



# 438 KING STREET A PROPERTY HISTORY

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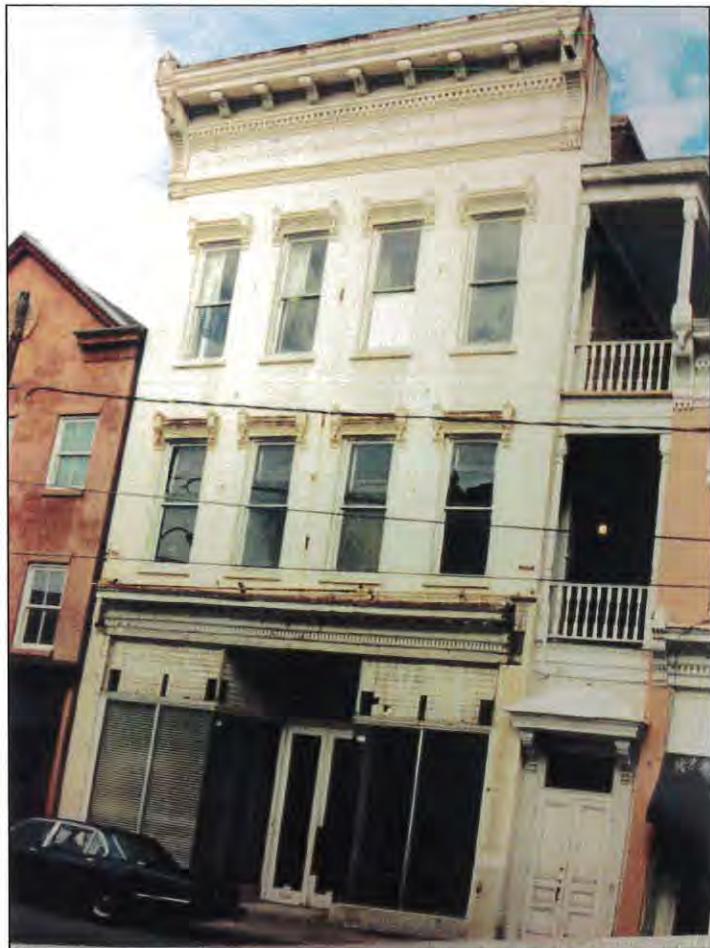
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# INTRODUCTION

Note: This project was completed as part of the Fall 2013 Research Methods and Documentation course facilitated through Clemson University/College of Charleston's Master's Program in Historic Preservation under the instructing of Katherine Saunders Pemberton.

Considered by many as one of the most historic cities in America, the city of Charleston, South Carolina boasts a rich social and cultural heritage that spans over three centuries. Since the early years of Charleston's existence, King Street<sup>1</sup> has served as one of the city's two major arteries, Meeting Street which runs parallel, being the second. Over the course of time King Street has evolved from a dirt road highway into a large and very prominent commercial corridor providing a direct link from downtown to the city's terminus at the water's edge. As the city of Charleston has continued to expand, King Street has likewise mirrored this pattern, pulling more and more tracts of previously undeveloped land into the city boundaries. The property at 438 King Street is no exception to this pattern of expansion. Situated on the east side of the road in the corridor known as Upper King Street, 438 King features a much different pattern of development than many of its neighboring buildings located on Lower King or even South of Broad, and it is this history of development that serves as the primary focus of this study. Due to this later period of development, early historical resources involving 438 King are by nature more difficult to uncover, although not to say they are entirely nonexistent. While in no means a complete developmental history of the property, this study serves as an attempt to bring to life the history of those who have interacted with 438 King over the course of its existence, with an attempt to tie together the happenings of the property with the larger events occurring in Charleston at various points in history.



An image of 438 King Street in the 1970s as it looked prior to its restoration in 2003. (phot courtesy of the Charleston BAR)

<sup>1</sup>Throughout its history, King Street has been known by various other titles as noted by Milby Burton in his unpublished typescript *Charleston Streets* which can be viewed at the Charleston County Public Library's South Carolina Room. These earlier names include: "A Little street that runneth from Ashley River" (1718-1737), "Benson's Street" (1721-1726), "Broad Path" and "The High Way" (1697-1775) and "King Street Road" (1783). According to Burton the first reference to the road as King Street occurs in a 1732 Pinckney Map. Burton cites as his source for these names various deeds found at the Charleston County Register Mesne Conveyance Office.

# A SHORT HISTORY OF CHARLESTON

Although Europeans had laid claims in the New World for almost a century, the Spanish establishing St. Augustine in 1565 (Jamestown having not been settled until 1607), the Carolinas did not see the start of the settlement process until 1670 when Albemarle Point was established on the shores of the Ashley River.<sup>2</sup> This settlement, along with numerous others that would continue to pop up in the following years, was made possible through a disbursement of the land comprising “Carolana,” later known as Carolina, by King Charles II amongst eight loyal supporters to whom he owned money. These eight men: John Berkeley, Sir William Berkeley, Sir George Carteret, Sir John Colleton, Anthony Ashley Cooper, William Craven, Edward Hyde, and George Monck, would go on to be known in Carolina history as the Lords Proprietors.<sup>3</sup>

It was Anthony Ashley Cooper that was granted the plot of land that would be settled in 1680 as Charles Town, the name changing to the present day Charleston in 1783.<sup>4</sup> Although never living in the New World the influence of Cooper’s legacy still lives on throughout the city through geographic features such as the Ashley and Cooper Rivers in addition to the area west of the City of Charleston known as West Ashley. Unlike many Europeans of the period, Cooper (later known as the Earl of Shaftsbury) was a proponent of religious tolerance and this belief was greatly reflected in the types of settlers who flocked to populate Charleston, both Christian and Jewish alike.<sup>5</sup>



Pictured above is Lord Proprietor Anthony Ashley Cooper (photo courtesy of Historic Charleston Foundation, *The City of Charleston Tour Guide Training Manual*). Lord Cooper, Earl of Shaftsbury is considered the “father” of Charleston as he was the original grantee of the plot of land that would later become the City of Charleston.

<sup>2</sup>Approximately five miles west of the present day City of Charleston, Albemarle Point was the first permanent English settlement in the Carolinas. The settlement was relocated ten years later in 1680 to the present site of Charleston. This relocated settlement was originally known as Charles Town. Jonathan Poston, *The Buildings of Charleston: A Guide to the City’s Architecture* (Columbia, SC: University of South Carolina Press, 1997) 16-17.

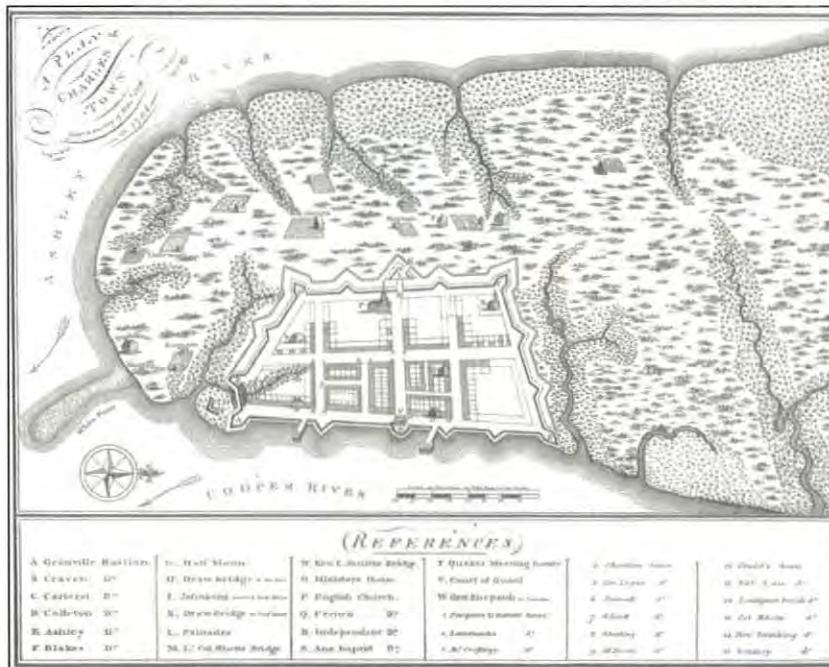
<sup>3</sup>Ibid.

<sup>4</sup>Alice R. Huger Smith and D.E. Huger Smith, *The Dwelling Houses of Charleston South Carolina* (New York: Diadem Books, 1917), 17.

<sup>5</sup> For more information concerning Jewish History in Charleston refer to Section IV of this study. Additionally the following texts provide a more comprehensive overview of the heritage within Charleston: James Hagy’s *This Happy Land, The Jews of Colonial and Antebellum Charleston*, Marcie Cohen Ferris and Mark I. Greensberg’s *Jewish Roots in Southern Soil: A New History*, and Theodore and Dale Rosengarten’s *A Portion of the People: Three Hundred Years of Southern Jewish Life*.

## THE WALLED CITY

After establishment, Charleston quickly developed into the only walled city built in North America, encompassing approximately sixty-two acres of land which can be viewed in the Crisp Map of 1711.<sup>6</sup> Due to the rapid growth of the city, however, by the 1790s the city had expanded beyond recognition and all remnants of the original fortification had disappeared. The property at present day 438 King Street would have fallen well outside of the original boundaries of this Grand Modell, and would have been considered far out of town for the much of the early 1700s. Modern archaeological efforts have attempted to recover parts of the wall which has long lain underneath city buildings and streets in hopes of fostering a better interpretation and understanding of this part of Charleston's history.<sup>7</sup>



Featured above is the Crisp Map of 1711 which depicts the original Walled City that comprised Charleston. The present day property of 438 King Street lies well outside of this original city plan, as can be noted from the map. (photo courtesy of [walledcitytaskforce.org](http://walledcitytaskforce.org))

## THE REVOLUTION FINDS CHARLESTON

Although less than a hundred years old at the start of the American Revolution, by this point in time Charleston had become an leading port city for the American Colonies, playing a major role in the Triangle Trade that would ironically later lead to the city's demise. The city became involved in the revolution against the British early on by sending a delegate to the Second Continental Congress meeting in Philadelphia in 1774. By 1775 the Royal Governor of South Carolina had fled Charleston, which at that point served as the state's capitol.<sup>8</sup>

<sup>6</sup>Historic Charleston Foundation, *The City of Charleston Tour Guide Training Manual*, (Charleston: City of Charleston, 2011), 56; Crisp Map of 1711, [walledcitytaskforce.org](http://walledcitytaskforce.org).

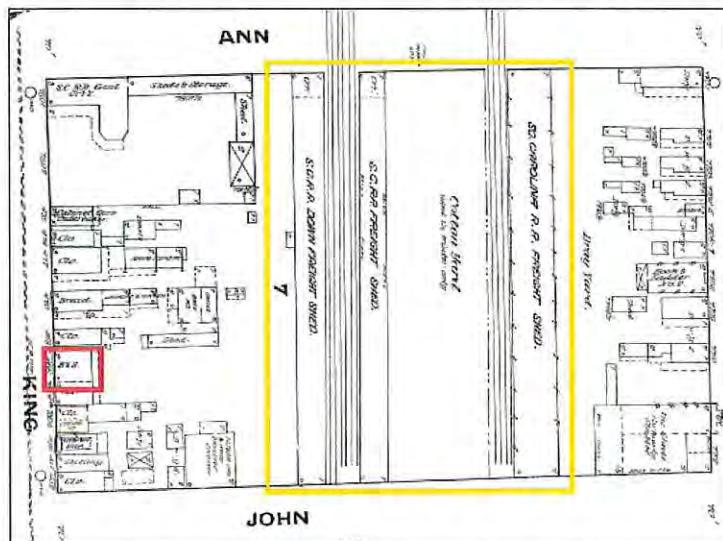
<sup>7</sup>For more information concerning these archaeological efforts please visit the Walled City Task Force's website at [walledcitytaskforce.org](http://walledcitytaskforce.org)

<sup>8</sup>*Buildings of Charleston*, 19.<sup>8</sup>

By 1776 the State of South Carolina had developed its own independent system of government naming John Rutledge as President. In 1780, however, the city fell victim to the British forces and remained under occupation for two years.<sup>9</sup> Following the revolution's end, in 1786, it was voted that the South Carolina capitol be relocated from Charleston to the new city of Columbia,<sup>10</sup> forcing Charleston to reinvent its image as state capitol to that of a major port city.

