

Hampton Pharmacy

698 Rutledge Avenue

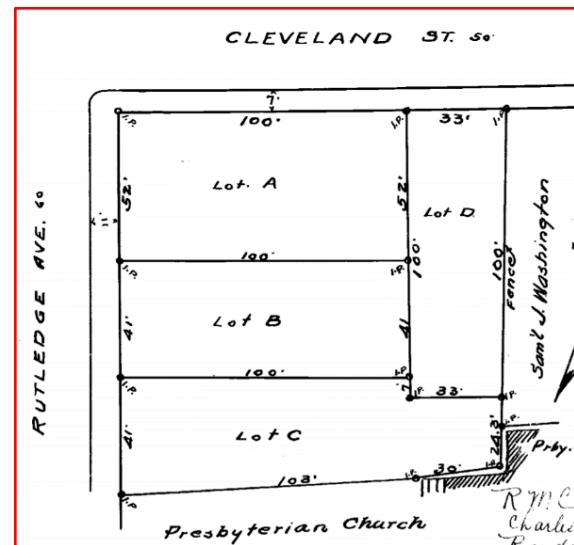
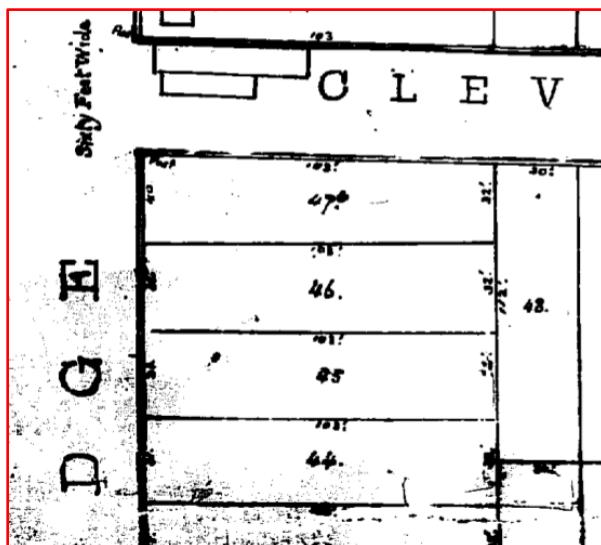
c. 1942

The two-story, two-toned brick building at the corner of Rutledge Avenue and Cleveland Street was built in 1942 for the Hampton Pharmacy. All of the hallmarks of its architect, Augustus Constantine, are present: round/polygonal windows, decorative ironwork, and a modern interpretation of classical style. The building combines five different addresses housing both commercial establishments on the first floor and apartments above.



The Lot

The Hampton Pharmacy complex was built on Lot A of a 1929 plat, a 52 by 100 foot parcel at the southeast corner of Rutledge Avenue and Cleveland Street. With trolley lines running both east-west along Cleveland Street and north-south along Rutledge Avenue, the corner lot's commercial attractiveness must have been clear early on in the development of the Uptown.



On October 23, 1888, **John L. Macaulay** of New York City spent \$1600 to purchase about eight acres of undeveloped, suburban property on the Charleston Neck. The land spanned King Street (to the east) to Rutledge Avenue (to the west) and would eventually include Francis Street, Cleveland Street, and Maverick Street. Because he was in New York City, he hired Charleston real estate broker Julius L. Moses to market and sell off the land. A plat was filed on April 14, 1893 (with revisions on May 14, 1895 (above, left)¹) showing over 100 lots.

Mr. Macaulay sold Lots 46 and 47 (the future site of the Hampton Pharmacy complex) for \$260 on June 24, 1895, to **William J. Cormier**² who held them more than twenty years before selling them to **Jacob S.B. Myers and George M. Meyers, Jr.** on December 20, 1917.³ The men acquired neighboring lots in separate transactions and, on April 30, 1918, sold nine lots, Lots 40 to 48, to a company they owned, **Standish Corp.**, for \$16,000.⁴

As the result of a lawsuit against Standish Corp., a judicial sale took place on June 26, 1928, and **Henry D. Schweers and Henry C. Hass** were the highest bidders at \$5115 for Lots 44, 45, 46, 47, and 48.⁵ Their five lots from the 1895 plat were redrawn as just four lots designated A through D in a new plat filed on November 27, 1929.⁶ The 52 by 100 foot property at the corner became Lot A (above, right).

