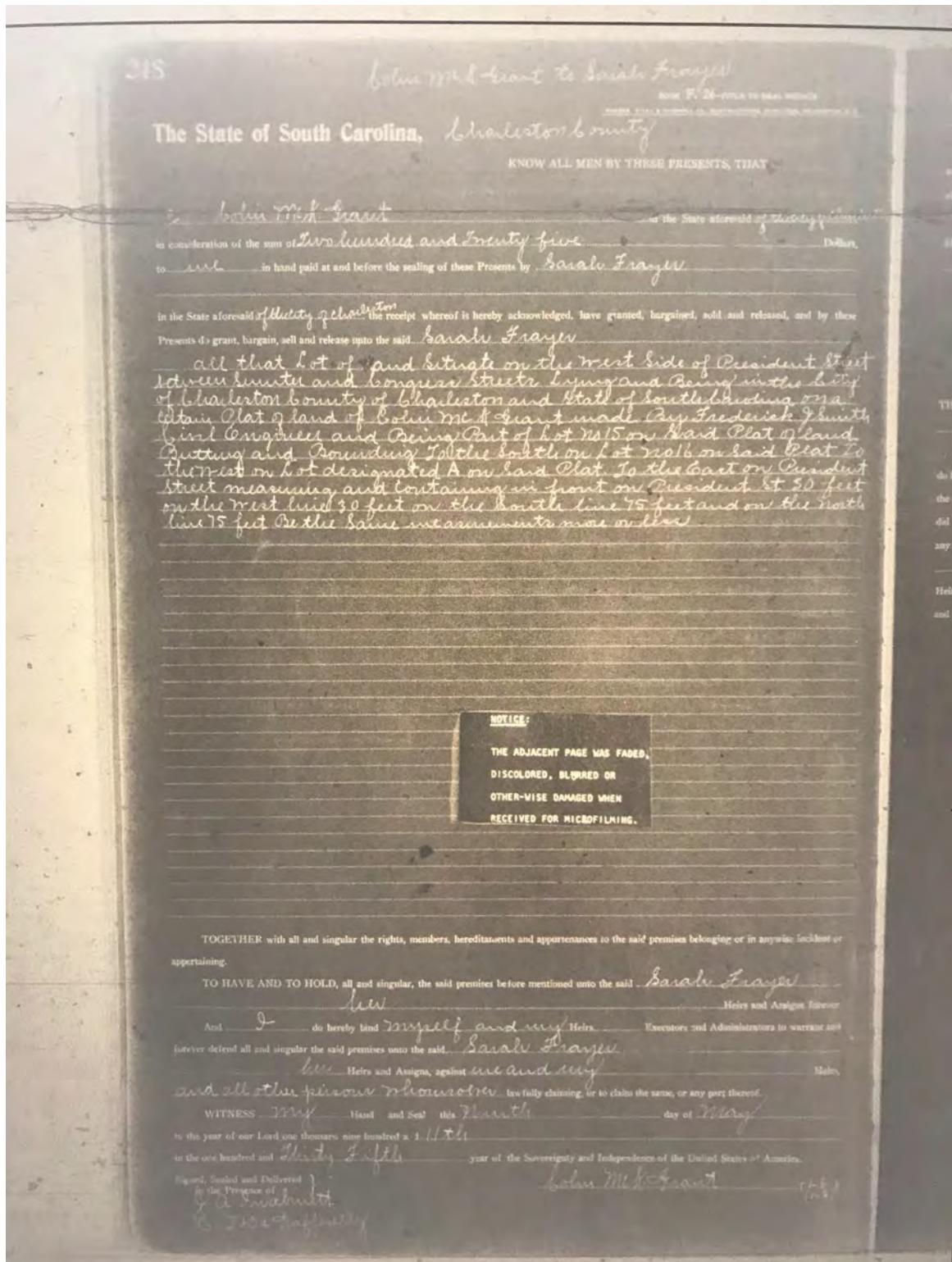
Owner, 1911 – 1946

Sarah Fraser purchased this lot of land without any buildings situate in 1911 for the sum of \$225. It is believed that Sarah oversaw the construction of the home and rented out the property to tenants for the majority of her ownership. She appeared to have several different families occupying the property throughout these years.