## ANTEBELLUM CHARLESTON AND THE RAILROAD

In the period following the American Revolution and preceding the American Civil War, Charleston enjoyed a period of relative prosperity and success. This boom was kicked off by the 1803 reopening of the slave trade in Charleston for the first time since 1787, although it was shortly thereafter shut down permanently in 1808.<sup>11</sup> As implied by the presence of slave trade in the city, African American slavery was a large part of the antebellum agrarian economy of South Carolina which relied heavily on Charleston as a port city to transport goods in and out of the state.



Pictured above an 1888 Sanborn of the block between Ann and John Streets. Note the amount of the block occupied by the South Carolina Railroad Company by this point in time (circled in yellow). The property at 438 King Street is also denoted (circled in red) (photo courtesy of the Charleston County Public Library digital collections)

constructed on John Street, although it was converted into a freight depot just two years later.<sup>14</sup> Occupying the Meeting Street side of the Ann and John Street blocks, as can be viewed in the 1884 Sanborn Map, throughout the property research conducted surrounding the present day property at 438 King Street, the eastern boundary of the property was always noted as being bounded by the South Carolina Railway Company during the last half of the nineteenth century.

<sup>9</sup> *Buildings of Charleston*, 19.

<sup>10</sup> *Ibid.*

<sup>11</sup> *Ibid.*, 20

<sup>12</sup> Jeanne A. Calhoun and Martha A. Zierden, *Charleston's Commercial Landscape 1803-1830*, (Charleston: Charleston Museum, 1984), 30.

<sup>13</sup> National Park Service, "National Register of Historic Places Inventory-Nomination Form: William Aiken House, Associated Railroad Structures," National Park Service 1984, Section 8, continuation p. 2-3.

<sup>14</sup> "William Aiken House, Associated Railroad Structure," Section 8, continuation p. 2-3.

While transportation by water served as a viable means of moving goods once they had made their way to the waterfront, it was the transportation of goods to the waterfront that posed a problem for many Charleston merchants, especially given the demands of the large economic boom experienced during the antebellum period.<sup>12</sup> In an effort to solve this transportation problem, in 1827 the South Carolina Canal and Railroad was created, sponsored greatly by the influence of William Aiken Sr. (whose residence is located on the corner of King and Ann Streets, just a few buildings north of 438 King) In 1830 construction of the railroad line leading into Charleston began.<sup>13</sup> By October of 1833 the full line was complete, and by 1850 a passenger depot was

It was about this time in history that Upper King Street began its development into a successful and thriving commercial corridor, and it is very likely that the location of this freight depot had a major influence on this development. By 1830 King Street served as home to over twenty four percent of retailers in Charleston, a figure which only continued to grow as time progressed.<sup>15</sup> In 1854 King Street was said to have “emulate[ed] a Turkish bazaar”<sup>16</sup> in reference to the number of merchants and goods that one encountered walking up and down the street. This being said, the clear division of the business district that still exists on the peninsula today was already well defined by this period in time, merchants and retailors lining the sides of King and nearby Market Street, with the lawyers, insurance agents, and the like settled further down the peninsula on Broad Street.

The influence of the railroad was so great on this portion of Charleston’s King Street corridor that in 1984 it was nominated to the National Register of Historic Places as an historic district, identified as the William Aiken House and Associated Railroad Structures. The property at 438 King Street is included within this district, but is designated as a non-contributing structure to the district as it was not a building directly involved with the South Carolina Railway Company.<sup>17</sup>

### TROUBLED TIMES FOR CHARLESTON

As has been recorded in much more comprehensive histories, the Civil War took a large toll on the City of Charleston. In 1860 South Carolina succeeded from the Union and just a few months later in April of 1861 the firing on Fort Sumter, just a few miles off of the city’s shore, marked the beginning of the American Civil War.<sup>18</sup> In August of 1863 the 567 day bombardment on Charleston began, which took a great toll on the city which had previously endured the worst fire in the history of the city in December of 1861 (an event unrelated to the war).<sup>19</sup> While the property at 438 King Street was not damaged by the fire of 1861 no records exist detailing if any damage was sustained to the building during the bombardment.

In the years following the war, Charleston struggled to regain the economic prosperity it held before the war, but efforts were to no avail. While working to re-establish itself, the city suffered a major natural disaster when a devastating earthquake hit the city in 1886 causing extensive damages, some of which can still be seen when walking the streets of Charleston today.<sup>20</sup> Throughout the course of the following decades, Charleston would come to the realization that reclaiming its “glory days” experienced during the antebellum period was nothing more than a passing fantasy, and the city would have to find another source of economic industry (the abolition of slavery having completely overturned the agricultural patterns it had become used to) if it were to survive.

<sup>15</sup> Charleston’s Commercial Landscape, 38.

<sup>16</sup> Ibid.

<sup>17</sup> For further information regarding the William Aiken House and Associated Structures Historic District please refer to the district’s National Register nomination. The district was added to the National Register of Historic Places on October 31, 1984.

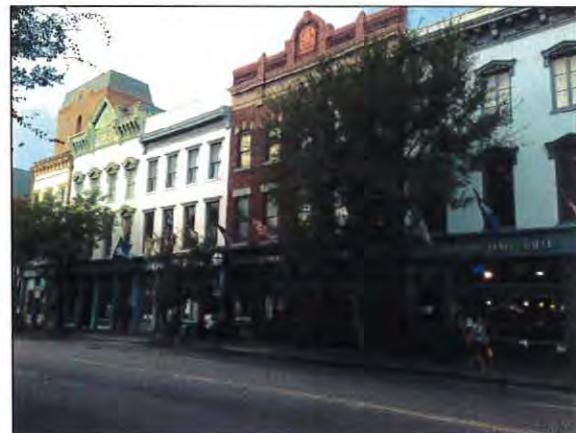
<sup>18</sup> Buildings of Charleston, 21.

<sup>19</sup> Ibid., 21.

<sup>20</sup> For further discussion of the damage incurred at 438 King Street by the Earthquake of 1886 refer to Section III of this study.

## A CITY STUCK IN TIME

With the establishment of the preservation movement during the early part of the twenty-first century, Charleston finally discovered the solution to its economic woes: tourism. Over the course of time, natural selection had taken place throughout the city, and Charleston had developed a very distinctive architectural identity as a city with its large number of antebellum structures including Charleston single-houses, and an extensive number of large “upper class” homes (primarily of the Georgian, Federal, and Neoclassical styles), especially those found South of Broad. What lacked within the historic core of the city was any significant amount of post antebellum architecture. While this fact can partially be attributed to Charlestonians’ desire to cling to the glory days of the antebellum period, a lot of it was due in part to the mantra of the city during the period surrounding the turn of the century “too poor to paint, too poor to whitewash.” The truth was that many residents of Charleston lacked sufficient funding needed to make alterations to existing buildings or to construct new ones entirely, which ultimately resulted in an encapsulation of much of the city as it appeared during the antebellum period; the lack of overall wealth in the city resulted with a practice of historic preservation by default. Since then the city has capitalized on its unique state and has since become internationally known for its preservation practices and historic cityscapes. On a smaller scale, this attitude of preservation saved the structure at 438 King Street when the building underwent extensive an extensive restoration process in 2003 to return it to its former historic state.

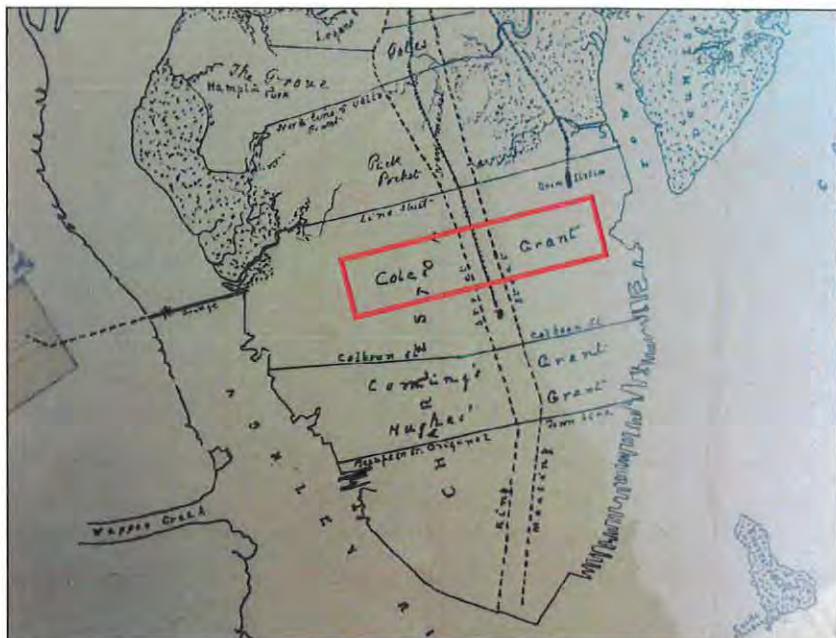


## A HISTORY OF 438 KING STREET

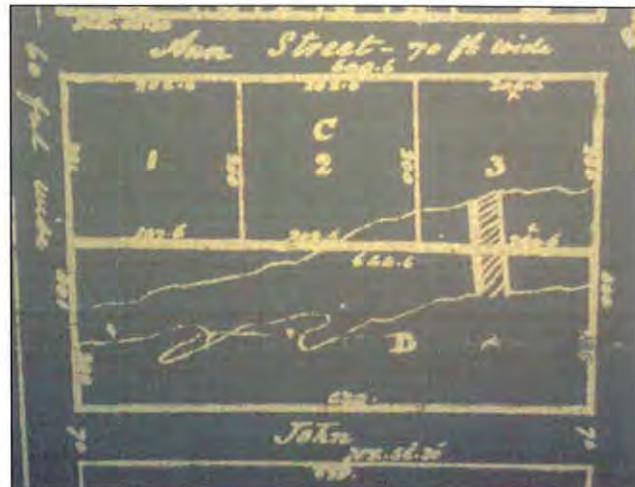
## THE EARLY YEARS

As is the case with all Charleston properties, the earliest beginnings of European influence and settlement of 438 King Street can be linked to, Anthony Ashely Cooper, Earl of Shaftesbury and Lord Proprietor of Charleston.<sup>1</sup> The divisions of the original land grants along the Charleston Neck, as disbursed by the Lord Proprietor, can be viewed in sketch plan by Henry Smith as part of the U.S. Coast Survey drawn in 1917. Situated between the broader area of Line and Calhoun Streets, according to Smith's depiction of the 1671 plan, the present day property of 438 King Street was granted to a P. Cole sometime before this date.<sup>2</sup> Due to the inference of property ownership solely based upon Smith's map, a regard to the further division of Cole's property and therefore the property at 438 King Street.