Mr. Schweers died on December 11, 1930, and left his estate to his three children.⁷ On December 21, 1931, his three children conveyed their interest in Lots A and D to their father's business co-investor, **Mr. Hass**,⁸ who became the sole owner of the land and who immediately built the house at 33 Cleveland Street on Lot D.⁹

Mr. Hass sold the house at 33 Cleveland Street along with the adjacent empty corner to **Mercina P. Botzis** on August 22, 1941, for \$7500.¹⁰ She and her husband, Peter A. Botzis, moved into their new home at 33 Cleveland Street and began work on building a complex of commercial and residential spaces next door at the corner on Lot A.

The Hampton Pharmacy

In August 1941, Mr. Botzis,¹¹ a Greek immigrant who had arrived in the United States in 1905, pulled a permit for a \$12,000 store with residences to be built on the vacant lot next door

¹ Plat book C, page 75

² Deed book A22, page 322

³ Deed book N26, page 160

⁴ Deed book I28, page 135

⁵ Deed book H34, 23

⁶ Plat book E, page 35

⁷ The three children were Meta Marie Schweers Rodewoldt, Henry D. Schweers, and John C. Schweers.

⁸ Deed book Z36, page 193

⁹ News and Courier, Dec. 1, 1931, at 12

¹⁰ Deed book F43, page 113

¹¹ Mr. Botzis died at his home next door, 33 Cleveland Street, on February 21, 1949.

to his house.¹² The Hampton Pharmacy, operated by their son, Elliott P. Botzis,¹³ opened for business on May 20, 1942, and remained open until 1978.

The architect for the project was Augustus Constantine, one of the most notable 20th century architects in Charleston. Mr. Constantine was not just a talented choice to design the project; Mr. Constantine had married the owner's daughter, Irene Botzis. Inside the



pharmacy, maple was used for the woodwork, and the furniture was outfitted with orange leather and jade green Formica. The Hampton name appears in an extant terrazzo entrance outside the front door, and a rounded canopy with the name spelled out in freestanding, individual letters hung over the front door. The complex was built by J.W. Johnson & Sons. The new building appeared in the Sanborn maps (right) which were updated through 1952.

The ownership of the complex became extremely divided during the next transfers between children and grandchildren before and after the death of Mrs. Botzis in 1962.¹⁴ However, all of the fractional owners eventually agreed to sell the property for \$33,928.70 to just two of them, daughters **Irene Botzis Constantine and Helen Botzis**,¹⁵ on April 20, 1964.¹⁶



¹² "Building Permits," News and Courier, Aug. 6, 1941, at 10. Unfortunately, the original building permit (#7639) was in a small section of permits from 1941 that have been lost.

¹³ An Elliott P. Botzis was born on July 5, 1911, in Georgia and died on March 1, 2000, in Henderson, North Carolina although he was a resident of Cumming, Georgia.

¹⁴ Helen Botzis McColgan (f/k/a Helen B. Fellouris) had already received her parents' 33 Cleveland Street house in 1953 in advance of her inheritance (deed book V64, page 572), so on February 27, 1958, she quitclaimed any interest she would have in 696 Rutledge Avenue in favor of her other siblings (and heirs apparent). Nevertheless, her mother agreed to convey a 1/7 interest in building on April 18, 1959 (deed book V78, page 388). When Mercina Botzis died May 19, 1962, her remaining 6/7 interest in the corner store was inherited by her children (Elliott P., Petro P., Theodore P., Helen, Irene, and Peter) and her grandchildren by a predeceased son (Barbara Botzis Varney and Peter J. Botzis). One of the grandchildren, Peter J. Botzis, sold his 1/14 interest to his uncle Elliott P. Botzis on March 23, 1964 (deed book X79, page 11).

¹⁵ Helen Botzis married Lt. John Fellouris in March 1942.