1912 Plat of Hampton Park Terrace depicting the lot of land at the corner of President and Congress streets where 307 President St now sits.

(Below) Deed of conveyance from Colin McK Grant to Sarah Fraser, made in 1911 and certified in 1913.



27	307 247 ⁵⁹ Collins Vincent Head R 16.00	7/16/31 m 19 Mo You	South Carolina	South Carolina	South Carolina	77	new writer
28	Dairy U wife H	7/16/31 m 26 Mo You	South Carolina	South Carolina	South Carolina	77	new none
29	Edward mother	7/16/45 m 97 Mo You	South Carolina	South Carolina	South Carolina	77	new coake

Residents of 307 President St according to the 1930 Federal Census

DEATH RECORD
LUCILLE BUTLER—27 years.
 Jacksonville, Charleston.
ELIZABETH McPHERSON—87
 years. 307 President street. Wal-
 terboro.

Elizabeth McPherson, ten, of 307
 President street, was treated at
 Roper at 10 o'clock yesterday morn-
 ing for first degree burns of the
 left leg. The child was burned when
 hot coffee was spilled on her.

Article from the News and
 Courier, Jan 8 1936

Article from the News and
 Courier, Nov. 23, 1937

Also in police court Benjamin
 Garden, of 307 President street, for-
 feited \$5 on a charge of carrying
 a loaded pistol.

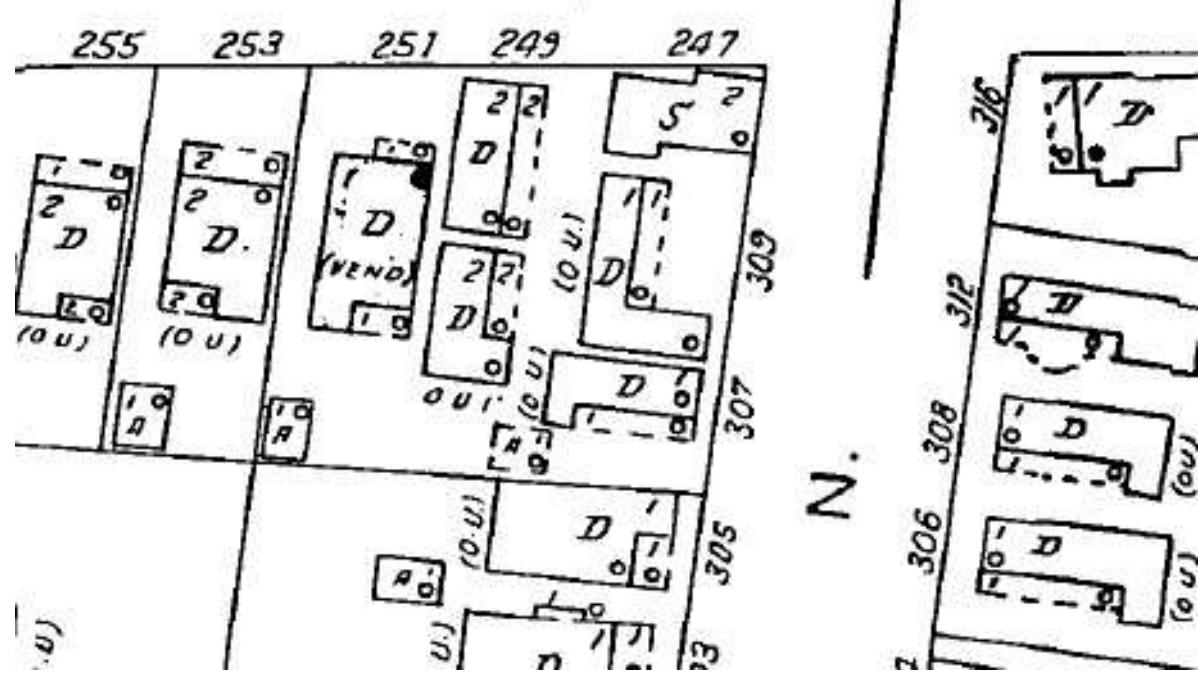
Article from the Evening Post, April 11 1940

GRAHAM, Barbara Alicia, August 15.
 Hospital and Training school, daugh-
 ter of Eddie C. and Waters Lee
 Graham, 307 President street.

