

# The Faber House

*635 East Bay Street, Charleston, South Carolina*



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## Introduction

Constructed between 1836 and 1839, the Faber House, also known as the Faber-Ward House or Ward House, is an important building to both Charleston and Charleston's East Side. The house is architecturally significant because it is widely considered to be the best example of Palladian architecture in Charleston. The house's history also reflects the broader history of the East Side. Like many planters, the affluent Faber family built the house as a suburban residence on the outskirts of Charleston. The house remained a residence for members of Charleston's elite through the nineteenth century. The economic destruction wrought on the planter class and the increasing industrialization of the East Side after the Civil War resulted in a high demand for managerial and working-class housing, leading to the house's conversion into apartments in the early-twentieth century. It initially housed whites, but as the apartments became substandard, the owners converted it into housing for African Americans. Increasing mobility led to a higher demand for African American hotels in the segregationist South during the 1920s and 1930s. The house became the Hametic Hotel for African Americans from 1920 to 1932. After the hotel closed, the building was converted back into apartments, again housing the white working class before deteriorating conditions made it more feasible to rent to African Americans. The threat of demolition in the 1960s led to the house's preservation.

I undertook research on the Faber House for Katherine Pemberton's Historical Research Methods Class in the Masters of Science in Historic Preservation program at Clemson University and the College of Charleston. I initially conducted research at the Charleston Register Mesne Conveyance Office to develop a chain-of-title before pursuing additional primary source research including census records, newspaper articles, photographs, maps, wills, death certificates, plats, and correspondence.

## Architectural Description

Architectural historian James Reynolds compared the Faber House's style to Andre Palladio's Villa Malcontenta at Brenta, Italy.<sup>1</sup> Considered to be Charleston's most conscientiously Palladian house, the Faber House is a three-story, five-bay, double-pile classical revival building with flanking half-octagon wings.<sup>2</sup> The Flemish bond brick foundation encompasses the first floor. The brick arches above the compass-headed casement windows is rubbed. Stuccoed and scoured to imitate stonework, the arcaded foundation for the two-story portico encloses the ground-level entrance. Both the ground-level entrance and the entrance to the portico feature paneled doors with sidelights, transoms, and Grecian pilasters supporting heavy entablature. The second and third floors are built of frame construction and clad in weatherboard. There are decorative wooden quoins at the corners and a wooden belt-course between the second and third floors. The windows on the second floor are compass-headed double-hung six-over-six, while those on the third floor are double-hung six-over-six except for a compass-headed window located in the center bay. The windows have louvered shutters. The four Ionic columns span the second and third floors, supporting a pedimented roof with a fanlight situated in the tympanum. There is a three-story porch on the rear of the house with Tuscan columns on the first floor, Doric on the second, and Ionic on the third. The cornice is denticulated. The gable, standing-seam metal clad roof is topped with an octagonal cupola. The cupola has a six-over-six window located in each wall. The windows have scalloped ogee arch surrounds. The corners of the cupola feature clustered columns supporting heavy entablature.

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<sup>1</sup> James Reynolds, *Andrea Palladio and the Winged Device* (New York: Creative Age Press), Historic Charleston Foundation Archives.

<sup>2</sup> Albert Simmons and W.H. Johnson Thomas, "Henry F. Faber House" in *Architectural Guide to Charleston, S.C., 1700-1900*, Historic Charleston Foundation Archives.

The domed cupola roof is topped with a rounded finial.

There are also two, five bay, single pile, two-story brick outbuildings located behind the Faber House. The buildings are constructed in Flemish bond brick with segmental arches above the windows and doors. Each building has three six-paneled doors and two two-over-two sliding sash windows on the first floor. There are five two-over-two sliding sash windows on the second floor. A one-story porch runs the full width of each building. The gable ends feature lunette ventilators, and there are decorative cornices with dentils formed by the brickwork. The buildings have standing seam metal roofs and a single interior end chimney. The outbuilding built next to the southern property boundary has two large exterior chimney stacks that terminate at the plate, suggesting that the building may have been a kitchen-quarters. The other outbuilding on Amherst Street does not have large chimney stacks, but its layout and appearance indicate that it was probably a slave quarters.

Finally, there is a small ca. 1940s three-bay, single pile, one-story, brick veneer dwelling with an exterior end chimney and metal-clad gable roof located at the corner of Drake Street and Amherst Street. The building was formerly 62 Drake Street. It was not demolished after the Historic Charleston Foundation purchased it. Arthur Ravenel, Jr. used the building as a house for the caretaker after he bought the property in 1971.

## History

### *Background History and Context*

During the 1760s, merchant and slave broker Henry Laurens began purchasing land outside of the City of Charleston on the Neck. In 1769, he had the property surveyed and subdivided into 140 lots he called the Village of Hampstead. Attracted by Hampstead's proximity to Charleston, high grounds, waterfrontage, and deep creeks, a number of wealthy merchants and planters purchased lots. Many of the merchants and planters planned to speculate on the land, including the Nowell family, who lived at East Bay Street and Reid Street.<sup>3</sup> John Nowell later sold land to Henry and Joseph Faber. Initially, the Faber brothers' property was almost completely surrounded by the Cooper River and creeks. Although people began to fill in the low areas, water from a creek still ponded in the rear of the Faber House as late as 1872.<sup>4</sup>

Despite the wealthy people who lived there, Hampstead also attracted people and businesses who sought to flee the regulations and supervision of downtown Charleston such as slaves, runaways, and free African Americans. Tanyards, chandlers, ropewalks, woodyards, and other industries sprang up in the East Side during the early-nineteenth century. The construction of the South Carolina Railroad in 1843 and the Northeastern Railroad in 1856 facilitated the development of industries like iron foundries in Hampstead as the railroad was not permitted within city boundaries. The Northeastern Railroad ran directly in front of the Faber House on filled-in marsh land.<sup>5</sup>

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<sup>3</sup> Dale Rosengarten, et al., *Between the Tracks: Charleston's East Side During the Nineteenth Century* (The Charleston Museum and Avery Research Center, 1987), 10-14.

<sup>4</sup> R. P. Bridgens and F. ob'. Allen, *An Original Map of the City of Charleston* (Hayden Brothers and Co., 1852). Map. From the South Carolina Room, Charleston County Public Library. See Appendix for map.

<sup>5</sup> Rosengarten, *Between the Tracks*, 22.

Hampstead did not experience the same amounts of devastation as downtown Charleston did during the Civil War because it was out range for Union cannon fire. The area continued to prosper after the war as industries thrived.<sup>6</sup> The Cigar Factory became a prominent industrial force during the early-twentieth century, employing hundreds of workers. Workers lived in apartments, such as those in the Faber House, within a short commute to the industries that employed them.

### *The Faber Brothers: 1836-1850*

The Faber House was constructed by Henry Faber after Henry and his brother Joseph purchased the land from John L. Nowell in October of 1836.<sup>7</sup> For \$10,000 Nowell sold “all those lots of land [...] lying in the Village of Hempstead [...] lately belonging to Henry Laurens, and now called Hampstead”<sup>8</sup> to Henry and Joseph Faber. The three lots the Faber brothers bought were numbered 61, 62, and 63, comprising the block between Bay Street, Reid Street, Drake Street, and Amherst Street. Lot 61 measured 80 feet on Bay Street and Drake Street by 284 feet on Reid Street, while lot 62 measured 100 feet on Bay Street and Drake Street by 284 feet deep and adjoined Lot 61. Lot 63 measured 100 feet on Bay Street and Drake Street by 284 feet on Amherst Street.<sup>9</sup>

After purchasing the lots from Nowell, Henry and Joseph Faber planned to build themselves two houses complete with outbuildings. They were going to share the costs as they

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<sup>6</sup> Rosengarten, *Between the Tracks*, 142.

<sup>7</sup> Nowell continued to live on the Charleston Neck after selling lots to Henry and Joseph Faber. 1840 United States Census, Charleston Neck, Charleston, South Carolina; Roll 509, page 112, Image 829. Retrieved from Ancestry.com {accessed November 29, 2016}.

<sup>8</sup> Charleston County. Records of the Register Mesne of Conveyance (RMC), Charleston, S.C. Deed Book P10, p.335.