¹⁶ Deed book D80, page 178

Irene sold her half interest to her brother **Theodore Peter Botzis** (operator of The College Snack Bar at 54 George Street) on January 13, 1967, for \$32,752.¹⁷ In 1968, it became a contract post office.¹⁸

Mrs. Constantine reacquired a stake in the buildings and became the sole owner following two unrelated transfers. First, Helen Botzis sold her one-half interest on February 16, 1970.¹⁹ Then, after Theodore Botzis died on May 12, 1971, his widow, Hilda, sold the other one-half interest to Mrs. Constantine on November 15, 1974, for \$12,000.²⁰

In January 1978, Hampton Pharmacy closed; in 1978, Johnson Pharmacy replaced it, but the store was vacant by 1979. During the 1980s, the records of its use are incomplete, but the store spent at least a few years with a religious purpose. At least some upkeep was performed with Mrs. Constantine spending \$1000 to perform some repairs and install some vinyl siding at the rear in August 1982,²¹ and she had the building reroofed in September 1985.²²

The Tabernacle of Prayer for All People was created in 1984 at the location; it remained until 1989. In April 1984, the church spent \$1200 on interior repairs and painting.²³ Between 1990 and 1992, the storefront was the home of the Restoration Church of Deliverance, but the relationship, if any, between the two churches is unknown.

Mrs. Constantine died and her estate sold it to **John E. Scott** for \$115,000 on April 23, 1993.²⁴ The sale marked the first time the building had been owned outside of the Botzis family. In July 1993, Mr. Scott spent about \$18,000 on repairs and alterations to the building in anticipation of opening a beauty parlor there.²⁵ In February 1994, Mr. Scott opened Hair Designing by John, a hair salon.

Other Units in the Complex

Although the focal point for the complex was the Hampton Pharmacy, there were adjacent commercial spaces on both the Rutledge Avenue and Cleveland Street sides. A real estate listing described the spaces as a “[b]rand new deluxe store” (696 Rutledge Ave.) and the “[l]ast word in appointment”

STORE FOR RENT
696 Rutledge avenue, next south of Cleveland. Brand new deluxe store.
35 Cleveland St. Just east of Rutledge. Last word in appointment.
Possession about May 1st.
Apply
HENRY SCHACHT & SONS
75 Broad St. Phone 4713.

¹⁷ Deed book B87, page 134

¹⁸ “Hampton Park Post Office Relocated,” News and Courier, June 28, 1968, at 10-A

¹⁹ Deed book A94, page 210

²⁰ Deed book R105, page 157

²¹ Permit C 4979 (Aug. 4, 1982)

²² Permit D 4040 (Sept. 8, 1985) (costing \$7700)

²³ Permit C 10613 (Apr. 23, 1984)

²⁴ Deed book A226, page 443

²⁵ Permit D 39095 (July 2, 1993) He spent another \$60,000 on unspecified repairs in January 1996. (Permit D 49179 (Jan. 4, 1976))

(35 Cleveland St.).²⁶ Apartments were located on the second floor, known as 37 Cleveland Street.

696 Rutledge Avenue

The adjacent storefront at 696 Rutledge Avenue was less consistent in its use than the main unit. At first, it was a food store: the Charleston Market (1944-45) and the Hampton Pantry & Meat Market (1947-48). After that early period, it changed to medical offices more consistent with the neighboring pharmacy: Dr. Peter Gazes (1950-55), Dr. Charles Banov (1961-64), Dr. Paul R. Staley (1965), and Dr. Thomas G. Little (1976-82). (From 1968 to 1974, between doctors' offices, the storefront was home to an insurance office anchored by Nicholas Latto.) Since then, the space has been used on a short term basis, for example as campaign headquarters in various elections, but there have been no long-term tenants.



The “building” at 696 Rutledge Avenue was constructed as part of the larger combination of units. It is distinguished from the corner pharmacy only slightly by the elimination of just a few inches of height along the street-facing façade. At some point before 1996, the building was painted white, hiding its two-tone brickwork that tied it together with the adjacent corner store.

35 Cleveland Street



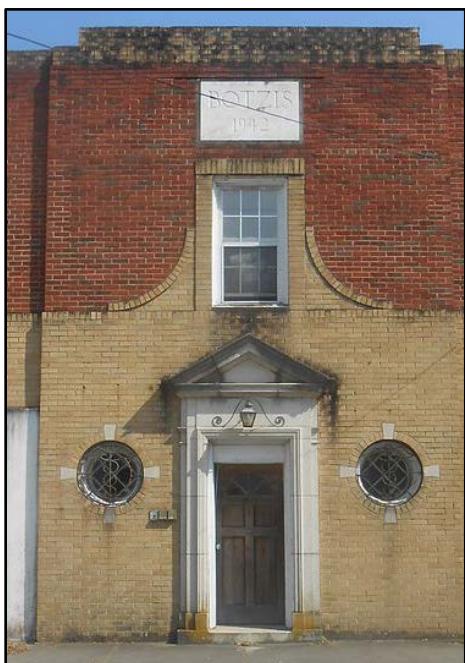
The smaller storefront at 35 Cleveland Street has also seen various occupants. The first known tenant was the Cascade Laundry and Dry Cleaners (1944-48), followed by another cleaners, Cox Dry Cleaners (1950-51). E.H. Stevenson, CPA had an office there for a short time (1953-55), but the longest tenant was the Kyras Tiling Co. (1954-87). The unit has not appeared in city directories since the late 1980s.