GRAHAM, Ronald Terrence, May 5.
 Roper hospital, son of Eddie Cleve
 and Waters Lee Graham Graham,
 307 President street.

Birth Announcement - Sep 2, 1945 in
 the News and Courier

Birth Announcement - May 18,
 1943 in the Evening Post



1944 Sanborn Fire Map of Charleston, depicting 307 President St. In the map, it appears as a one story wood from dwelling house, open underneath, with a garage to the south.

Katie Solomon & Florence Steinberg

Owners, 1946 – 1974

Katie Solomon purchased the property in 1946 for the sum of \$7,500. She managed the property and also let it out to various tenants.

(Opposite) Conveyance from the estate of
Sarah Fraser to Katie Solomon et al. 1946

THE STATE OF SOUTH CAROLINA, | COURT OF COMMON PLEAS,
COUNTY OF CHARLESTON

TO ALL, ~~XX~~ WHOM THESE PRESENTS SHALL COME:

I, WIL. MORRISON

Master in and for the County aforesaid, SEND GREETINGS

WHEREAS, ABRAHAM FRANKLIN ROPER, et al.,

on or about the 28th day of December in the year of our Lord nineteen
hundred and forty-five exhibited their complaint in the Court of Common Pleas, for the
County aforesaid, against GERTHUE MARGARET ROPER, et al.,

demanding judgment in relation to the real estate (formerly of Sarah Fraser, deceased,)
hereinafter mentioned and described; and the cause being at issue, came on to be heard on the 26th day of January 1946
and such proceedings were had therein as resulted in a Decree of the said Court, whereby it
was adjudged and decreed that the said real estate
hereinafter mentioned and described, be sold by WIL. MORRISON Master, in and for the County aforesaid, on the terms
and for the purposes mentioned in the said Decree as by reference thereto on file in said Court will appear unto
Katie C. Solomon and Florence Steinberg,

for the sum of Seven Thousand Five Hundred (\$7,500.00) Dollars,

NOW THEREFORE, Know all Men by these Presents, that I, WIL. MORRISON
Master in and for the County of Charleston aforesaid, in consideration
of the sum of Seven Thousand Five Hundred (\$7,500.00) Dollars to me paid by the said
Katie C. Solomon and Florence Steinberg

the receipt whereof is hereby acknowledged, HAVE GRANTED, bargained, sold and released, and by these Presents DO GRANT, bargain
sell and release unto the said Katie C. Solomon and Florence Steinberg

All that lot, piece or parcel of land with the buildings thereon, situate, lying and being on the South side
of Congress Street, in the City of Charleston, County of Charleston and State of South Carolina, and known as No.
249 Congress Street; measuring and containing on the front and back lines 38 feet, and 46 feet in depth.

Butting and Bounding to the North on Congress Street, East on lands of Katie C. Solomon, et al., South on
lands of Jennie F. Roper, and to the West on a Right of Way ten feet wide a part of the property of Jennie F. Roper.

ALSO All that lot, piece or parcel of land with the buildings thereon, situate, lying and being on the West
side of President Street in the City of Charleston, County of Charleston and State of South Carolina, and known
as No. 307 President Street; measuring and containing on the front and back lines 30 feet by 75 feet in depth;

Butting and Bounding to the North on lands of Katie C. Solomon, et al., and property of Jennie F. Roper, East
on President Street, South on lands of Harry F. Reynolds, and West on lands of _____.

Helen and Willart Smith

Owners, 1974 – 2011

Helen and Willart purchased the property in 1974 for the sum of \$32,500. Below are the results of a National Register survey of the property in 2003.