The first official visual demarcation of the present day property situated on the block between Ann and John Streets can be found in the 1801 Joseph Purcell plat of Wraggborough. Drawn at the request of the Wragg children in order to provide a visual layout of the division of the 79 acres lying between King Street and the Cooper River left behind with the death of their father, the plat is key to linking the property at 438 King to the prominent Wragg family. This linkage additionally aides in lending an answer to the property's earlier history which has proven undeterminable through deed research.



Featured above is Smith's sketch of the original land grants of Charleston as they looked in 1671. The grant which includes present day 438 King Street is highlighted.



The portion of Purcell's 1801 Plat of Wraggborough depicting the King Street block between John and Ann Streets. Note that the block is divided in half, the section of the plot noted with the letter "D" includes present day 438 King Street.

<sup>1</sup>The Buildings of Charleston, 23.

<sup>2</sup> Henry Smith, *Sketch of the city of Charleston and Charleston Neck Showing Lines of the Original Grants in the City of Charleston and the Plantations or settlements along the Neck c. 1917*, South Carolina Room, Charleston County Public Library, Charleston SC. <sup>33</sup>

<sup>3</sup> Due to the broad land holdings of the aforementioned Cole it has proven difficult to trace forward in time the plot of land currently occupied by 438 King Street as no clear land divisions or boundaries are clearly established at this early period in time. Further investigation into the numerous deeds associated with the last name of Cole may prove fruitful in the future for bridging this gap, but due to time constraints were not able to be further pursued for inclusion in this study.

The first step to solving this early ownership puzzle lies with the note accompanying Purcell's plat. In his mapping of Wraggborough, Purcell was careful to show the divisions of each lot and label each parcel of land with a letter corresponding to name of the person to which the property was bequeathed. As can be seen highlighted on page nine, the parcel of land on which currently sits 438 King Street is labeled with the letter D, indicating it was allotted to the prominent Charlestonian Colonel Christopher Gadsden<sup>4</sup> who at first glance appears unrelated to the Wragg family, however further research proves otherwise.

### THE WRAGGS OF CHARLESTON

Arriving from Derbyshire, England sometime between the years 1710 and 1711, two brothers by the names of Samuel and Joseph marked the arrival of the prominent Wragg family to the New World.<sup>5</sup> Settling in what would later be known as the Charleston Neck, in 1715 Joseph was granted by the Lord Proprietor a small parcel of land on the west side of King Street (a few blocks below present day 438 King Street) comprising of 23 acres of land which would later come to be known as the Wragg Lands. At some later point Joseph acquired the 79 acres of land<sup>6</sup> that would later become the neighborhood of Wraggborough that is depicted in Purcell's 1801 plat.<sup>7</sup> Following Joseph's death in 1758, the 79 acres was then passed down to his eldest son John. Wragg was the father of seven children: John, Judith, Mary, Ann, Charlotte, Elizabeth, and Henrietta for whom the streets of Wraggborough were named after upon its creation.<sup>8</sup> When John Wragg died childless in 1796 his property was divided among his six surviving siblings, plot D being passed onto Colonel Christopher Gadsden who was married to John's sister Ann Wragg Gadsden.<sup>9</sup>

Preceded in death by her husband, like her brother, Ann died childless and directed in her will that her "estate both real and personal...may be bequeathed to [her] Niece Ann Ferguson and to her heirs forever."<sup>10</sup> Ann Ferguson was both her brother Samuel's daughter and her namesake. Following the death of Ann Gadsden it can be assumed the property then passed onto her niece Ann Ferguson and then to Ann's son James. This can be verified through the examination of an 1841 deed of sale which confirms James Ferguson's possession of the land as it depicts the sale of the lot currently occupied by 438 King Street and its current neighboring lot at 436 King Street to a wheelwright by the name of Samuel Corrie.<sup>11</sup>

<sup>4</sup> Joseph Purcell, Plat of Wraggborough, McCrady Plat Collection, Charleston, S.C., Plat no. 7451, drawn 1801 [microfilm] Charleston County RMC.

<sup>5</sup> South Carolina Historical Society, *South Carolina Genealogy Volume IV Rhett-Wragg* (Spartanburg, SC: The Reprint Company Publishers, 1983), 435. Note, see Appendix B for Joseph Wragg Family Tree.

<sup>6</sup> Ibid. This parcel was bounded by the present day King, Calhoun, Smith, and Vanderhorst Streets.

<sup>7</sup> Ibid., 271; *This is Charleston: A Survey of the Architectural Heritage of a Unique American City* (Charleston: Carolina Art Association, 1944), 128. Note that Wragg had extensive land holdings but for purpose of this study the focus will remain on the 79 acres constituting the present day area of Wraggborough.

<sup>8</sup> Ibid.

<sup>9</sup> "Last Will and Testament of Christopher Gadsden," Wills of Charleston County 1800-1807, Vol. 30, pg. 869 [microfilm] South Carolina Room, Charleston County Public Library; "Last Will and Testament of Ann Gadsden," Wills of Charleston County 1800-1807, Vol. 30, pg. 939 [microfilm] South Carolina Room, Charleston County Public Library.

<sup>10</sup> "Last Will and Testament of Ann Gadsden."

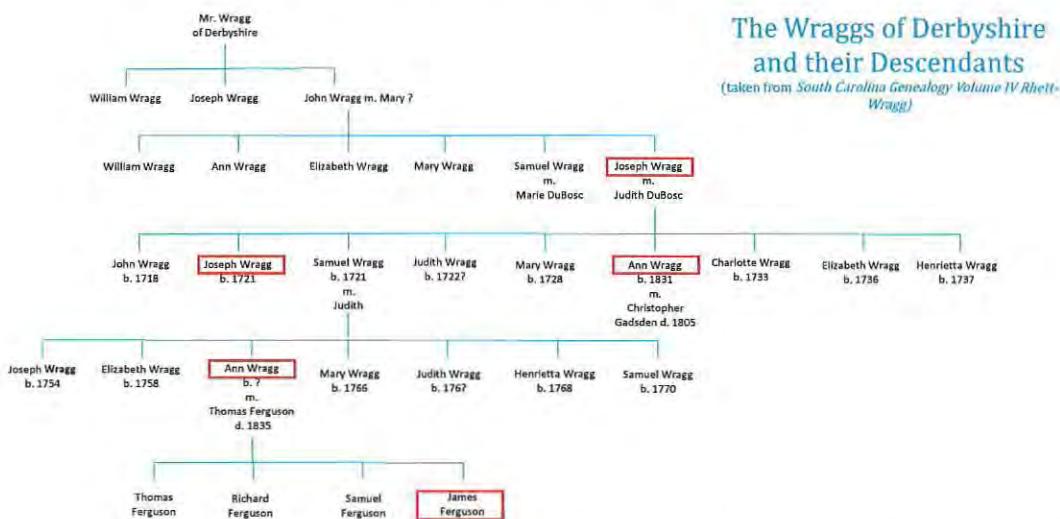
<sup>11</sup> Charleston County, Records of the Register Mesne Conveyance (RMC), Charleston, South Carolina, Deed Book Y10, p. 453.

As is the case with many pre-twentieth deeds of sale, the property in question was not identified by a street number as became commonplace in more recent decades, but rather was defined by the general dimensions and neighboring boundaries. The transaction between Ferguson and Corrie describes the lots as,

“...lying on King Street...in Wraggborough measuring and containing in front on King Street fifty four feet in width on the back line, fifty three feet eight inches and in depth from west to east one 160 feet more or less...”<sup>12</sup>

This property boundary description is consistent with that of the property descriptions found within transactions pertaining to the property until almost the turn of the twentieth century.

Due to the relative rural nature of this tract of land up until this point in time, little documentation has surfaced with regard to land usage or what type of structures may have existed on the property. Charleston County directories show James Ferguson to have been a planter by maintaining a residence at 5 Liberty Street,<sup>13</sup> which reveals that he was not personally occupying the property during his possession of it. The same 1829 Charleston City Directory that reveals Ferguson as a planter lists Samuel Corrie as a wheelwright on the north corner of King and John Streets. Corrie continued to appear in the directories as a wheelwright on the east side of King Street between John and Ann Streets through the 1841 City Directory,<sup>14</sup> which suggests his occupation on the lot before his purchase of it from Ferguson in 1841. This idea is further corroborated by a deed of lease that was made between James' mother (Ann Ferguson) and Samuel Corrie in May of 1806. This deed provided a description of the land being leased as part of the parcel lettered D in the previously discussed 1801 Purcell map.<sup>15</sup> The 1829 and subsequent City Directories list various other businesses located within the same block as Corrie (the east side of King Street between Ann and John Streets) such as a grocer and multiple retail stores, showcasing the quick and very early development of a commercial district within this corridor of King Street.



<sup>12</sup> Charleston County, Records of the Register Mesne Conveyance (RMC), Charleston, South Carolina, Deed Book Y10, p. 453.

<sup>13</sup> *Charleston City Directory, 1829*, Special Collections, College of Charleston, Charleston, SC.

<sup>14</sup> *Charleston City Directory, 1837-1837, 1840-1841*, Special Collections, College of Charleston, Charleston, SC.

<sup>15</sup> Charleston County, Records of the Register Mesne Conveyance (RMC), Charleston, South Carolina, Deed Book U7, p. 51.

## THE COMMERCIAL LEGACY BEGINS

In 1846 Corrie's property was sold to a Jacob H. Kalb for the \$2,550.<sup>16</sup> No information has surfaced about Kalb with regard to his occupation, social status, or use of the property. However it was during his possession of the property that the first evidence of any structure occupying the lot in question can be found in 1852 Bridgens and Allen Map of Charleston.<sup>17</sup> Although this map serves as the first physical confirmation of a structure on the lot, it is almost certain that a structure would have existed as early as 1806 if not earlier, this hypothesis deriving from Corrie's occupation as a wheelwright and subsequent occupancy of the lot. Although not overly detailed in its depiction



Bridgens and Allen Map 1852 Map of Charleston. Above is a detail of the King Street block including Ann and John Streets. The lot of 438 (466) King Street is highlighted.

of the lot, the Bridges and Allan Map of 1852 shows the block on King Street between Ann and John Streets as being divided into six different lots, parcel D from Purcell's map appearing to have been subdivided into three lots. The map additional depicts the plot which currently serves as home to 438 King as containing two large buildings, dividing the street frontage of the lot and spanning back into the lot almost half its length.<sup>18</sup> The 1852 Charleston City Ward Book lists the building occupying the property in question, then numbered as 466 King Street, to be a two-story wooden structure sitting on a lot 54 feet by 160 feet in dimension. According to the ward book, at that point in time, the property was valued at \$2,800.<sup>19</sup>

After an ownership lasting a little less than a decade, the property was sold by Kalb to Margaret Lapenne, (through Charles Dunn Trustee) who owned additional lands on the block. Less than a year later in 1855 the property then known as 466 King Street and its neighboring lot to the south were sold to Nazer F. Petit who was a tin smith, in residence at 62 Market Street.<sup>21</sup> No records exist indicating that Petit ever personally occupied the space, in fact the 1861 Charleston Census states that whatever structure existing on the property at the time was occupied by "Jerry Welsh and Others."<sup>22</sup>

<sup>16</sup>Charleston County, Records of the Register Mesne Conveyance (RMC), Charleston, South Carolina, Deed Book W11, p. 109.

<sup>17</sup>R.P. Bridgens and Robert Allen, *An Original Map of the City of Charleston, South Carolina* (Hayden Brother and Co.)1852. South Carolina Room, Charleston County Public Library, Charleston, SC.