²⁶ Evening Post, Apr. 25, 1942, at 13

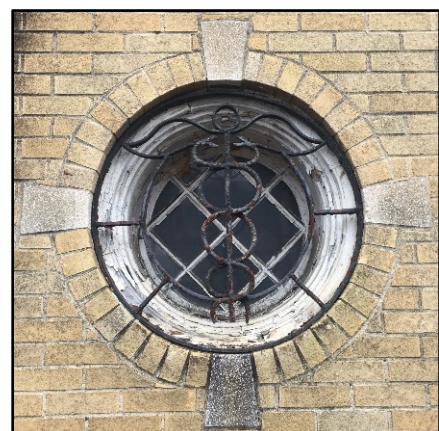
In December 1950, Cox Dry Cleaners opened for business and ran a photograph of its new location (above) which showed the original door between large, octagonal windows.²⁷ The yellow brick of the rest of the building filled the area that was later torn open and reformed into a single giant opening. In addition, the advertisement seems to show that the original windows were one-over-one windows, certainly not the six-over-six vinyl replacements present today. The inset rectangular brickwork between the floors was used as it was also used at both 696 and 698 Rutledge Avenue.



37 Cleveland Street



The upstairs apartments seem to have been consistently known as 37 Cleveland Street.²⁸ Tenants included both Botzis family and others.²⁹ The address was listed as “just renovated” in March 1969 in classifieds for one large or two small offices, and some (if not all) of the space was reconfigured for business uses.



The entrance to the apartments displays the most notable features of the entire building. A single door with a heavy, classical surround and stark pediment is set

²⁷ Charleston News and Courier, Dec. 3, 1950, at 2A

²⁸ In 1950, a real estate listing described one of the apartments above 37 Cleveland as having five rooms and a tile bath.

²⁹ The following is not an attempt to catalog every occupant of the apartments. At least some of the tenants included John P. Botzis (1948); Harold H. Norwell (1948); Frank C. Burgess (1948); Lavern James (1955); Harold J. Ridge, Jr. (1955-73); Theodore P. Botzis (1955-61); Newton Elmore Pate (1961-87) (accountant’s office); Peter A. Constantine (1968); Mrs. Barbara Steadman (1973); Henry L. Franklin (1984-93) (optometrist office); Samuel and Dorothy Marion (1987-97); Rita Harvey (1997-2001); Allen Brown (1999-2003); Marcella Guerriero (1996-2006); Lavakia Scott (1999); Annette Brown (2004-09); Lanekia A. Campbell (2006); Tierra Campbell (2013-15).

between two round windows with some of the best ironwork found on a Constantine-designed building—Rods of Asclepius appropriate to the medical-focus of the building (above, right). The yellow brickwork of the first floor curves upward to frame the second floor window above the door, and above the window is a white, marble slab marked BOTZIS 1942.

33 ½ Cleveland Street

After only a few years, the Hampton Pharmacy complex was extended slightly by adding a new storefront. A permit for the addition of the single-story storefront at the east edge along Cleveland Street, known as 33A (later 33 ½) Cleveland Street, was pulled by Peter A. Botzis in February 1945.³⁰ The cost was \$2000.

Mr. Botzis opened a liquor store there in August 1945.³¹ From 1946-1948, the liquor store was operated as the Moses Wolper Liquor Store. Between 1955 and 1973, it was home to the Gable Lumber Co. The building was listed as vacant for at least a few years, but it stopped appearing at all in city directories in the 1980s.

The small building is a very simple design. The building permit provided a space to record any architect, but the line was left blank.³² Whether Mr. Constantine might have had a hand in designing the small structure is unknown; the store is certainly very simple, but it does have an inset panel similar to the insets present in each the other commercial sections which Mr. Constantine designed.



³⁰ "Building Permits," Evening Post, Feb. 22, 1945, at 6

³¹ Evening Post, Aug. 18, 1945, at 6

³² Permit 10569 (Feb. 21, 1945)