<sup>9</sup> Charleston County. Records of the Register Mesne of Conveyance (RMC), Charleston, S.C. Deed Book P10, p.335.

both had lucrative careers, Henry as a planter and Joseph as an attorney.<sup>10</sup> By July of 1837, Henry had begun to construct his house on the north half of the lot at the corners of East Bay, Amherst, and Drake Streets and Joseph on the south half on the corners of East Bay, Reid, and Drake Streets. While Joseph was abroad in Paris with his wife, Henry wrote him a letter about the progress on the houses. Henry reported:

The vessel brought down the last of the Lumber 10 days ago [...] Mr. Horlbeck<sup>11</sup> moves on with a snail's pace, and the only consolation I have, is that he is slow and sure, his work is very handsome, the first story of my kitchen is up, the foundations of my Stable and your Kitchen are laid, and he is now going on with the Basement of my house, which I expect he will finish in three weeks, he is then to finish one Out building, and has promised me, to complete all the Brick work for both houses before he leaves off. [...] I am in very great hopes that when you return home, our house will be completely finished and the other so far advanced as to be finished by the spring after your arrival [...] Mr. Stillman is to do all the inside finish, and to find all the materials, for eighteen hundred Dollars, and much to my surprise Mr. Horlbeck, to use his own words, requested me to help him with Two thousand dollars, which I immediately did.<sup>12</sup>

Unfortunately, Henry died of typhus in March 1839 before his house was completed.<sup>13</sup> Since the Faber brothers had made more improvements to Henry's property, Henry instructed Joseph to finish the construction in his will. Henry swilled his wife Mary Anna "the lot of Land belonging in Hampstead with the Dwelling House and other improvements erected thereon [...] My Brother Joseph and myself purchased this Lot together with another, and we agreed to erect a home and other improvements on each Lot at joint expense. [...] The House and improvements which have been made on the lot which I have selected are in further Progress than the other, and

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<sup>10</sup> MDMC, "Henry Faber House" in *Vernacular Architecture of Charleston and the Lowcountry*, Historic Charleston Foundation Archives.

<sup>11</sup> Henry Faber was likely referring to brick mason John Horlbeck, although John's brother Henry was also a mason who died in 1837. MDMC, "Henry Faber House" in *Vernacular Architecture of Charleston and the Lowcountry*, Historic Charleston Foundation Archives.

<sup>12</sup> Henry F. Faber to Joseph W. Faber, 1 July 1837, transcribed by Ann A. Porcher, Historic Charleston Foundation Archives.

<sup>13</sup> City of Charleston. *Death Certificates*, Charleston, S.C. Faber, Henry F. South Carolina Room, Charleston County Public Library.



I desire that it may be completed in all respects as a comfortable home for my dear Wife.”<sup>14</sup>

After Henry’s death Mary Anna decided to sell her share of the property to Joseph for \$15,000 in May of 1839. At the time of the sale, the lot measured 140 feet on East Bay Street by 284 feet on Amherst Street.<sup>15</sup>

### *Residence of Planters: 1850-1907*

In January, 1850, Joseph Faber sold Henry’s house and outbuildings to planter Ralph Izard Middleton for \$11,000. For unknown reasons, Faber only sold a parcel measuring 140 feet on East Bay Street by 181 feet on Amherst Street.<sup>16</sup> Less than a month later, he sold two lots located at the corner of Drake Street and Amherst Street to Middleton for \$2,000, returning the property to its dimensions at the time of Henry Faber’s death.<sup>17</sup> In October, Middleton sold the property to planter E. Barnwell Heyward for \$13,000.<sup>18</sup> Heyward’s ownership of the property corresponded to his marriage to Lucy Green Izard. He bought the property in 1850, the year they were married, and sold it in 1858, the year she died.<sup>19</sup> During Heyward’s ownership, the property had five outbuildings in 1852, although three of the buildings adjoined.<sup>20</sup> Joseph Faber, who

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<sup>14</sup> “Last Will and Testament of Henry F. Faber,” Wills of Charleston County, 1834-1845, Book H, 916. South Carolina Room, Charleston County Public Library.

<sup>15</sup> Charleston County. Records of the Register Mesne of Conveyance (RMC), Charleston, S.C. Deed Book Z10, p.628.

<sup>16</sup> Charleston County. Records of the Register Mesne of Conveyance (RMC), Charleston, S.C. Deed Book F12, p.113.

<sup>17</sup> Charleston County. Records of the Register Mesne of Conveyance (RMC), Charleston, S.C. Deed Book F12, p.115.

<sup>18</sup> Charleston County. Records of the Register Mesne of Conveyance (RMC), Charleston, S.C. Deed Book G12, p.491.

<sup>19</sup> “Heyward Family Papers, 1790-1893 [Addition], University of South Carolina Libraries. <https://library.sc.edu/socar/uscs/2004/heyward04.html> {accessed November 29, 2016}

<sup>20</sup> R. P. Bridgens and F.ob’. Allen, *An Original Map of the City of Charleston* (Hayden Brothers and Co., 1852). Map. From the South Carolina Room, Charleston County Public Library. See Appendix for map.

owned the land to the south in 1850, had made few improvements to the property.<sup>21</sup> There were only two outbuildings on the lot, one of them adjoining Heyward's.<sup>22</sup>

On January 1, 1858, Johanna Douglas Hassell Ward purchased the property from Heyward for \$25,000.<sup>23</sup> Ward was the widow of Joshua Ward who was known as “the king of the rice planters” because developed a new variety of rice and he was the largest slaveholder in the United States.<sup>24</sup> Prior to his death in 1853, Joshua Ward owned 1,092 enslaved people. His estate continued to hold 1,130 slaves on the eve of the Civil War.<sup>25</sup> In 1861, Johanna Ward was the owner and occupant of the house.<sup>26</sup> The Faber House escaped the Civil War relatively unscathed because it was out of the range of most shellfire, although the Half Moon Battery was located just to the north behind Presq'ile at 2 Amherst Street.<sup>27</sup> After the Civil War, Johanna Ward continued to live at the Faber House until her death in 1878.<sup>28</sup> The 1870 census indicated that some of her relatives lived with or visited her for extended periods of time including Ann Ward, Margaret Ward, Florence Ward, Johanna Ward, Johanna Hasel, as well as two elderly

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<sup>21</sup> Charleston County. Records of the Register Mesne of Conveyance (RMC), Charleston, S.C. Deed Book G12, p.491.

<sup>22</sup> Bridgens and Allen, *An Original Map of the City of Charleston*.

<sup>23</sup> Charles Joyner, *Down by the Riverside: A South Carolina Slave Community* (Chicago: University of Illinois Press, 1985), 34.

<sup>24</sup> United States of America, Bureau of the Census. *Seventh Census of the United States -Slave Schedules, 1850*. Washington, D.C.: National Archives and Records Administration, 1850. M432, 1,009 rolls. Retrieved from Ancestry.com. {accessed November 29, 2016}

<sup>25</sup> United States of America, Bureau of the Census. *Eighth Census of the United States -Slave Schedules, 1860*. Washington, D.C.: National Archives and Records Administration, 1860. M653, 1,438 rolls. Retrieved from Ancestry.com. {accessed November 29, 2016}

<sup>26</sup> Charleston (SC) City Council. Census of the City of Charleston, South Carolina, For the Year 1861. Illustrated by Statistical Tables. Charleston: Evans & Cogswell, 1861. University of North Carolina <http://docsouth.unc.edu/imls/census/census.html> {accessed November 24, 2016}.

<sup>27</sup> Eugene Willenbücher, C. O Boutelle, and Charles G Krebs, *General map of Charleston Harbor, South Carolina, showing rebel defences and obstructions* (Philadelphia: Browne & Co. lith, 1865). Map. Retrieved from the Library of Congress, <https://lccn.loc.gov/2007630408/>. {accessed November 29, 2016}. See Appendix for map.

<sup>28</sup> *Charleston, South Carolina, City Directory, 1878*. Retrieved from Ancestry.com {accessed November 29, 2016}.