<sup>18</sup>Ibid.

<sup>19</sup>City of Charleston Tax Assessment Ward Books, Charleston, SC., Ward 5, 1852, p. 22 [microfilm] South Carolina room, Charleston County Public Library, Charleston, SC.

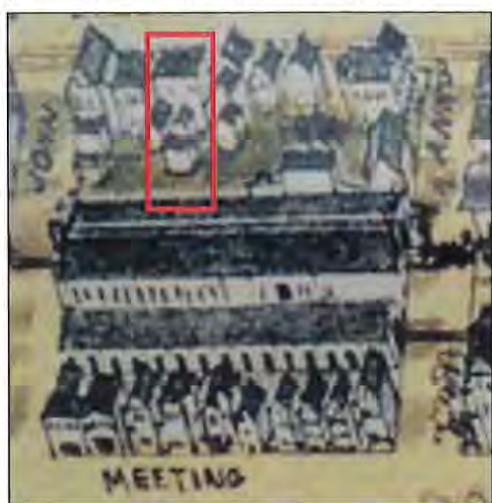
<sup>20</sup>Charleston County, Records of the Register Mesne Conveyance (RMC), Charleston, South Carolina, Deed Book A13, p. 489.

<sup>21</sup>Charleston County, Records of the Register Mesne Conveyance (RMC), Charleston, South Carolina, Deed Book P13, p. 400; *Charleston City Directories, 1859-1870*, Special Collections, College of Charleston, Charleston, SC.

<sup>22</sup>Census of the City of Charleston, South Carolina, 1861. Illustrated by Statistical Tables. prepared under the authority of the City Council by Frederick A. Ford. "Documenting the American South." University of North Carolina at Chapel Hill, <http://docsouth.unc.edu/mls/census/census.html> (accessed October 2, 2013).

The notation of multiple persons having residence on the property suggests that the upper parts of the structure served as residence to tenants other than the business presumably operated by Welsh. No additional records have yet been found which provide insight into the details of the building standing on the property at that particular period in time.

Due to the large toll of the American Civil War on Charleston, virtually no records of this five year period exist within the city. It is most likely as result of the economic depression that followed the war during the Reconstruction period that the parcel of land encompassing 466 and 468 King Street was sold to the Relief Loan Association in November of 1869. It switched hands just a year and a half later when it was sold to Charleston draymaster John Feehan for the sum of \$2,475.<sup>23</sup>



1872 Bird's Eye Map of Charleston.

In keeping with the tradition of the previous owners of the property, Feehan did not occupy the property he owned at 466 King Street but rather housed his own draymaster business at 13 East Bay Street, with his personal residence being at 13 Washington Street in Charleston.<sup>24</sup> Although not depicted in great detail due to its small scale, the 1872 Bird's Eye Map of Charleston depicts the first real visual representation of a structure standing at 466 King Street during Feehan's ownership. While the structures are unnumbered on the map, there appears to be a two story building sitting atop the portion of the block allotted to 466 King Street.<sup>25</sup> This two story structure matches with the two story frame structure noted as occupying the lot in the 1852 Ward Book. With Feehan serving merely as landlord, further investigation of the Charleston

City Directories reveal the tenant of 466 King Street from 1875 to 1881 to have been a William Kennedy "plumber, steam and gasfitter."<sup>26</sup> A switch in tenants occurred in 1882 when John J. Lopez moved into the building at 466 and utilized the building as both a place of residence in addition to the retail location of his boot and shoe store.<sup>27</sup>

An 1884 Sanborn Map complied depicts the outline of a two story frame building (different in footprint from the structure documented in the 1872 Birds Eye Map) situated on the property at this point in time, occupying the entirety of the lot's width but just a small fraction of its length. By this point in time, it can be observed the block between Ann and John Streets had been mostly developed and served as home to numerous commercial establishments along King Street with the rear of the lot along Meeting Street housing the many buildings of the South Carolina Railroad.<sup>28</sup>

<sup>23</sup> Charleston County, Records of the Register Mesne Conveyance (RMC), Charleston, South Carolina, Deed Books D15, p. 493 and D16-42. Note a draymaster is the title of a person who was responsible for the transportation of goods by hand.

<sup>24</sup> *Charleston City Directory, 1877-1890*, Special Collections, College of Charleston, Charleston, SC.

<sup>25</sup> 1872 *Bird's Eye View of City of Charleston*, South Carolina Room, Charleston County Public Library, Charleston, SC.

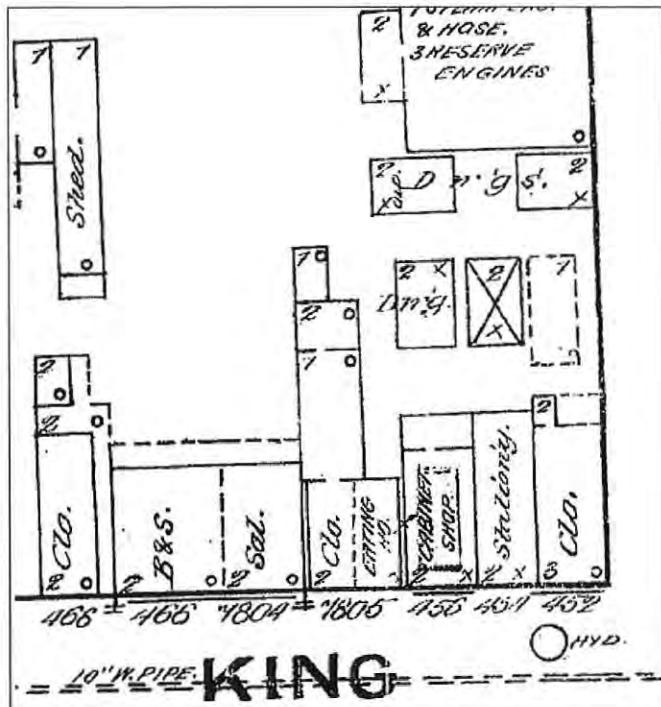
<sup>26</sup> *Charleston City Directories 1875-1887*, Special Collections, College of Charleston, Charleston, SC.

<sup>27</sup> *Ibid.*

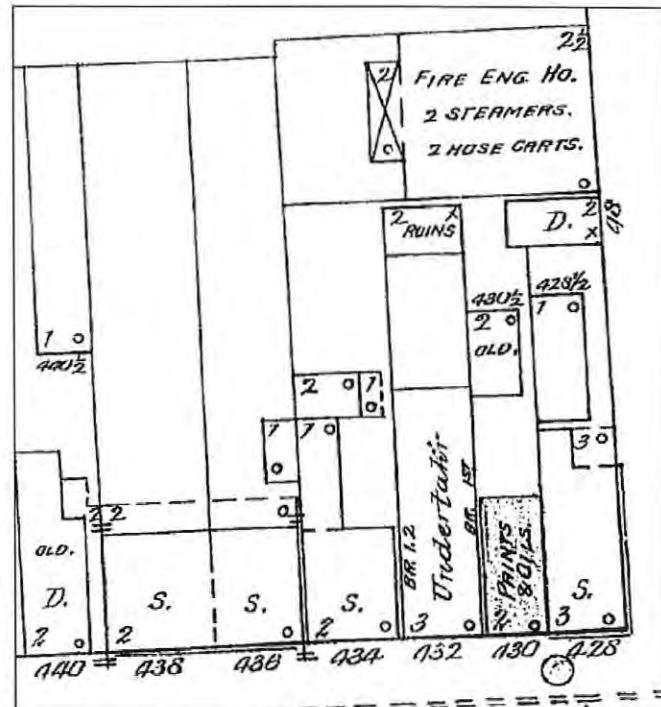
<sup>28</sup> *Sanborn Fire Insurance Maps, Charleston, SC*, May 1884, Sheet 3, Charleston County Public Library, <http://sanborn.umi.com.ez-proxy.ccpl.org:2048/image/view?state=sc&reelid=reel02&lcid=8124&imagename=00004&mapname=Charleston%20May%201884,%20Sheet%203&CCSI=7101nCCPL> (accessed September 20, 2013).

Lopez' occupation of the building was short lived, however, as a February 27, 1885 article of the Charleston News and Courier reports repairs occurring on the "half-burned store of Mr. John Feehan at No. 466 King Street"<sup>29</sup> which suggests the occurrence of a fire at some early point, although no further details have been found.

Disaster struck the building just a year later when the earthquake hit Charleston in August of 1886.<sup>30</sup> According to city voucher compiled assessing the damage, the property at 466 King Street suffered serious cracking on all four of its walls and it was stated that the building was left in "very bad condition," damages estimated at \$1500.<sup>31</sup> While this natural disaster took a terrible toll on the city of Charleston, the history of 466 King Street has benefited as the condition assessment provides the first verifiable documentation of masonry structure on the lot. This documentation proves that this masonry building is at least the second to have occupied the lot, the possible first being the previously mentioned frame structure documented in the 1852 Ward Book. Although a date of construction is not listed, the building is described by the voucher as being a brick structure featuring a tin roof measuring 50 feet in length, 40 feet in width, and 23 feet in height, which suggests it to have been a two story building.<sup>32</sup> It was after this earthquake that many lots in Charleston were renumbered, Feehan's lot being included and making the jump from 466 King Street to its present day number as 438 King Street. Despite the damages incurred as result of the earthquake, the 1888 Sanborn Map of the block does not show any changes to the footprint of the building from the 1884 map. No records exist as to whether or not the building was repaired before Garfunkel Bros. Clothiers took over tenancy of Feehan's building in 1889.



1884 Sanborn highlighting 466 King Street.



1888 Sanborn highlighting 438 King Street. Note the change in numbering following the Earthquake of 1886.

<sup>29</sup> "Odds and Ends," Charleston News and Courier, February 27, 1885.

<sup>30</sup> *Buildings of Charleston*, 21.

<sup>31</sup> *Record of Earthquake Damages, 1886* [on microfiche] Historic Charleston Foundation Archives.

<sup>32</sup> *Ibid.*

Sometime between this time period and 1894, Feehan died leaving the property to his two daughters who in turn sold it to the Columbian Banking & Trust Company in October of 1894. A few days after their relinquishment of the property, the Trust divided the lot of land and sold to Harris Livingstain a parcel of land 29'8" in width and 160' in depth, which closely correlates to the present day property boundaries of the lot.

### THE LIVINGSTAIN ERA<sup>33</sup>

Shortly after Livingstain's purchase of the property, he relocated to 438 King Street the business which he had previously started at age 19 at another location on the same street. A 1902 Sanborn map depicts the space into which Livingstain relocated his Uncle Harry's Pawnshop as differing in footprint from the building depicted in the previous 1888 map.<sup>34</sup> With no record existing of Livingstain making improvements, the building expansion depicted in the 1902 map must have occurred sometime after the earthquake, although no additional documentation of these alterations has been found. The 1902 map portrays a rear addition to the already existing building at 438, more than doubling the size of the building. (See Sanborn Maps in Appendix B) Unlike the previous occupants of the building, Harris Livingstain utilized the property not only as a place of business but as a residence as well.