CATEGORY:	EXTERIOR WALLS MATERIALS:
Building	Other
CONSTRUCTION DATE:	FOUNDATION MATERIALS:
circa 1910	Brick Piers
ALTERATION DATE:	ROOF SHAPE:
1950 – 1985	gable, end to front
HISTORIC USE:	ROOF MATERIALS:
Residential/Domestic	composition shingle
CURRENT USE:	PORCH WIDTH:
Residential/Domestic	over 1 bay but less than full façade
HISTORIC CORE SHAPE:	PORCH SHAPE:
Rectangular	shed
NUMBER OF STORIES:	NATIONAL REGISTER DETERMINATION:
1	contributes to listed district;
CONSTRUCTION METHOD:	SIGNIFICANT ARCHITECTURAL FEATURES:
frame	The house has decorative brackets under hood over door on piazza screen. Also, there are partial cornice returns and 6/6 windows. A brick chimney is on north roof slope.
EXTERIOR WALLS MATERIALS:	ALTERATIONS:
Other	Porch filled; west side addition; foundation partially filled and stuccoed; piazza screen altered; synthetic shutters added
FOUNDATION MATERIALS:	HISTORICAL INFORMATION:
Brick Piers	Freedman's Cottage
ROOF SHAPE:	
gable, end to front	
ROOF MATERIALS:	
composition shingle	
PORCH WIDTH:	
over 1 bay but less than full façade	
PORCH SHAPE:	
shed	

Conveyance from the estate of Katie Solomon et al to Helen and Willart Smith, 1974

GRANTORS' ADDRESS: 57 Cypress St
Charleston, SC 29403

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

WHEREAS, Katie C. Solomon died testate in the County of Charleston, State of South Carolina, on or about February 25, 1971, seized and possessed of an undivided one-half (1/2) interest in and to the premises hereinafter described, and

WHEREAS, under the Last Will and Testament of Katie C. Solomon, Deceased, filed in the Probate Court for Charleston County in Case File No. 71-215, she devised her entire estate unto her daughter, Miriam S. Berger, and unto her son, A. Bernard Solomon, and

WHEREAS, Miriam S. Berger died testate in the City of Cleveland, County Cuyahoga, State of Ohio, on August 27, 1973, and by her Last Will and Testament, dated January 16, 1973, she appointed as Executors under her said Will A. Bernard Solomon and Ellis I. Kahn, granting unto said Executors full power and authority to sell, at public or private sale, any portion or part of her estate, and

WHEREAS, the Last Will and Testament of Miriam S. Berger, Deceased, was duly filed and probated in the Probate Court for Cuyahoga, County, State of Ohio, on December 21, 1973, and

WHEREAS, Ellis I. Kahn and A. Bernard Solomon duly qualified as Executors under said Last Will and Testament and are presently acting in said capacity, and

WHEREAS, a copy of the Last Will and Testament of Miriam S. Berger, Deceased, will be filed in the Probate Court for Charleston County;

NOW, KNOW ALL MEN BY THESE PRESENTS, THAT We, Ellis I. Kahn and A. Bernard Solomon, as Executors under the Last Will and Testament of Miriam S. Berger, Deceased, under power of sale granted under the Last Will and Testament of the said Miriam S. Berger, Deceased, and all powers thereunto enabling, and Florence S. Steinberg and A. Bernard Solomon, in the State aforesaid, for and in consideration of the sum of Thirty-two Thousand Five Hundred and 00/100 (\$32,500.00) Dollars, to us in hand paid at and before the sealing of these presents by HELEN E. SMITH AND WILLART SMITH, in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said HELEN E. SMITH and WILLART SMITH, their heirs and assigns:

ALL that lot, piece or parcel of land, with the buildings thereon, situate, lying and being on the South side of Congress Street, in the City of Charleston, County of Charleston, and State of South Carolina, and known as No. 249 Congress Street; measuring and containing on the front and back lines 38 feet, and 46 feet in depth.

BUTTING AND BOUNDING to the North on Congress Street, East on lands of Katie C. Solomon, et al, South on lands of Jennie F. Roper, and to the West on a Right of Way ten feet wide, a part of the property of Jennie F. Roper.