African Americans, Ben Hone and Mary Harleston.<sup>29</sup>

After Johanna Ward's death, the executors of her will had the back portion of the property along Drake Street platted into Lots 5, 6, 7, 8, and 9 by John K. Gourdin in 1881.<sup>30</sup> In 1883, they sold the lot with the Faber House and outbuildings to planter Henry W. Kinsman. The lot measured 140 feet on East Bay Street by 226 feet on Amherst Street.<sup>31</sup> Kinsman lived at the Faber House until his death in 1892.<sup>32</sup> Warren Kinsman, likely Henry's brother, and Sarah Kinsman, Warren's sister, resided at the house until 1907.<sup>33</sup> The Kinsman family leased the outbuildings as tenements.<sup>34</sup> The 1886 Earthquake occurred during the Kinsman's ownership of the property. The house suffered little damage and was reported to be a "very large building in good order; outbuildings of brick, tin roofs,"<sup>35</sup> although the "chimneys have all been rebuilt."<sup>36</sup> The Kinsman family likely added a one-story addition to north side of the house that was present by 1902.<sup>37</sup> The addition was not in place in 1872 during Johanna Ward's ownership of the

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<sup>29</sup> 1870 United States Census, Charleston, South Carolina; Image 6243. Retrieved from Ancestry.com {accessed November 29, 2016}.

<sup>30</sup> Charleston County. Records of the Register Mesne of Conveyance (RMC), Charleston, S.C. Deed Book X84, p.356.

<sup>31</sup> Charleston County. Records of the Register Mesne of Conveyance (RMC), Charleston, S.C. Deed Book D20, p.413.

<sup>32</sup> South Carolina. *South Carolina death records*. Columbia, SC, USA: South Carolina Department of Archives and History. Retrieved from Ancestry.com {accessed November 29, 2016}.

<sup>33</sup> *Charleston, South Carolina, City Directory, 1907*. Retrieved from Ancestry.com {accessed November 29, 2016}. Earlier City Directories also show Warren living at the Faber House beginning in the 1880s. Sarah did not live at the house until the 1900s. She appears to have lived on the Kinsman's farm outside of the city on the Charleston Neck during the 1880s.

<sup>34</sup> Sheet 26, 1902, Charleston, South Carolina, *Digital Sanborn Maps 1867-1970*, {accessed November 30, 2016}.

<sup>35</sup> *Record of Earthquake Damages, 1886*. On microfiche, Historic Charleston Foundation Archives.

<sup>36</sup> *Ibid*.

<sup>37</sup> Sheet 26, 1902, Charleston, South Carolina, *Digital Sanborn Maps 1867-1970*, {accessed November 30, 2016}. See Appendix for Sanborn Maps.

property.<sup>38</sup> They also placed an easement on a wall located on the south end of the property in 1903.<sup>39</sup>

### *Rental Housing: 1907-1920*

Acting as executors of Henry Kinsman's will, Warren and Sarah Kinsman sold the Faber House to the Southern Express railroad company in August 1907 for \$6,500. The Southern Express company rented the property out as housing for the middle and upper-working classes. Based on the city directories from 1907 to 1918, the occupants rarely lived in the house for more than a year or two.<sup>40</sup> In 1910, some of the residents included railroad inspector Arthur Anderson, salesman Thomas Coleman, grocery hand Sallie Moore, wharf watchman George Williams, and Samuel Willis, who was a foreman in a general mill.<sup>41</sup> By 1917, the Southern Express company had begun to rent the property to African Americans such as Thomas Huger and James Watson.<sup>42</sup> The Southern Express company sold the Faber House to the Kingdom Realty Company as it shifted its resources to assist in the war effort.<sup>43</sup>

After the Kingdom Realty Company purchased the property in May 1918 it continued to rent apartments to African American laborers.<sup>44</sup> In 1920, fifteen African American households

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<sup>38</sup>C. N. Drie, *Bird's eye view of the city of Charleston, South Carolina 1872*. [n.p. 1872] Map. Retrieved from the Library of Congress, <https://lccn.loc.gov/75696567/>. {accessed November 30, 2016}. See Appendix for map.

<sup>39</sup> Charleston County. Records of the Register Mesne of Conveyance (RMC), Charleston, S.C. Deed Book E24, p.341.

<sup>40</sup> *Charleston, South Carolina, City Directory, 1908-1916*. Retrieved from Ancestry.com {accessed November 30, 2016}.

<sup>41</sup> 1910 United States Census, Ward 9, Charleston, South Carolina; Roll T624\_1452, Page 15A, Enumeration District 0046. Retrieved from Ancestry.com {accessed November 30, 2016}.

<sup>42</sup> *Charleston, South Carolina, City Directory, 1917-1918*. Retrieved from Ancestry.com {accessed November 29, 2016}.

<sup>43</sup> News Article, "Express Company Helping The Army Across The Water," Miami Herald, May 13, 1918, in America's Historical Newspaper Database. {accessed November 30, 2016}.

<sup>44</sup> Charleston County. Records of the Register Mesne of Conveyance (RMC), Charleston, S.C. Deed Book R28, p.474. The Kingdom Realty Company may have been an African American real estate business. It was not listed in the city directories. However, it did have two properties sold at a city

lived in the Faber House and its outbuildings. The residents were railroad laborers and firemen, machinists, truckers, bagging factory carders, longshoremen, tractor factory employees, laundresses, pile drivers, maids, iron foundry laborers, and fertilizer, sugar, and lumber mill workers.<sup>45</sup>

### *The Hametic Hotel: 1920-1932*

The Hametic Corporation purchased the Faber House from the Kingdom Realty Company in August 1920.<sup>46</sup> The Hametic Corporation operated the Hametic Hotel, sometimes known as the Hamitic Hotel, for African American patrons. Although secondary sources state that W.E.B. Du Bois stayed at the Hametic Hotel during his 1917 visit to Charleston, the hotel did not open until 1922 or 1923.<sup>47</sup> Prior to opening, the building continued to be used as rental housing for African Americans in 1921<sup>48</sup> and was vacant in 1922.<sup>49</sup>

In November 1923, the property was sold to the Peoples Federation Bank for \$16,000. The sale included “all the Fixtures [...] and Furnishings, consisting of Bedsteads, bureaus, washstands, costumers, rugs, chairs, tables, stoves etc. located in the building known as the Hametic Hotel.”<sup>50</sup> The Peoples Federation Bank was an African American bank, and it continued

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sheriff’s sale in 1923. News Article, “City Sheriff’s Sale,” Charleston News and Courier, January 8, 1923, in America’s Historical Newspaper Database. {accessed November 30, 2016}.

<sup>45</sup> 1920 United States Census, Ward 9, Charleston, South Carolina; Roll T625\_1687, Page 7A, Enumeration District 48, Image 943. Retrieved from Ancestry.com {accessed November 30, 2016}.

<sup>46</sup> Charleston County. Records of the Register Mesne of Conveyance (RMC), Charleston, S.C. Deed Book P29, p.310.

<sup>47</sup> *Charleston, South Carolina, City Directory, 1923*. Retrieved from Ancestry.com {accessed November 29, 2016}.

<sup>48</sup> *Charleston, South Carolina, City Directory, 1921*. Retrieved from Ancestry.com {accessed November 29, 2016}.

<sup>49</sup> *Charleston, South Carolina, City Directory, 1922*. Retrieved from Ancestry.com {accessed November 29, 2016}.

<sup>50</sup> Charleston County. Records of the Register Mesne of Conveyance (RMC), Charleston, S.C. Deed Book Z30, p.230.

to operate the Hametic Hotel.<sup>51</sup> The hotel was prominent in the African American community and social scene. It was used to host luncheons after meetings<sup>52</sup> and as a space for dances.<sup>53</sup> The hotel was also a place of refuge for James A. Baldwin who fled to the hotel after shooting a fellow waiter at the Francis Marion Hotel in 1924.<sup>54</sup>

By 1928, the hotel was up for auction “to settle affairs of bank”<sup>55</sup> although it was “the only hotel in the city catering to colored people and is doing a nice business.”<sup>56</sup> At the time of the listing, the hotel had “25 bedrooms large dining room and kitchen parlor and reception hall.”<sup>57</sup> The building had received modernizing upgrades because it was “steam heated throughout, having radiators in every room. Gas and electric lights.”<sup>58</sup> It had also retained some of its original materials like “antique mahogany staircases, with hand-carved columns.”<sup>59</sup> The hotel failed to sell at auction in 1928. The City Council considered purchasing the property for use as an almshouse for African Americans, but decided to locate the almshouse at Eliza Lucas Hall instead.<sup>60</sup> The Hametic Hotel continued to operate until the Peoples Federation Bank forfeited the property to the City Council of Charleston in November 1932.<sup>61</sup>

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<sup>51</sup> *Charleston, South Carolina, City Directory, 1925*. Retrieved from Ancestry.com {accessed November 29, 2016}.