Around the year 1909, Livingstain commissioned Warren Stoppelbein to construct the current building which sits on the lot at 438 King Street.<sup>35</sup> A grand three story Italianate structure built to reflect a Charleston singlehouse with its massive three story piazza, the new building at 438 served as a home to both the Livingstain family and store for many years.<sup>36</sup>

From 1896 until about the year 1938 Livingstain successfully ran a pawnshop out of the first floor of the building and utilized the second and third floors as living space where he and his wife Mary raised their six children in the Jewish faith: Birdie, Ida, Gussie, Leo, Ethel, and Abe.<sup>37</sup> Various business advertisements can be found throughout Charleston City Directories of the period advertising goods sold in Livingstain's store, including a "full line of musical instruments" and providing the establishment's formal title as "Uncle Harry's Uptown Loan Office."<sup>38</sup>

Following the end of the Second World War, Livingstain made a slight transition in his business model and abandoned the pawnshop business for that of hardware, rebranding to become "Harris Livingstain Building Supplies and Hardware."<sup>39</sup>



Advertisement from 1901 Charleston City Directory.

<sup>33</sup> Refer to section? for further details.

<sup>34</sup> Sanborn Fire Insurance Maps, Charleston, SC, 1902, Sheet 28, Charleston County Public Library, <http://sanborn.umi.com.ezproxy.ccpl.org:2048/image/view?state=sc&reelid=reel02&lcid=8124&imagename=00106&mapname=Charleston%201902,%20Sheet%2028> (accessed September 20, 2013).

<sup>35</sup> Robert Stockton, "Gracious Style Marks Building," Evening Post, August 20, 1990.

<sup>36</sup> "Gracious Style Marks Building," Betty Quait, interview by Sarah Sanders, Charleston, SC, November 21, 2013; "438 King Street," South Carolina Department of Archives, from vertical files located at the Charleston Board of Architectural Review; Note: refer Section V for more details concerning the building's architectural details.

<sup>37</sup> Betty Quait; Theresa Levy Livingstain and Allan Livingstain, interview by Dale Rosengarten, July 15, 1996. Jewish Heritage Collection, College of Charleston, Charleston, SC.

<sup>38</sup> Charleston City Directory, 1897-1909, Special Collections, College of Charleston, Charleston, SC.

<sup>39</sup> Ibid.

In an oral history recorded as part of the Jewish Heritage Collection at the College of Charleston Harris' grandson Allan Livingstain commented that the business switch was as result of the war's end, Harris having gone and purchased supplies from Charleston's Navy Yard as it went through the process of downsizing to a post-war facility. They "bought all the government surplus...windows and doors and hardware...and they gradually got into some part of the building material business," Allan commented.<sup>40</sup>

By 1944 Livingstain had greatly expanded the development of the property as can be viewed in the 1944 Sanborn Map (refer to Appendix B). Depicting the footprint of Livingstain's new 1909 building, the map also depicts the addition to the rear of the lot a large storage shed which ran in an L-shape around the lot's perimeter. An additional structure labeled building material warehouse, which sat situated behind the lot on the corner of King and John Streets may have served as additional storage for the later developed hardware business.<sup>41</sup>

Between the years of 1948 and 1950 the hardware business passed from father to son and Leo Livingstain became the new proprietor of Harris Livingstain Hardware. Continuing the legacy of his farther, Leo carried on the family business until his death and the property then passed to his son Allan Livingstain.<sup>42</sup> Although the property remained in the possession of Allan until 1978, Harris Livingstain Hardware ceased to exist in 1974 when it was replaced by Light Show Place Electric Supplies, which only resided at 438 for two short years.

#### A MODERN HISTORY

In 1978 Allan sold the property to the Neighborhood Legal Assistance Program for the sum of \$50,000.<sup>43</sup> Unlike many properties along King Street and throughout Charleston, the building did not suffer any substantial damage as result of Hurricane Hugo in 1989. The property was then passed back and forth between the Assistance Program and the Charleston Bar Association and became the topic of a lawsuit in 2002 regarding the improper purchase of the building with federal funds.<sup>44</sup> Despite the questions existing surrounding the legality of the sale, property was sold for \$1.2 million in 2002 to real estate broker Theodore Stoney Jr. and his attorney brother Richard Stoney.<sup>45</sup> In 2003 the building underwent a large-scale renovation which sought to restore many of the original materials and details that had been covered since the sale of the Livingstain store in 1978. Since the completed restoration the first floor of the building has been used as commercial space and currently houses an art and home accessories store, the second story housing a law firm, and the third floor appearing to be vacant.

<sup>40</sup> Allan Livingstain, 14.

<sup>41</sup> *Sanborn Fire Insurance Maps, Charleston, SC, 1944, Sheet 28*, Charleston County Public Library, <http://sanborn.umi.com.ezproxy.ccpl.org:2048/image/view?state=sc&reelid=reel02&lcid=8124&imagename=00210&mapname=Charleston%201902-Apr.1944vol.1.%20Sheet%2028> (accessed September 20, 2013).

<sup>42</sup> Charleston County, Records of the Register Mesne Conveyance (RMC), Charleston, South Carolina, Deed Book 71, p. 464.

<sup>43</sup> Charleston County, Records of the Register Mesne Conveyance (RMC), Charleston, South Carolina, Deed Book D115, p. 374.

<sup>44</sup> Can be read about further in October 9, 2002 issue of the *Post and Courier*.

<sup>45</sup> *Ibid.*



Advertisement from the *News and Courier* November 19, 1939.



Advertisement from the *News and Courier* February 26, 1942.

# A JEWISH CHILDHOOD AT 438 KING

The long and rich Jewish history of Charleston comes as a surprise to many, the city long being known for its antebellum and Civil War history, minority histories still pushing to share in some of the limelight. With the first Jewish settler recorded as having arrived in Charles Town as early as 1695,<sup>1</sup> most likely in pursuit of the relative religious freedom offered by the Earl of Shaftsbury, there is a wealth of information about the history of this group of people that begs addition to the mainstream history of Charleston. In a 1996 interview Allan Livingstain, grandson of Jewish businessman Harris Livingstain also described Charleston as the “Mecca for all the Jewish people,” he noted that “Charleston was progressive” with regard to its view toward the Jewish culture and its people.<sup>2</sup>

By 1820, Jews comprised almost five percent of the white population of Charleston, the city’s Jewish population at this time exceeding that of New York’s.<sup>3</sup> With the continuation of the nineteenth century Charleston saw a large concentration of Jewish establishments pop up along King Street, transforming it into a “mecca”<sup>4</sup> of different stores ranging from groceries, to clothiers, to furniture stores. This pattern of Jewish commercial development along King Street continued on through the twentieth century and can be seen firsthand through the almost century long tenure of the Livingstain family at 438 King Street.

## BETTY'S STORY<sup>5</sup>

When asked about her childhood growing up in the three story brick building at 438 King Street, Betty Quait shared nothing but fond memories of both the numerous family members occupying the house and their surrounding neighborhood. The granddaughter of Harris Livingstain, entrepreneur of “Uncle Harry’s Pawnshop” and later “Harris Livingstain Hardware” Betty was raised on the second and third floor for 438 King, just above her grandfather’s hardware store. Born around the year 1919, Betty’s mother Ida was one of the six children of Harris and Mary Livingstain (Leo, Abe, Ida, Birdie, Gussie, and Ethal), a Jewish couple who originally held residence at 444 King Street before their purchase of 438 King Street in 1894. Betty noted that her grandfather boasted a welcoming house that was always filled with visitors, one never knowing at the beginning of the day who would be joining the dinner festivities at the day’s end.



Mr. Harris Livingstain, date unknown (courtesy of the Jewish Heritage Collection at the College of Charleston)

<sup>1</sup>Buildings of Charleston, 17.

<sup>2</sup>Allan Livingstain, 3.

<sup>3</sup>Theodore and Dale Rosengarten, eds. *A Portion of the People: Three Hundred Years of Southern Jewish Life* (Columbia, SC: University of South Carolina Press, 2002), 11.

<sup>4</sup>Ibid., 25.

<sup>5</sup>Note the following information was gathered from Betty Quait in an impromptu and informal phone interview on November 21, 2013. The material may not be published in any format without the consent of the informant.

Around 1935 Ida Livingstain married Yankee born Harry Sholk and the newlywed couple shortly thereafter took up residence at 438 in order to look after Ida's father who had been widowed some time before. Hailing from New York, the son of devout Jewish parents (Betty noted that her paternal grandparents immigrated from Russia sometime around 1890, and spoke more Yiddish than English, which limited their relationship) Sholk came to Charleston during the First World War as a civilian employee and boarded with family friends of the Livingstains, who eventually facilitated the introductions between him and his future wife. Betty spoke very highly of her father characterizing him as a "very easy going and charming man" who could play the piano by ear and entertained family and friends many a night. Although living with his farther-in-law, Sholk had nothing to do with the hardware store, but instead operated his own real estate business located on Broad Street. Harry was also a devout Jew, Betty noted, and eventually went to serve as president of their synagogue on Rutledge Avenue.

Having three daughters of their own, Betty being the youngest, the Sholk family quickly expanded to seven when Harry and Ida took under their roof young Alvin and Henry Rittenburg following the death of their parents Mr. and Mrs. Sam Rittenburg, a prominent name today in the Charleston area (Mrs. Rittenburg having been a cousin of Ida's). A few years her senior, Betty looked up to the two boys and thought of them as older brothers, describing them as having been "phenomenal men, and wonderful to [her] parents." In addition to the Sholks, their five children and Harris Livingstain, the house served for a time as home to Harris' daughter Gussie in addition to the first home as a married couple of Leo Livingstain and his wife, Theresa Levy Livingstain. Leo would eventually go on to take over the store upon his father's death.

Like many other Jewish store owners of the period, the devoutness of the Livingstains to their faith required them to close their stores on Saturday for the Sabbath. The only Jewish stores that remained open were those that absolutely needed to remain so, and the Livingstain family did not feel as if their hardware business fell under this classification. "King Street was dead on every Jewish holiday and every Saturday...[on] Yom Kippur it was just like a ghost city," reflected Allan Livingstain (son of Leo and grandson of Harris) in an oral history given to the Jewish Heritage Collection at the College of Charleston.

The layout of the hardware store was an open plan, much as it is now in its present day restored state. (insert photo of downstairs) Betty described the store as being a contract business stating that the hardware store did a lot of contract work with larger agencies as opposed to serving merely as an over-the-counter establishment. Numerous advertisements have surfaced in the *Post and Courier* over the years revealing the sale of a wide range of hardware supplies that passed through the shelves over the years. Harris and Leo were not alone in their manning of the store, Betty remembered there being three black men, who she noted as being very loyal workers, that assisted with the running of the store. The Livingstains additionally employed with three maids, a nurse, and a cook within the house, all of whom were also black. Betty stated that her grandfather's business served both black and white clientele.