TMS NO. 460-0701-102.

A L S O

ALL that lot, piece or parcel of land, with the buildings thereon, situate, lying and being on the West side of President Street, in the City of Charleston, County of Charleston, and State of South Carolina, and known as No. 307 President Street; measuring and containing on the front and back lines 30 feet by 75 feet in depth;

BUTTING AND BOUNDING to the North on lands of Katie C. Solomon, et al, and property of Jennie F. Roper, East on President Street, South on lands of Harry F. Reynolds, and West on lands of _____.

TMS NO. 460-0701-104.

A L S O

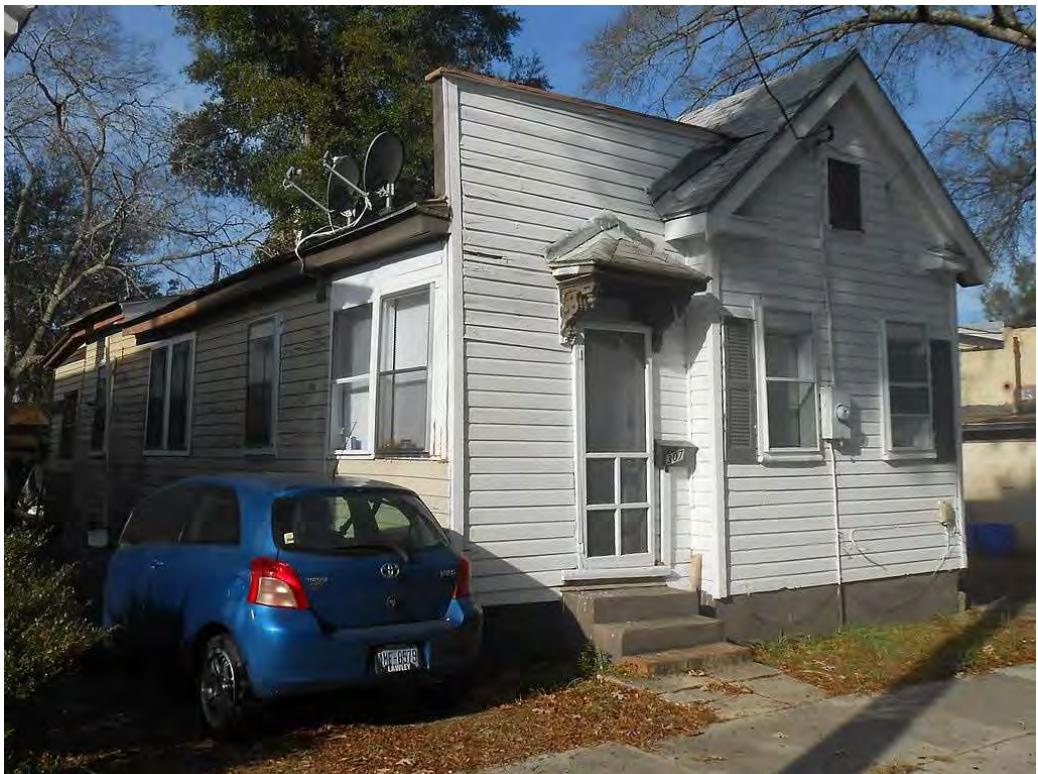
ALL that lot, piece or parcel of land, with the buildings thereon, situate, lying and being on the South side of Congress Street, in the City of Charleston, County of Charleston and State of South Carolina,

Grantors' Address:
57 Cypress Street
Charleston, S.C.
29403

Richard Smith

Owner, 2011 – 2014

Richard inherited the property from his parents in 2011.



307 President Street, c. 2013

Lan Nguyen Vu

Owner, 2014 – 2016

Peter Vu

Owner, 2016 – 2017

In 2017, major updates and alterations were made to the property by Marc Engelke of Engelke Homes LLC. Below are photos of 307 President Street, c. 2018.



307 President Street
Charleston, SC

House History Report, c. 2018



www.marcengelke.com



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www.houselore.com