<sup>52</sup> News Article, “Colored Teachers to Meet Tomorrow,” *Charleston News and Courier*, March 28, 1924, in America’s Historical Newspaper Database. {accessed November 30, 2016}.

<sup>53</sup> News Article, “Hametic Hotel Faces Gradual Destruction,” *Charleston News and Courier*, January 7, 1934, in America’s Historical Newspaper Database. {accessed November 30, 2016}.

<sup>54</sup> News Article, “Waiter Shot at Francis Marion,” *Charleston News and Courier*, June 21, 1924, in America’s Historical Newspaper Database. {accessed November 30, 2016}.

<sup>55</sup> News Article, “To Be Sold at Auction Modern Colored Hotel,” *The Charleston Evening Post*, January 13, 1928, in America’s Historical Newspaper Database. {accessed November 30, 2016}. See Appendix for advertisement.

<sup>56</sup> *Ibid.*

<sup>57</sup> *Ibid.*

<sup>58</sup> *Ibid.*

<sup>59</sup> *Ibid.*

<sup>60</sup> News Article, “Alternative Plans in View for Use Eliza Lucas Hall,” *The Charleston Evening Post*, April 24, 1929, in America’s Historical Newspaper Database. {accessed November 30, 2016}.

<sup>61</sup> Charleston County. Records of the Register Mesne of Conveyance (RMC), Charleston, S.C. Deed Book H36, p.379. The Charleston City Directories showed the hotel in operation until 1932.

## *Period of Decline: 1932-1965*

After the Peoples Federation Bank forfeited the hotel, the building stood vacant for a few years. It was vandalized during the winter of 1933 and 1934. The *Charleston News and Courier* reported that “parts of the wooden frame building have been stolen piece by piece, presumably to be used for firewood. Wednesday two white boys were arrested for stealing plumbing fixtures from the building.”<sup>62</sup> The property failed to sell for a second time in January 1934, so it returned to its earlier use as rental housing for African Americans.<sup>63</sup> According to T. R. W., Jr., the house was:

cut into eighteen rooms, many of them small, but originally the house had twelve large rooms, four on each of its three stories, and every room had a magnificent marble mantelpiece. The woodwork and plaster were examples of good craftsmanship, and the solid mahogany staircase, which remains undamaged, is still a beautiful piece of work. The pillar at the foot of the stairs is particularly fine. The doors in the house had pewter handles plated with silver, but these were stolen by marauders. [...] The house used to have a fine iron balcony, mahogany doors and other luxurious furnishings. It was said to have had the first bathroom in Charleston.<sup>64</sup>

Early-twentieth century photographs of the house showing its dilapidation, such as the one taken by George W. Johnson, were likely taken during the 1930s and 1940s.<sup>65</sup>

Hyman Lipman purchased the Faber House at a sheriff’s auction in February 1937.<sup>66</sup> Several months after Lipman bought the property, the Peoples Federation Bank had still not conveyed it to him. In April, the Court of Common Pleas issued an order for the bank to convey

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<sup>62</sup> News Article, “Legal Notice,” *The Charleston Evening Post*, January 22, 1934, in America’s Historical Newspaper Database. {accessed November 30, 2016}.

<sup>63</sup> News Article, “Legal Notice,” *The Charleston Evening Post*, January 22, 1934, in America’s Historical Newspaper Database. {accessed November 30, 2016}.

<sup>64</sup> News Article, “Joshua Ward’s House, Once Proud Home, Later Hametic Hotel for Negroes, Stands as Sorrowful Monument Today,” *Charleston News and Courier*, September 9, 1935, in America’s Historical Newspaper Database. {accessed November 30, 2016}.

<sup>65</sup> “100 Avery Photograph Collection Landmarks/Sites Hotels, Avery Center for African American History and Culture, College of Charleston. Box 30, folder 37.” See Appendix for photograph.

<sup>66</sup> Charleston County. Records of the Register Mesne of Conveyance (RMC), Charleston, S.C. Deed Book K39, p.501.

and quitclaim the property to Lipman.<sup>67</sup>

Lipman called the Faber House the Cooper View Apartments, which he rented to working-class whites. In 1940, many of the occupants worked in the Cigar Factory or the Navy Yard.<sup>68</sup> Between 1902, when the Kinsmans owned the property, and 1944, many of the Faber House's nineteenth-century outbuildings were demolished.<sup>69</sup> Only two two-story brick outbuildings used as tenements remained in 1944. A six-car garage was also erected next to the tenement numbered 61-1/3 Bay Street.<sup>70</sup> Lipman died in November 1958 and willed the property to his wife Gittel.<sup>71</sup> Gittel Lipman continued to rent the apartments, although by 1961 the tenants were African American.<sup>72</sup>

### *Preservation: 1965-1971*

Construction of Interstate 26 during the 1960s displaced many poor African Americans. The City of Charleston began purchasing lots in the two blocks bounded by South Street, East Bay Street, Drake Street, and Amherst Street to construct low-income public housing.<sup>73</sup> The Faber House would have been one of the buildings demolished for the housing project, but the Historic Charleston Foundation intervened.<sup>74</sup> The foundation's president Mrs. S. Henry

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<sup>67</sup> Charleston County. Records of the Register Mesne of Conveyance (RMC), Charleston, S.C. Deed Book B39, p.503.

<sup>68</sup> 1940 United States Census, Charleston, Charleston, South Carolina; Roll T627\_3794, Page 1A, Enumeration District 10-35. Retrieved from Ancestry.com {accessed November 30, 2016}.

<sup>69</sup> Sheet 26, 1902, Charleston, South Carolina, *Digital Sanborn Maps 1867-1970*, {accessed November 30, 2016}.

<sup>70</sup> Sheet 26, 1944, Charleston, South Carolina, *Digital Sanborn Maps 1867-1970*, {accessed November 30, 2016}. See Appendix for Sanborn Map.

<sup>71</sup> Charleston County. Records of the Register Mesne of Conveyance (RMC), Charleston, S.C. Deed Book P66, p.536.

<sup>72</sup> Charleston City Directory, 1961, South Carolina Room, Charleston County Public Library, Charleston, South Carolina.

<sup>73</sup> MDMC, "Henry Faber House" in *Vernacular Architecture of Charleston and the Lowcountry*, Historic Charleston Foundation Archives.

<sup>74</sup> News Article, "Faber-Ward House Gets Reprieve," Historic Charleston Foundation Archives.



Edmunds stated “We are concerned that the house is endangered. An important example of Palladian architecture, it is reminiscent of the neo-classic style of the great houses in Mississippi, rather than the more typical dwelling houses found here. It is this very contrast that makes it outstanding.”<sup>75</sup> The foundation purchased the Faber House from Gittel Lipman in August 1965 for \$50,000.<sup>76</sup> It used donations from the Richardson Foundation, Upson Foundation, and Mr. and Mrs. Charles H. Woodward.<sup>77</sup>

After purchasing the Faber House, the Historic Charleston Foundation considered several uses for the property but ultimately decided against them because they were unfeasible or threatened the building’s integrity. Prior to the Historic Charleston Foundation’s purchase of the Faber House, the State Ports Authority contemplated purchasing the entire block between East Bay Street, Amherst Street, Drake Street, and Reid Street for use as an administrative center. The Historic Charleston Foundation requested that the Faber House be sensitively incorporated into the development plans.<sup>78</sup> The Ports Authority continued to be interested in purchasing the Faber House for use as an administrative center after the Historic Charleston Foundation bought the property, and worked with the foundation to develop a plan to use the Faber House for offices and meeting rooms.<sup>79</sup> The Ports Authority ultimately rejected the proposal because it needed 23,000 square feet of office space and could not put additions on the Faber House since it would mar the building by changing its mass and scale. It also did not approve of the inefficiency or

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<sup>75</sup> News Article, “Faber House on East Bay Likely To Be Torn Down,” ca. 1960s, Historic Charleston Foundation Archives.