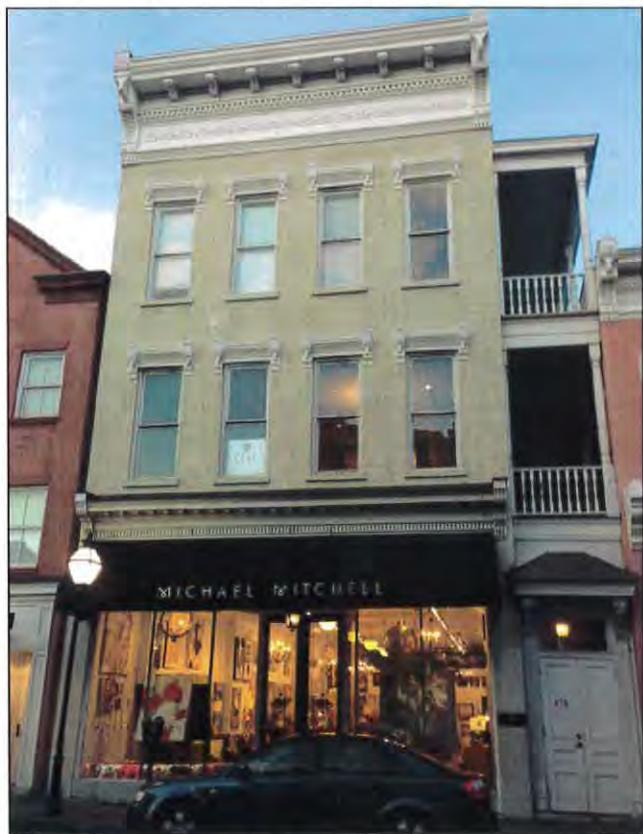
Leo Livingstain, date unknown (courtesy of the Jewish Heritage Collection at the College of Charleston)

Complementing the large first floor store were two stories of living space filled with many rooms: a front parlor, second parlor, living room, and kitchen and small powder room on the second floor and seven bedrooms on the third floor in addition to two bathrooms. With so much space Betty and her sisters each grew up with their own rooms. While the building offered multiple fireplaces she stated that gas space heaters were the primary source of heat throughout the house, never remembering using the fireplaces during her time there. The interior of the house was well decorated she said, with beautiful ornate mantles that featured oval mirrors as over mantle decorations. She said that each room was equipped with beautiful French doors which locked from the top with chains and featured beautiful old doorknobs. Behind the house was a small rear lot in which was located a fig tree she remembered as being almost two stories high. She recalled the warehouses that surround the lot in which she used to keep the bicycle that she would use to ride all over town.

“Growing up there in that [438 King Street] with people always coming and going was just wonderful and I can’t imagine my childhood any other way, nor would I want to.”

## ARCHITECTURAL DESCRIPTION

Located on the east side of upper King Street in the city of Charleston, the building at 438 King Street is nestled amidst a bustling commercial corridor, situated just on the edge of the historic Wraggborough neighborhood. With its primary façade oriented toward the west, the three-story Italianate building retains its historic use as a commercial structure on the first floor, the second and third floors being closed off to public access. With its design harkening greatly to the design layout of a Charleston single house, the building sets just off the road, with a brick sidewalk serving as a barrier between the main entrance to the structure and the on-street public parking spaces located directly in front of the building. Settled very closely to its two neighboring buildings, the building extends approximately 160 feet back into its lot<sup>1</sup> which is irregular in shape.



View of primary facade of 438 King Street as it currently looks today.



Highlighted in red are the current property boundaries of 438 King Street.  
(image courtesy of Charleston GIS)

To the south of the building is situated 436 King Street which currently houses an upscale salon, the building to the north sitting at 440 King Street appearing to be vacant. Directly behind the building is situated a small parking lot comprised of approximately ten parking spaces. A small drive continues along the back of the lot, parallel to King Street, where it meets with John Street, providing access to the rear of the lot.

Although clad in a scored tan colored stucco, creating the appearance of stone construction, the frame of the building is most likely constructed of brick, given the building traditions of Charleston. The foundation material is likewise covered by the aforementioned stucco; however it is clear the building sets on a continuous foundation. Due to its Italianate design, the building features moderate ornamentation. A parapet wall sits atop the building, giving the structure an additional three feet of height as it towers over the other buildings in its vicinity.

<sup>1</sup> Charleston County, Records of the Register Mesne Conveyance (RMC), Charleston, South Carolina, Deed Book R21, p. 659.

Framed by two large ornamented brackets, the parapet is comprised of a large cornice which is supported by seven small and unembellished brackets. Beneath the smaller brackets begins the frieze which is decorated by a row of small dentals below which is situated floral fretwork. A small and simple architrave completes the classical order of the parapet.

A large three story piazza, as is common with the single house design, is situated on the south wall of the structure and wraps around to the rear east wall, rising the height of the building and ending just below the parapet wall. Although the first two floors abut the northern exterior wall of the building at 436 King Street, the third floor reaches just above allowing for usable outdoor space. The piazza is simple in its composition and is constructed entirely of wood. A pair of white French doors, over which is situated a single light transom light and a hipped shaped wooden awning supported by brackets, sits to the right of the main building and serves as the piazza's entrance. The piazza is supported by turned wooden columns and features turned pickets, all of which are painted white.

The current primary entrance into the building is situated on the first floor to the left of the piazza door. A large glass French door, the frame of which is black in color, is situated between two large glass display windows which curve back away from the sidewalk, creating a small setback alcove in which the door sets. The doors are framed by a simple and light door surround. Sitting above the French doors is a simple one pain transom light on which the numbers "438" have been painted. A decorative tile pattern comprises the exterior threshold of the doors. Above the large glass display windows, which are divided into thirds by black mullions, are rectangular transom windows comprised of smaller pieces of pink stained glass. A large modern black awning spans the length of the building, covering the stain glass detail from street view. Above this awning is situated a beltcourse of sorts, which is comprised of a smaller version of the cornice found atop the building's parapet.



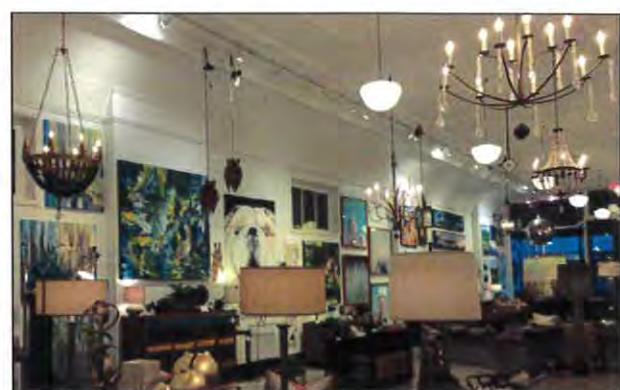
View of piazza from rear of lot.



Aerial view of building, showcasing the three story piazza. (image courtesy of Bing.com)



Detail of stain glass located under awning on the primary facade.



Current interior view.

The ceiling of the entryway above the door is comprised of a decorative bead board laid in a diagonal direction and is white in color. In addition to the store front windows, the building's primary façade features eight additional one-over-one light double hung wooden sash windows, four being evenly spaced across the second and third floors respectively. Each window is topped with a white bracket lintel which mirrors the design of the larger parapet and sits atop a thin window sill which have all been painted the same tan color as the main building. Although blocked from street view aerial images reveal the building to have a low pitched hip roof clad with standing seam metal. Aerial photographs also reveal the presence of four interior sidewall chimneys located along the south wall of the building, spaced evenly throughout the first three-quarters of the building (in reference to the primary façade). A fifth chimney appears to be located at the rear of the building at the far northeast corner. All chimneys appeared to be capped.

Located currently within the first floor of the structure is an art and home accessories store by the name of "Michael Mitchell." Featuring a large open floor plan the interior configuration is most likely a ghost of the floor plan from building's original use as a hardware store. Featuring light tongue and groove flooring and white bead-board wall cladding, original to the structure<sup>2</sup> the back third of the first floor is divided off from the show room to serve as offices and storage for the current tenants. The most unique feature of the structure is a patterned bead board ceiling, featuring the same diagonal designs as the exterior entryway ceiling.



Detail of tiling inside foyer of piazza entryway.



Detail of diagonal beadboard ceilings inside first floor. The ceilings were rediscovered and restored during the 2003 restoration of the building.

<sup>2</sup> Further information discussing the restoration process can be found in Robert Behre's January 6, 2003 article of the Post and *Courier*.

# APPENDIX A

## ANNOTATED CHAIN OF TITLE

May 1, 1806

Grantor: Ann Ferguson

Grantee: Samuel Corrie

Book & Page: U7-51

Type: Lease

Lot: 60 feet on King Street, 160 feet deep

“...said lot is part and parcel of a lot known and designated in the plan of [Wraggborough] drawn by Joseph Purcell Esq. recorded in the office of the Clerk of the County of Common Pleas for Charleston District by the letter D and colored blue. Butting and bounding to the North and to the East on land belonging to the said Ann Ferguson now occupied by John Smyth to the west on King Street and to the South on John Street measuring and containing in front on King Street road aforesaid sixty feet more or less and in depth on John Street aforesaid 160 feet more or less”

December 2, 1841

Grantor: James Ferguson

Grantee: Samuel Corrie

Book & Page: Y10-453

Type: Conveyance

Lot: 54 feet on King Street, 53 feet 8 inches on back line, 160 feet deep

“...lying on King Street...in Wraggborough measuring and containing in front on King Street fifty four feet in width on the back line, fifty three feet eight inches and in depth from that to east 160 feet more or less...butting and bounding north on lands of J. Kalb, West on King Street aforesaid, and South and East on other lands of said James Ferguson...”

April 2, 1846

Grantor: Samuel Corrie

Grantee: Jacob H. Kalb

Book & Page: W11-109

Type: Conveyance

Lot: 54 feet on King Street, 53 feet 8 inches on back line, 160 feet deep

“...sell the estate unto Jacob Kalb for \$2,500 and \$50...highest bid...all that lot piece or parcel of land situated or lying and being on King Street Charleston...in Wraggborough measuring and containing in front of King Street fifty four feet in width on the backline fifty three feet eight inches; and in depth from east to west 160 feet...”

April 2, 1846

Grantor: Jacob H. Kalb

Grantee: Master in Equity Laurens

Book & Page: W11-107

Type: Mortgage

April 21, 1846

Grantor: Master in Equity Laurens

Grantee: Jacob H. Kalb

Book & Page: W11-109

Type: Conveyance

Lot: 54 feet on King Street, 53 feet 8 inches on back line, 160 feet deep

“...sell the estate unto Jacob Kalb for \$2550...by highest bid...all that Lot piece of parcel or land situated or lying and being on King Street Charleston...Wraggborough measuring and containing in front of King Street fifty four feet in width on the back line, fifty three feet eight inches, and in depth from West to East 160 feet”

January 1, 1854

Grantor: Jacob H. Kalb

Grantee: Charles Dunn Trustee (Margaret Lapenne)

Book & Page: A13-489

Type: Conveyance

Lot: 54 feet on King Street, 53 feet 8 inches on back, 160 feet deep

Charles Dunn acted as Trustee for Margaret Lapenne (nee McBride- wife of Patrick McBride) in purchasing a parcel of land on King Street for \$5,000. Margaret and Patrick join in a "deed of Marriage Settlement which can be found in deed book E13-256.

The boundary details for the property are described as follows:

"...lying and being in King Street in the city aforesaid...on King Street 54 Feet in width in the back, 53'8" and in depth from West to East one hundred and sixty (160)...butting and bounding North on lands of said S.H. Kalb, South on the land of Mitchell and Dunn, West on King Street aforesaid, and East on lands of the South Carolina Railroad Company."

June 14, 1855

Grantor: Charles Dunn Trustee (Margaret Lapenne)

Grantee: N. F. Petit

Book & Page: P13-400

Type: Conveyance

Lot: 54 feet on King Street, 53 feet on back line, 160 feet deep

Nelson Petit purchased a parcel on King Street from Charles Dunn Trustee (i.e. Margaret Lapenne McBride) for an unknown sum.

The boundary details for the property are described as follows:

"...lying and being on the East side of King Street, with all the buildings on measuring and containing the front of said Street fifty four (54) feet and in width on the back fifty three feet (53) and in depth one hundred and sixty (160)...bounding to the North on lands of J.H. Kalb to the South on lands of Mitchell and Dunn and to the East on the lands of the South Carolina Railroad Company."

November 9, 1869

Grantor: N.F. Petit

Grantee: Relief Loan Association

Book & Page: D15-493

Type: Sheriff Title

Lot: 54 feet on King Street, 53 feet on back line, 160 feet deep

March 9, 1872

Grantor: Relief Loan Association

Grantee: John Feehan

Book & Page: D16-42

Type: Conveyance

Lot: Numbers 466 and 468 King Street

The trustees of the Relief Loan Association joined with various trustees (names illegible) convey two lot on the east side of King Street to John Feehan for a sum of \$2,475.