<sup>76</sup> Charleston County. Records of the Register Mesne of Conveyance (RMC), Charleston, S.C. Deed Book O83, p.377.

<sup>77</sup> “Memorandum re: Faber House,” March 5, 1971, Historic Charleston Foundation Archives.

<sup>78</sup> News Article, “Ports Authority Expansion May Include City Block,” July 20, 1965, Historic Charleston Foundation Archives.

<sup>79</sup> News Article, “Headquarters for Ports Authority,” News and Courier, October 12, 1965, Historic Charleston Foundation Archives.

cost of having to restore the Faber House and build a modern office facility next door.<sup>80</sup>

Later in October 1965, the Historic Charleston Foundation considered using the Faber House as a maritime museum. The Maritime Association wanted to establish a museum to “make the public more conscious of the important role of our port.”<sup>81</sup> However, the project also failed because of a lack of funding.

The Historic Charleston Foundation decided to undertake a partial restoration of the Faber House in November 1965 after the project proposals failed. The foundation hired the H. A. DeCosta Company to complete the restoration. During the restoration, the construction company removed later porches, repaired the column porticos, replaced the porch and balusters, replaced more recent windows with windows similar to the originals, restored the cupola, repainted the house, and nailed off loose weatherboards and quoins.<sup>82</sup> The work was completed by August 1966 for \$15,524.88.<sup>83</sup>

Recognizing the difficulties of finding a suitable use, the Historic Charleston Foundation became interested in purchasing neighboring properties on Drake Street. The foundation restored the lot to its original dimensions during Henry Faber’s ownership by purchasing the lots on Drake Street that were platted in 1881 from the Housing Authority of the City of Charleston for \$19,695 in February 1966.<sup>84</sup> The lots were known as 54, 56, 58, 60, and 62 Drake Street. The Board of the Historic Charleston Foundation pursued the acquisition of the lots because they felt

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<sup>80</sup> News Article, “State Ports Authority Rejects Offer Of Faber-Ward House,” October 23, 1965, Charleston Evening Post, Historic Charleston Foundation Archives.

<sup>81</sup> News Article, “Marine Museum Proposed for Historic Faber House,” News and Courier, October 29, 1965, Historic Charleston Foundation Archives.

<sup>82</sup> H. A. DeCosta Company to Mrs. S. Henry Edmunds, 20 November 1965, Historic Charleston Foundation Archives.

<sup>83</sup> H. A. DeCosta to Mrs. S. Henry Edmunds, “Statement,” August 1, 1966, Historic Charleston Foundation Archives.

<sup>84</sup> Charleston County. Records of the Register Mesne of Conveyance (RMC), Charleston, S.C. Deed Book X84, p.356.

that “ownership of this property would be necessary if we are to find either a suitable tenant or recipient for the Faber property who will put it to a good business use,”<sup>85</sup> not because it would return the property to its historic dimensions. Tenants were still living in two of the Drake Street houses after the Historic Charleston Foundation purchased them as the foundation had to evict Ethel Oree from 54 Drake Street and James Jenkins from 62 Drake Street.<sup>86</sup> The Housing Authority had already demolished the houses at 56, 58, and 60 Drake Street by 1955.<sup>87</sup>

In 1969, the Historic Charleston Foundation hired H. A. DeCosta Company to make additional repairs to the Faber House after it caught fire. Rioters during upheaval from the Civil Rights movement threw a flambeau through one of the first-floor windows. The rioters hindered the fire department by opening up fire hydrants on the East Side, causing the water pressure to decrease.<sup>88</sup> The fire “was entirely confined to the southernmost part of the southern bay, and the roof that was hurt was only a lower roof of that bay. [...] The water damage which would have been extensive in a restored building simply further deteriorated the plaster that would have had to have been removed from the house anyway.”<sup>89</sup>

### *The Ravenels: 1971-Present*

In July 1971, the Historic Charleston Foundation sold the Faber House to Arthur

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<sup>85</sup> Mrs. S. Henry Edmunds to Mayor Gaillard, 27 October 1965, Historic Charleston Foundation Archives.

<sup>86</sup> Ben Scott Whaley to Mrs. S. Henry Edmunds, 22 February 1966, Historic Charleston Foundation Archives.

<sup>87</sup> Sheet 26, 1955, Charleston, South Carolina, *Digital Sanborn Maps 1867-1970*, {accessed November 30, 2016}.

<sup>88</sup> News Article, “Vandal-set Fire Damages Faber-Ward House Interior,” Charleston News and Courier, June 24, 1969, in America’s Historical Newspaper Database. {accessed November 30, 2016}.

<sup>89</sup> Memorandum to Thomas C. Stevenson, Jr., 24 June 1969, Historic Charleston Foundation Archives.

Ravenel, Jr. for \$12,500.<sup>90</sup> Ravenel assured that the property would “be faithfully and elegantly restored to its former grandeur.”<sup>91</sup> He also announced that “the 1<sup>st</sup> floor of the mansion will be used as sales offices for the realty division of the firm. The remaining three floors of the main building will be improved into five prestige apartments and the two auxiliary buildings into four townhouses.”<sup>92</sup> Beginning in May 1972, Ravenel started renting apartments in the Faber House.<sup>93</sup> He rented the apartments and townhouses into the 1990s, when his son Arthur Ravenel III began to transition to renting office spaces in the Faber House.<sup>94</sup> The building has had few changes since Arthur Ravenel, Jr. restored it. It was not damaged during Hurricane Hugo in 1989.<sup>95</sup> Although the property has been sold four times since Ravenel purchased it in 1971, the Faber House has continued to be owned by Ravenel family businesses to the present.

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<sup>90</sup> Charleston County. Records of the Register Mesne of Conveyance (RMC), Charleston, S.C. Deed Book C97, p.65.

<sup>91</sup> Arthur Ravenel, Jr. & Co, 20 July 1971, Historic Charleston Foundation Archives.

<sup>92</sup> Ibid.

<sup>93</sup> News Article, “Fine Rentals: Faber House Apartments,” Charleston News and Courier, May 31, 1972, in America’s Historical Newspaper Database. {accessed November 30, 2016}.

<sup>94</sup> News Article, “First floor of the magnificent Faber House complex,” Charleston News and Courier, June 26, 1994, in America’s Historical Newspaper Database. {accessed November 30, 2016}.

<sup>95</sup> Hurricane Hugo Records, Historic Charleston Foundation Archives.

## Conclusion

The Faber House's history reflects the broader trends that occurred in the East Side. It was initially constructed and used as a suburban home for wealthy planters. It became apartment housing, first for the managerial class, then for the working class during the early-twentieth century as industry in the East Side thrived. The house briefly became a prominent African American hotel, catering to travelers and meeting the community's needs for social spaces during the Jim Crow era. It returned to use as dilapidated apartments for factory workers before being saved from demolition by the Historic Charleston Foundation due its unique Palladian architecture. The foundation and Arthur Ravenel, Jr. restored the house and its outbuildings for use as luxury apartments and office suites.

Additional research still needs to be conducted on the history of the building and its occupants. Further research into the family papers of wealthy Charlestonians could help better reveal how the house functioned in Charleston's elite society during the nineteenth century. It may also reveal how the house transitioned from being the residence of planters to apartments. Additional research into the lives of the building's working class would also further the understanding of the building's twentieth-century history, as well as the broader history of the East Side. Finally, the Hametic Hotel and its role in the African American community deserves additional research. A lack of primary sources in mainstream newspapers and local archives, particularly from African Americans, may mean that oral histories from the descendants of people who worked at or frequented the hotel is necessary.

## Appendix A -Annotated Chain of Title

### **October 5, 1836**

Grantor: John L. Nowell

Grantee: Joseph and Henry Faber

Book and Page: P10-335

Type: Conveyance

Lots: Lot #61 80' by 284' on the corner of Bay Street, Reid Street, and Drake Street; Lot #62 100' by 284' adjoining Lot 61 and bounded by Bay Street and Drake Street; and Lot #63 100' by 284' on the corner of Bay Street, Amherst Street, and Drake Street.

For \$10,000 Nowell sold “all those lots of land [...] lying in the Village of Hempstead [...] lately belonging to Henry Laurens, and now called Hampstead”<sup>96</sup> to brothers Joseph and Henry Faber. The Faber brothers purchased three lots comprising the block between Bay Street, Reid Street, Drake Street, and Amherst Street.

### **May 30, 1839**

Grantor: Mary Anna Faber

Grantee: Joseph Faber

Book and Page: Z10-628

Type: Conveyance

Lot: 140' bounding East Bay Street and Drake Street by 284' bounding Amherst Street.

The Faber brothers had divided the three lots they had purchased from Nowell in half, with Joseph taking the south half on the corners of East Bay, Reid, and Drake Streets and Henry the north half on the corners of East Bay, Amherst, and Drake Streets. The brothers were in the process of constructing houses and outbuildings for themselves when Henry Faber died. Since the brothers had made more improvements to Henry's property, Henry instructed his brother Joseph Faber to finish the construction because Henry stated “I desire that it may be completed in all respects as a comfortable home for my dear wife.”<sup>97</sup> After Henry's death his wife, Mary Anna Faber decided to sell the property to Joseph for \$15,000.

### **January 18, 1850**

Grantor: Joseph Faber

Grantee: Ralph Middleton

Book and Page: F12-113

Type: Conveyance

Lot: 140' on East Bay Street by 181' on Amherst Street.

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<sup>96</sup> Charleston County Register of Mesne of Conveyance, Deed Book P10 Page 335, Charleston, South Carolina, 1836.

<sup>97</sup> Charleston County Register of Mesne of Conveyance, Deed Book Z10 Page 628, Charleston, South Carolina, 1839.

Joseph Faber sold the lot of land and buildings thereon at the corner of Bay and Amherst Street to planter Ralph Izard Middleton for \$11,000. The dimensions of the lot show that purchase included the house, as well as possibly the two enslaved dwellings that remain on the property to the present.

**February 1, 1850**

Grantor: Joseph Faber

Grantee: Ralph Middleton

Book and Page: F12-115

Type: Conveyance

Lot: 140' on Drake Street by 108' on Amherst Street.

Shortly after Faber sold the house to Middleton, he sold an additional two lots located at the corner of Drake and Amherst Streets to Middleton for \$2,000. Middleton's purchase of the lots returned the property to the same dimensions as it was when Joseph Faber bought it from Mary Anna Faber.

**October 15, 1850**

Grantor: Ralph Middleton

Grantee: E. Barnwell Heyward

Book and Page: G12-491

Type: Conveyance

Lot: 140' on East Bay Street by 289' on Amherst Street.

Middleton did not own the property for long before he sold it to planter Barnwell Heyward for \$13,000. The deed also states that Joseph Faber continued to own the land to the south.

**January 1, 1858**

Grantor: E. Barnwell Heyward

Grantee: Johanna D. Ward

Book and Page: F14-156

Type: Conveyance

Lot: 140' by 289'

Heyward sold the property to Johanna D. Ward, the widow of Joshua John Ward who was known as "the king of the rice planters" for \$25,000.<sup>98</sup>

**June 20, 1883**

Grantor: B. H. Ward, Exr. et. al

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<sup>98</sup> 1850 United States Census, Lower All Saints, Georgetown, South Carolina, Roll M432\_853, Page 317A, Image 63. Retrieved from ancestry.com (accessed October 20, 2016).

Grantee: Henry W. Kinsman  
Book and Page: D20-413  
Type: Conveyance  
Lot: 140' on East Bay Street by 226' on Amherst Street.

Johanna Ward died and the executors of her will sold the portion of her property containing the main house to farmer Henry W. Kinsman. The transaction did not include Ward's property fronting Drake Street. The *Bird's Eye View of the City of Charleston* depicts a row of single houses on Drake Street, indicating that Ward sold the back portion of her lot prior to 1872.<sup>99</sup>

**August 21, 1907**

Grantor: Sarah Kinsman  
Grantee: Southern Express Company  
Book and Page: H25-352  
Type: Conveyance  
Lot: 140' by 226'

After Henry Kinsman died, Sarah Kinsman served as the executrix of his estate. She sold the property to the Southern Express Company for \$6,500.

**May 27, 1918**

Grantor: Southern Express Company  
Grantee: Kingdom Realty Co.  
Book and Page: R28-474  
Type: Conveyance  
Lot: 140' by 226'

The Southern Express Company sold the property to the Kingdom Realty Company in 1918.

**August 17, 1920**

Grantor: Kingdom Realty Co.  
Grantee: Hametic Corporation  
Book and Page: P29-310  
Type: Conveyance  
Lot: 140' by 226'

The Kingdom Realty Company sold the property to the Hametic Corporation, an African American hotel, for \$16,000.

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<sup>99</sup> Drie, C. N. *Bird's eye view of the city of Charleston, South Carolina 1872*. [n.p, 1872] Map. Retrieved from the Library of Congress, <https://www.loc.gov/item/75696567/>. (Accessed October 20, 2016.)



**November 23, 1923**

Grantor: Hametic Corporation

Grantee: Peoples Federation Bank

Book and Page: Z30-230

Type: Conveyance

Lot: 140' by 226'

The Hametic Corporation sold the property, as well as all of the hotel furnishings and linens to the Peoples Federation Bank for \$1,500.

**November 1932**

Grantor: Peoples Federation Bank

Grantee: City Council of Charleston

Book and Page: H36-379

Type: Conveyance

Lot: 140' by 226'

The Peoples Federation Bank forfeited the property to the City Council of Charleston.

**February 17, 1937**

Grantor: Peoples Federation Bank

Grantee: Hyman Lipman

Book and Page: K39-501

Type: Conveyance

Lot: 140' by 226'

The Sheriff sold the property to Hyman Lipman on behalf of the City Council of Charleston, although the Peoples Federation Bank continued to be the grantor.

**April 17, 1937**

Grantor: Peoples Federation Bank

Grantee: Hyman Lipman

Book and Page: B39-503

Type: Conveyance

Lot: 140' by 226'

Several months after Lipman had purchased the property, the Peoples Federation Bank had still not conveyed the property to him. The Court of Common Pleas issued an order for the Peoples Federation Bank to convey and quitclaim the property to Lipman.

**November 5, 1958**

Grantor: Estate of Hyman Lipman

Grantee: Gittel Lipman  
Book and Page: P66-636  
Type: Will  
Lot: 140' by 226'

Hyman Lipman died and willed the property to his wife, Gittel Lipman.

**August 4, 1965**

Grantor: Gittel Lipman  
Grantee: Historic Charleston Foundation  
Book and Page: O83-377  
Type: Conveyance  
Lot: 140' by 226'

Gittel Lipman sold the property to the Historic Charleston Foundation for \$50,000.

**February 8, 1966**

Grantor: Housing Authority of the City of Charleston  
Grantee: Historic Charleston Foundation  
Book and Page: X84-356  
Type: Conveyance  
Lot:

The Housing Authority of the City of Charleston had purchased the properties along Drake Street that had been sold by Johanna Ward prior to 1872. These properties were Lots 5, 6, 7, 8, and 9 in an 1881 plat by John K. Gourdin and known as 54, 56, 58, 60, and 62 Drake Street. Historic Charleston Foundation purchased these properties from the Housing Authority of the City of Charleston for \$19,695, returning the property to its dimensions under Henry Faber's ownership.

**July 19, 1971**

Grantor: Historic Charleston Foundation  
Grantee: Arthur Ravenel, Jr. and Company  
Book and Page: C97-65  
Type: Conveyance  
Lot: 140' by 289'

Historic Charleston Foundation sold the property to Arthur Ravenel, Jr. and Company for \$12,500.

**October 18, 1974**

Grantor: Arthur Ravenel, Jr. and Company  
Grantee: Faber House, Inc.