The boundary details are as follows

"...situated on the East side of King Street know by the numbers four hundred and sixty six (466) and four hundred and sixty eight (468) north of John Street...and containing...on King Street fifty three (53) feet nine (9) inches and about the same on the back line and in depth one hundred and sixty (160) be the same more or less...butting and bounding North on land of Jacob H. Kalb formally now of Aurre (sp?) East on land of the South Carolina Railroad Company, South on land formally of C. J. Mitchell and C. Dunn and West on King Street aforesaid"

Date Unknown  
Grantor John Feehan  
Grantee: Annie A. Monaghan and Mary Mulligan  
Book & Page: referenced R21-657  
Type: Will  
Lot: Numbers 466 and 468 King Street

October 10, 1894  
Grantor: Annie A. Monaghan and Mary Mulligan  
Grantee: The Columbian Banking & Trust Company  
Book & Page: R21-657  
Type: Bargain and Sale  
Lot: Numbers 466 King Street

“...East side of King Street between John and Ann Streets, City of Charleston and state aforesaid...measuring and containing together in front of King Street and on the back or East like 29 feet 8 inches and in depth on the North and South lines 160 feet be the said measurements more or less...butting and bounding together on the North on lands owned now or late of C. Annue? To the East on lands now or formally of the South Carolina Railway Company, to the west on King Street aforesaid, and to the South on other lands of me the said Annie A. Monaghan...”

October 15, 1894  
Grantor: The Columbian Banking & Trust Company  
Grantee: Harris Livingston  
Book & Page: R21-659  
Type: Bargain & Sale  
Lot: 436 ½ and 438 King Street

“...all those two lots pieces or parcels of land with the buildings and improvements thereof situate, lying and being on the East side of King Street between John and Ann Streets in the City of Charleston State aforesaid and now known as Nos. 436 ½ and 438 King Street...butting and bounding together on the North land now or late of C. (word) to the East on lands now or formally of the South Carolina Railroad Company, to the West on King Street aforesaid and to the South on lands now or formally of Annie A. Monaghan... measuring and pertaining as a whole in front on King Street and on the back on the East line 29 feet 8 inches and in depth on the North and South lines 160 feet...”

Date Unknown  
Grantor: Harris Livingston  
Grantee: Leo H. Livingston  
Book & Page:  
Type: Will  
Lot: 438 King Street

September 16, 1969  
Grantor: Leo Livingston  
Grantee: Allan Livingston  
Book & Page: 71-464  
Type: Will  
Lot: 438 King Street

March 10, 1978  
Grantor: Allan Livingston  
Grantee: Neighborhood Legal Assurances Program, Inc.  
Book & Page: D115-374  
Type: Conveyance:  
Lot: 438 King Street

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November 16, 2001

Grantor: Neighborhood Legal Associates Program, Inc.  
Grantee: Charleston County Bar Association  
Book & Page: A388-345  
Type: Conveyance  
Lot: 438 King Street

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September 10, 2002

Grantor: Charleston County Bar Association  
Grantee: Neighborhood Legal Assitances Program, Inc.  
Book & Page: V417-781  
Type: Conveyance

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September 16, 2002

Grantor: Neighborhood Leal Assitances Program, Inc.  
Grantee: Theodore D. Jr. and Richard S.W.  
Book & Page: K418-218  
Type: Conveyance  
Lot: 438 King Street

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November 14, 2002

Grantor: Theodore Dr. Jr. and Richard S. W.  
Grantee: 438 King Street LLC  
Book & Page: U425-006  
Type: Conveyance  
Lot: 438 King Street

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April 17, 2007

Grantor: 438 King Street LLC  
Grantee: ROA LLC  
Book & Page: U622-719  
Type: Conveyance  
Lot: 438 King Street

## CHAIN OF TITLE CHART

Date	Book & Page	Grantor	Grantee	Type	Lot Size	Plat	Comments
4/17/2007	U622-719	438 King Street LLC	ROA LLC	Bargain & Sale	29 ft. 8 in. x 160 ft.	none	\$2,800,000
11/14/2002	U425-006	Theodore D. Jr. and Richard S.W. Stoney	438 King Street LLC	Bargain & Sale	29 ft. 8 in. x 160 ft.	none	not noted
9/16/2002	K418-218	Neighborhood Legal Assistance Program Inc.	Theodore D. Jr. and Richard S.W. Stoney	Bargain & Sale	29 ft. 8 in. x 160 ft.	none	\$1,200,000
9/10/2002	V417-781	Charleston County Bar Association	Neighborhood Legal Assistance Program	Bargain & Sale	29 ft. 8 in. x 160 ft.	none	\$5
11/16/2001	A388-345	Neighborhood Legal Assistance Program Inc.	Charleston County Bar Association	Bargain & Sale	29 ft. 8 in. x 160 ft.	none	\$50,000
3/10/1978	D115-374	Allan Livingstain	Neighborhood Legal Assistance Program	Bargain & Sale	29 ft. 8 in. x 160 ft.	none	not noted
9/16/1969	Will	Leo H. Livingstain	Allan Livingstain	By Will	29 ft. 8 in. x 160 ft.	none	not noted
Unknown	Will	Harris Livingstain	Leo H. Livingstain	By Will	29 ft. 8 in. x 160 ft.	none	not noted
10/15/1894	R21-659	The Columbian Banking & Trust Co.	Harris Livingstain	Bargain & Sale	29 ft. 8 in. x 160 ft.	none	\$2955 (for two parcels)
10/10/1894	R21-657	Annie A. Monaghan & Mary Mulligan	The Columbian Banking & Trust Co.	Bargain & Sale	29 ft. 8 in. x 160 ft.	none	not noted
Unknown	Will	John Feehan	Annie A. Monaghan & Mary Mulligan	By Will	29 ft. 8 in. x 160 ft.	none	not noted
3/9/1872	D16-42	Relief Loan Association	John Feehan	Conveyance	53 ft. 9 in. x 160 ft.	none	\$2,475
11/9/1869	D15-493	Nazer F. Petit	Relief Loan Association	Sheriff Title	54 ft. x 53 ft. x 160 ft.	none	not noted
6/14/1855	P13-440	Charles Dunn Trustee	Nazer F. Petit	Conveyance	54 ft. x 53 ft. x 160 ft.	none	not noted
1/2/1854	A13-489	Jacob H. Kalb	Charles Dunn Trustee	Conveyance	54 ft. x 53 ft. 8 in. x 160 ft.	none	\$5,000
4/21/1846	W11-109	Master in Equity Laurens	Jacob H. Kalb	Conveyance	54 ft. x 53 ft. 8 in. x 160 ft.	none	\$2,550
4/2/1846	W11-107	Jacob H. Kalb	Master in Equity Laurens	Mortgage	54 ft. x 53 ft. 8 in. x 160 ft.	none	not noted
4/2/1846	W11-109	Samuel Corrie	Jacob H. Kalb	Conveyance	54 ft. x 53 ft. 8 in. x 160 ft.	none	not noted
12/2/1841	Y10-453	James Ferguson	Samuel Corrie	Conveyance	58 ft. 8 in. x 160 ft.	none	not noted
5/1/1806	U7-51	Ann Ferguson	Samuel Corrie	Lease	60 ft x 160 ft	7451	not noted

## CITY DIRECTORIES CHART

Year	Owner	466/438 King Street	Notes
1816	Samuel Corrie, Wheelwright	no address given	Wheelwright, east side of King Street Road
1819	Samuel Corrie, Wheelwright	no address given	Wheelwright, corner of King and John Streets
1825	Samuel Corrie, Wheelwright	no address given	Wheelwright, corner of King and John Streets
1829	Samuel Corrie, Wheelwright	no address given	Wheelwright, east side of King Street between John and Ann Streets
1830-1831	Samel Corrie, Wheelwright	no address given	Wheelwright, east side of King Street between John and Ann Streets
1837-1838	Samel Corrie, Wheelwright	no address given	Wheelwright, King Street, near John Street
1840-1841	Samuel Corrie, Wheelwright	no address given	
1859	N.F. Petit- tin plate worker at 62 Market Street, confectioner at 194 King Street, residence at 27 Cumberland Street	no address given	
1860	N. F. Petit- tinware store at 62 Market Street, residence at 27 Cumberland Street	not listed	
1869-1870	N.F. Petit- tinsmith, 88 Market, residence at 9 Drake Street	not listed	
1875	John Feehan- drayman, residence at 7 Reid Street	466 King Street- William Kennedy, plumber, steam and gasfitter	
1877-1878	John Feehan- draymaster at 102 East Bay, residence at 13 Washington Street	466 King Street- William Kennedy Plumber and Gasfitter	
1878-1879	John Feehan- boss drayman at 102 East Bay, residence at 13 Washington Street	466 King Street- William Kennedy, Gas and Steam Fitters	
1881	John Feehan- draymaster, residence at 13 Washington Street	466 King Street- W. Kennedy Plumber and Gasfitter	
1882	John Feehan- drayman, residence at 13 Washington Street	466 King Street- John J. Lopez Jr., retail boots and shoes John A. Lopez, shoemaker and John F. Lopez, seaman	
1883	John Feehan- draymaster, residence at 13 Washington Street	not listed	
1884	John Feehan- draymaster, residence at 13 Washington Street	466 King Street- John H. Lopez, retail boots and shoes	
1886-1886	John Feehan- draymaster, residence at 13 Washington Street	466 King Street, John A. Lopez, retail boots and shoes	

Year	Owner	466/438 King Street	Notes
1888	John Feehan, residence at 63 Washington Street	not listed	Garfunkel Brothers at 440 King Street; Mary Feehan dies July 19, 1887
1889	John Feehan, residence at 63 Washington Street	438 and 440 King Street- Garfunkel Brothers Clothiers	
1890	John Feehan- draymaster, residence at 63 Washington Street	438 and 440 King Street- Garfunkel Brothers Clothiers	
1891	John Feehan- "removed to Sumter, S.C."	438 and 440 King Street- Garfunkel Brothers Clothiers	*advertisement, page 33
1892	John Feehan- not mentioned in directory	438 and 440 King Street- Garfunkel Brothers Clothiers	move to 440 King in 1893
1893	John Feehan- not mentioned in directory	438 King Street- W.W. Carpenter, Grocer	move to 446 King Street in 1894
1894	Annie A. Monaghan & Mary Mulligan- not mentioned in directory	not listed	
1895	Harris Livingstain	George Couser, c	
1896	Harris Livingstain, residence 444 King Street	438 King Street- Harris Livingstain, clothing and musical instruments	
1897	Harris Livingstain, residence 438 King Street	436 1/2- 438 King Street- "Uncle Harry's" pawn shop	*advertisement, page 18
1898	Harris Livingstain, residence 438 King Street	436 1/2- 438 King Street- "Uncle Harry's" pawn shop	* advertisement, page 29
1899	Harris Livingstain, residence 438 King Street	436 1/2- 438 King Street- "Uncle Harry's" pawn shop	*advertisement, page 27
1900	Harris Livingstain, residence 438 King Street	436 1/2- 438 King Street- "Uncle Harry's" pawn shop	*advertisement, page 25
1901	Harris Livingstain, residence 438 King Street	436 1/2- 438 King Street- "Uncle Harry's" pawn shop	*advertisement, page 31
1902	Harris Livingstain, residence 438 King Street	436 1/2- 438 King Street- "Uncle Harry's" pawn shop	*advertisement, page 17
1903	Harris Livingstain, residence 438 King Street	436 1/2- 438 King Street- "Uncle Harry's" pawn shop	*advertisement, page 28
1904	Harris Livingstain, residence 438 King Street	436 1/2- 438 King Street- "Uncle Harry's" pawn shop	no advertisement