Book and Page: M105-166  
Type: Conveyance  
Lot: 140' by 289'

Arthur Ravenel, Jr. and Company sold the property to Faber House, Inc., a business owned by the Ravenel family.

**December 17, 1979**

Grantor: Faber House, Inc.  
Grantee: West Ashley Awning and Manufacturing Company  
Book and Page: F121-23  
Type: Conveyance  
Lot: 140' by 289'

Faber House, Inc. sold the property to the West Ashley Awning and Manufacturing Company for \$202,745. The West Ashley Awning and Manufacturing Company was another business owned by the Ravenel family.

**January 2, 1991**

Grantor: West Ashley Awning and Manufacturing Company  
Grantee: Saret, A Partnership  
Book and Page: Y199-023  
Type: Conveyance  
Lot: 140' by 289'

The West Ashley Awning and Manufacturing Company conveyed the property to Saret, A Partnership for \$778,000. Saret, A Partnership was another Ravenel family endeavor.

**July 13, 2001**

Grantor: Saret, A Partnership  
Grantee: Teras, LLC  
Book and Page: Z378-099  
Type: Conveyance  
Lot: 140' by 289'

Saret, A Partnership conveyed the property to another Ravenel company, Teras, LLC.

## Appendix B -Illustrations



Figure 1: 1796 Plat of Hampstead showing the lots purchased by the Faber brothers. Image from [Between the Tracks](#).



*Figure 2: Portrait of Henry Faber. Courtesy of the Gibbs Museum of Art.*



*Figure 3: Portrait of William Faber. Courtesy of the Smithsonian American Art Museum.*





*Figure 4: 1852 Bridgens and Allen Map showing the Faber House. Courtesy of the South Carolina Room, County of Charleston Public Library*



*Figure 5: Ca. 1850 Portrait of Johanna Ward by George Whitling Flagg. Courtesy of Ancestry.com.*

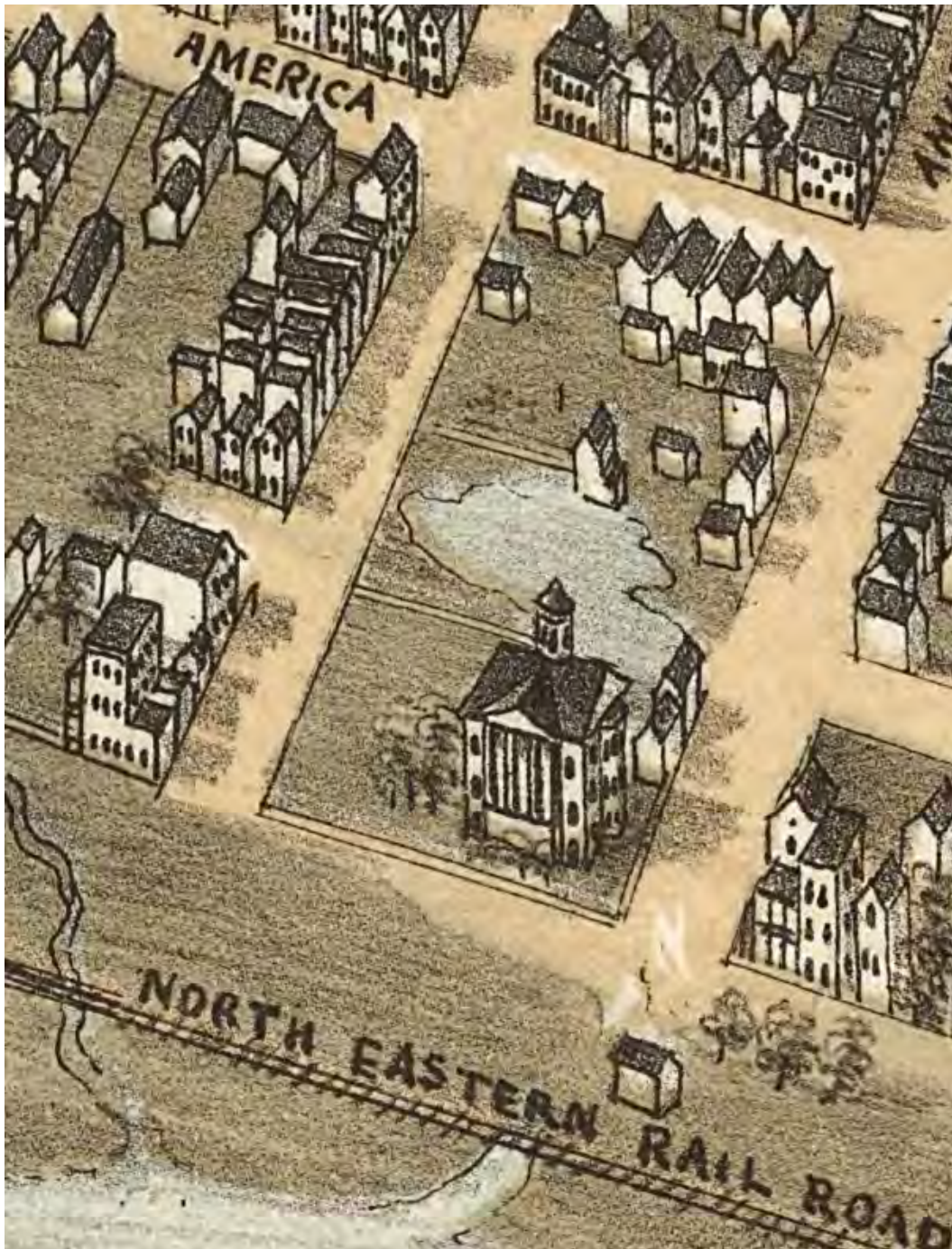


Figure 6: 1872 Bird's Eye View of the City of Charleston Map. Courtesy of the Library of Congress.

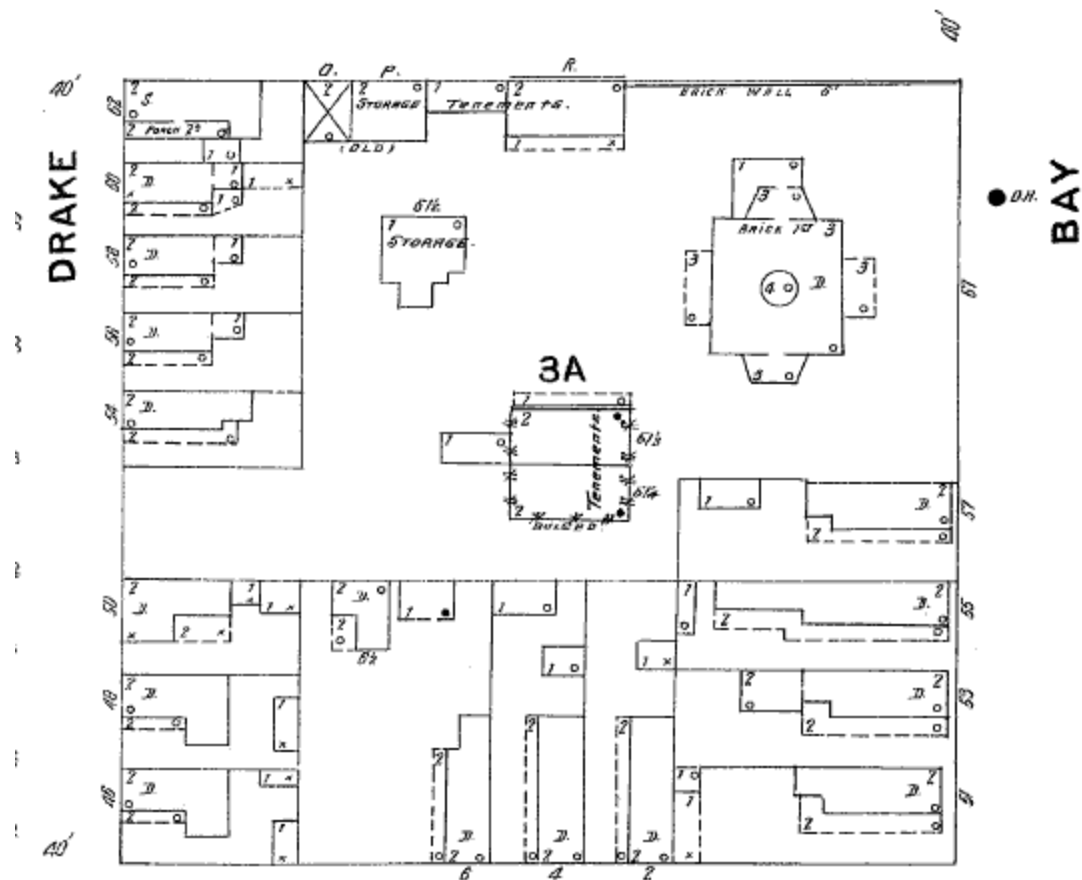


Figure 7: 1902 Sanborn Map.

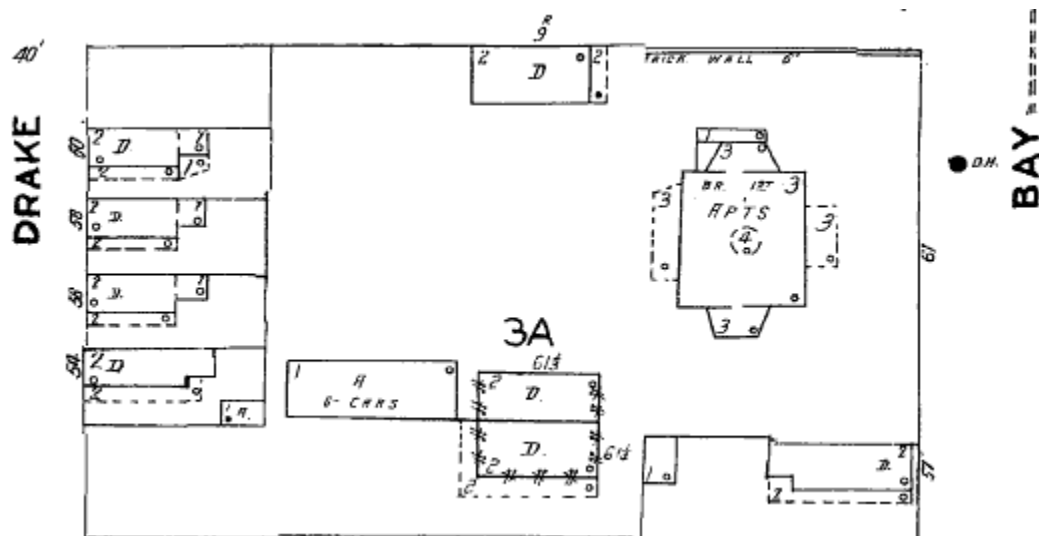


Figure 8: 1944 Sanborn Map.



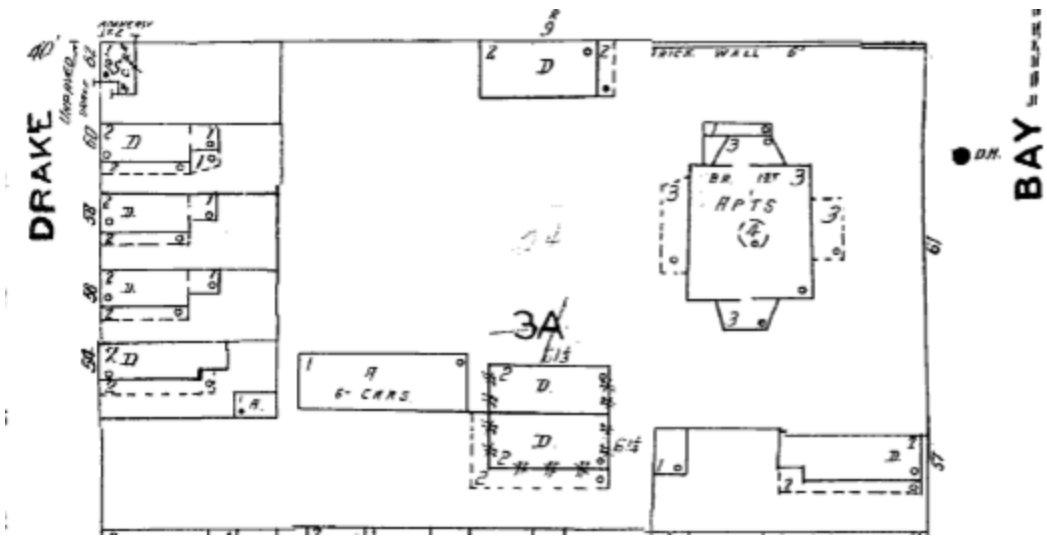


Figure 9: 1951 Sanborn Map.

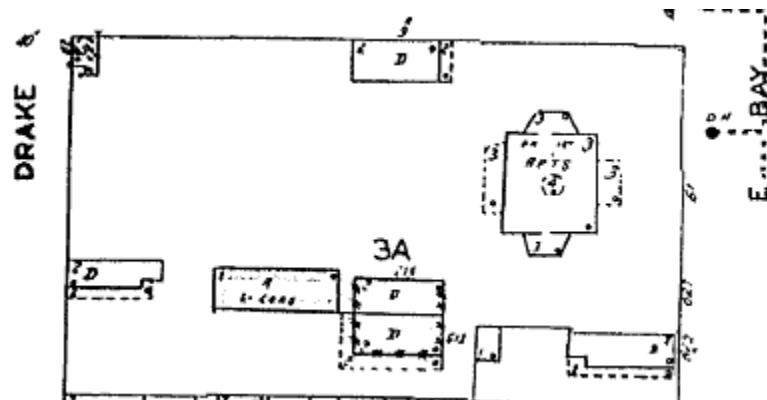


Figure 10: 1955 Sanborn Map.

TO BE SOLD AT PUBLIC  
**AUCTION**  
MODERN COLORED  
**HOTEL**

TUESDAY, JANUARY 17TH, AT 11 A. M., AT  
THE CHARLESTON REAL ESTATE  
EXCHANGE, 64 BROAD ST.

**To Settle Affairs of Bank**

25 BEDROOMS  
LARGE DINING ROOM AND KITCHEN  
PARLOR AND RECEPTION HALL

Interested  
Persons  
Are Invited  
to Make  
Offers  
On This  
Property.  
Will  
Consider  
Private  
Sale Before  
Day of  
Auction

**Property Known as  
HAMETIC HOTEL**  
With Outbuildings

On Lot Fronting 140' on Bay St.  
by 230' on Amherst, Cor Bay St.  
**One Block From Union Station**

This is a substantially constructed three-and-a-half-story hotel with engine room floor. Is steam heated throughout, having radiators in every room. Gas and electric lights. This property was formerly known as the Kingdon Mansion and has antique mahogany staircases, with hand-carved columns. This is the only hotel in the city catering to colored people and is doing a nice business, but its modern facilities and close proximity to the Union Station, offers unlimited possibilities for expansion under energetic management.  
We recommend this as a sound proposition worthy of your immediate investigation.

**BENJ. OLASOV**  
AUCTIONEER, REAL ESTATE AND INSURANCE  
69 Broad St. Phone 3477

Figure 11: 1928 Evening Post Advertisement for the sale of the Hametic Hotel.



*Figure 12: The Faber House in use as the Cooper View Apartments. Image Courtesy of the Historic Charleston Foundation Archives.*



*Figure 13: Faber House after 1969 exterior restoration. Photo taken by John Burbage. Courtesy of the Historic Charleston Foundation Archives.*





*Figure 14: Rear of the Faber House and brick outbuildings. Photo taken by William A. Jordan. Courtesy of the Historic Charleston Foundation Archives.*



*Figure 15: Demolition of the buildings on Reid Street with the Faber House in the background. Photo taken by John Burbage. Courtesy of Historic Charleston Foundation Archives.*



*Figure 16: Faber House staircase during the 1971 interior restoration. Photo taken by Robert P. Zolette. Courtesy of the Historic Charleston Foundation Archives.*





*Figure 17: Outbuilding under restoration during the 1970s. Photo taken by Robert P. Zolette. Courtesy of the Historic Charleston Foundation Archives.*

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