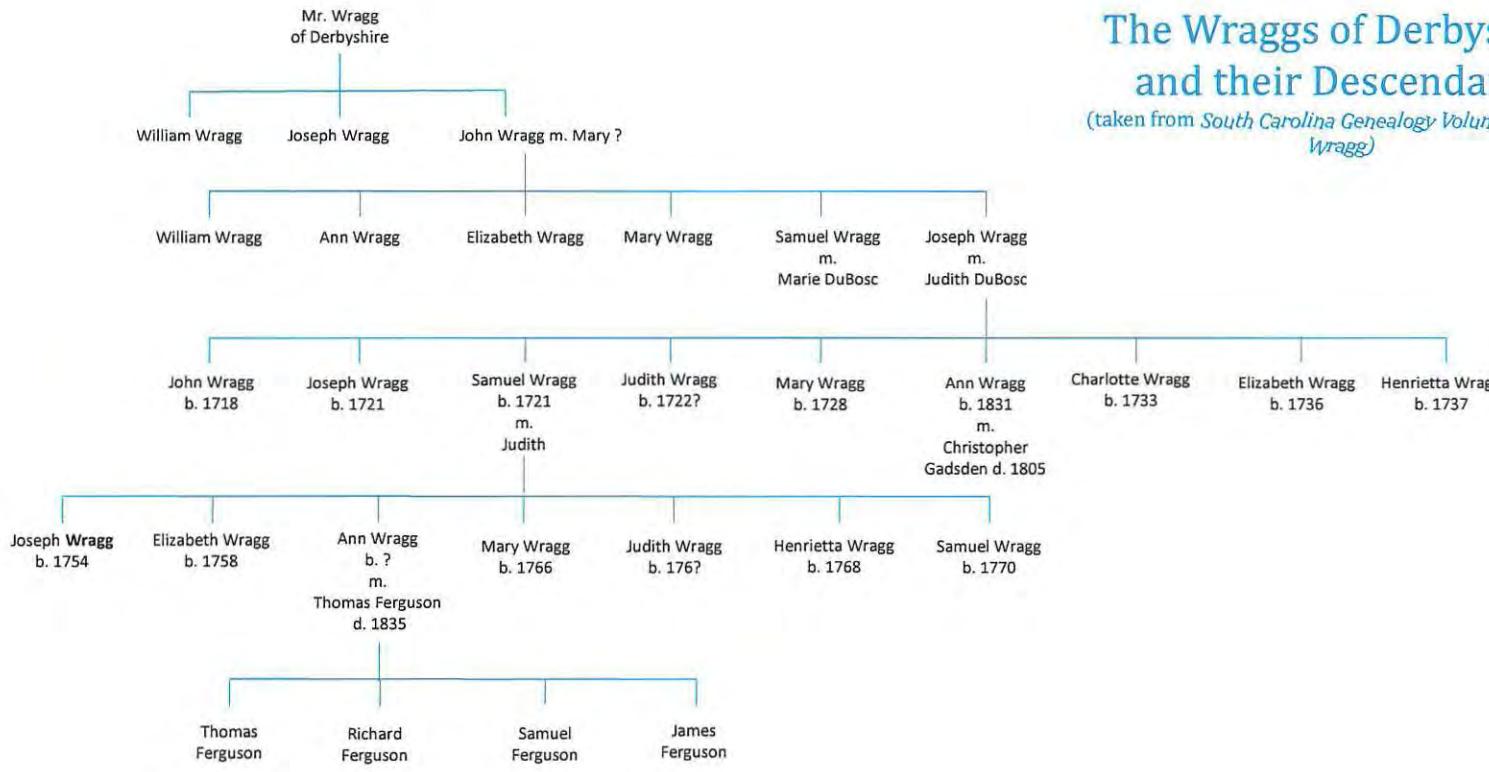
Year	Owner	466/438 King Street	Notes
1905	Harris Livingstain, residence 438 King Street	436 1/2- 438 King Street- "Uncle Harry's" pawn shop	no advertisement
1906	Harris Livingstain, residence 438 King Street	436 1/2- 438 King Street- "Uncle Harry's" pawn shop 438 King Street- W.J. Blake	*advertisement, page 23
1907	Harris Livingstain, residence 438 King Street	436 1/2- 438 King Street- "Uncle Harry's" pawn shop	* advertisement, page 22
1908	Harris Livingstain, residence 438 King Street	436 1/2- 438 King Street- "Uncle Harry's" pawn shop	*advertisement, page 27
1909	Harris Livingstain, residence 438 King Street	436 1/2- 438 King Street- "Uncle Harry's" pawn shop	*advertisement, page 27
1911	Harris Livingstain, residence 438 King Street	436 1/2- 438 King Street- "Uncle Harry's" pawn shop	*advertisement, page 25
1912	Harris Livingstain, residence 438 King Street	436 1/2- 438 King Street- "Uncle Harry's" pawn shop	no advertisement
1913	Harris Livingstain, residence 438 King Street	436 1/2- 438 King Street- "Uncle Harry's" pawn shop	no advertisement
1914	Harris Livingstain, residence 438 King Street	436 1/2- 438 King Street- "Uncle Harry's" pawn shop	no advertisement
1915	Harris Livingstain, residence 438 King Street	436 1/2- 438 King Street- "Uncle Harry's" pawn shop	no advertisement
1916	Harris Livingstain, residence 438 King Street	436 1/2- 438 King Street- "Uncle Harry's" pawn shop	no advertisement
1917	Harris Livingstain, residence 438 King Street	436 1/2- 438 King Street- "Uncle Harry's" pawn shop	no advertisement
1918	Harris Livingstain, residence 438 King Street	436 1/2- 438 King Street- "Uncle Harry's" pawn shop	no advertisement
1919	Harris Livingstain, residence 438 King Street	436 1/2- 438 King Street- "Uncle Harry's" pawn shop	no advertisement
1920	Harris Livingstain, residence 438 King Street	436 1/2- 438 King Street- "Uncle Harry's" pawn shop	no advertisement
1921	Harris Livingstain, residence 438 King Street	436 1/2- 438 King Street- "Uncle Harry's" pawn shop	no advertisement
1922	Harris Livingstain, residence 438 King Street	436 1/2- 438 King Street- "Uncle Harry's" pawn shop	no advertisement
1923	Harris Livingstain, residence 438 King Street	436 1/2- 438 King Street- "Uncle Harry's" pawn shop	no advertisement
1924	Harris Livingstain, residence 438 King Street	436 1/2- 438 King Street- "Uncle Harry's" pawn shop	no advertisement
1925	Harris Livingstain, residence 438 King Street	436 1/2- 438 King Street- "Uncle Harry's" pawn shop	no advertisement
1927	Harris Livingstain, residence 438 King Street	436 1/2- 438 King Street- Harris Livingstain pawnbroker and hardware supplies	no advertisement

Year	Owner	466/438 King Street	Notes
1928	Harris Livingstain, residence 438 King Street	436 1/2- 438 King Street- Harris Livingstain pawnbroker and hardware supplies	no advertisement
1930	Harris Livingstain, residence 438 King Street	436 1/2- 438 King Street- Harris Livingstain pawnbroker and hardware supplies	no advertisement
1931	Harris Livingstain, residence 438 King Street	436 1/2- 438 King Street- Harris Livingstain pawnbroker and builders supplies	no advertisement
1932	Harris Livingstain, residence 438 King Street	436 1/2- 438 King Street- Harris Livingstain building materials	no advertisement
1936	Harris Livingstain, residence 438 King Street	436 1/2- 438 King Street- Harris Livingstain pawnbroker and builders supplies	no advertisement
1938	Harris Livingstain, residence 438 King Street	436 1/2- 438 King Street- Harris Livingstain building supplies and hardware 438 King Street- Louis Karesh and Henry Sholk	no advertisement
1940	Harris Livingstain, residence 438 King Street	436 1/2- 438 King Street- Harris Livingstain building supplies and hardware 438 King Street- Louis Karesh and Henry Sholk	no advertisement
1942	Harris Livingstain, residence 438 King Street	436 1/2- 438 King Street- Harris Livingstain building supplies and hardware 438 King Street- Louis Karesh	no advertisement
1944-1945	Harris Livingstain, residence 438 King Street	438 King Street- Harris Livingstain Hardware 438 King Street- Louis Karesh, Harry J. Sholk	no advertisement
1948	Harris Livingstain, residence 438 King Street	438 King Street- Harris Livingstain Hardware 438 King Street- Harry J. Sholk	no advertisement
1950-1951	Leo Livingstain	438 King Street- Harris Livingstain Hardware 438 King Street- Harry J. Sholk	no advertisement
1955	Leo Livingstain	438 King Street- Harris Livingstain Hardware	no advertisement
1958	Leo Livingstain	438 King Street- Harris Livingstain Hardware	no advertisement
1961	Leo Livingstain	438 King Street- Harris Livingstain Hardware	no advertisement
1968	Leo Livingstain	438 King Street- Harris Livingstain Hardware and Building Surplus	no advertisement
1969	Allan Livingstain	438 King Street- Harris Livingstain Hardware and Building Surplus	no advertisement
1970	Allan Livingstain	438 King Street- Harris Livingstain Hardware and Building Surplus	no advertisement

Year	Owner	466/438 King Street	Notes
1971	Allan Livingstain	438 King Street- Harris Livingstain Hardware and Building Surplus	no advertisement
1972	Allan Livingstain	438 King Street- Harris Livingstain Hardware and Building Surplus	no advertisement
1973	Allan Livingstain	438 King Street- Harris Livingstain Hardware and Building Surplus	no advertisement
1974	Allan Livingstain	438 King Street- Lighting Show Place Electric Supplies	no advertisement
1975	Allan Livingstain	438 King Street- Lighting Show Place Electric Supplies	no advertisement

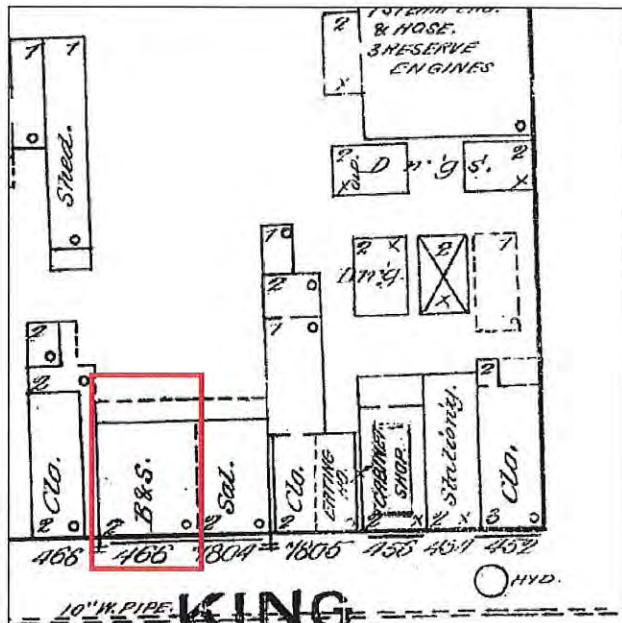
## The Wraggs of Derbyshire and their Descendants

(taken from *South Carolina Genealogy Volume IV Rhett-Wragg*)

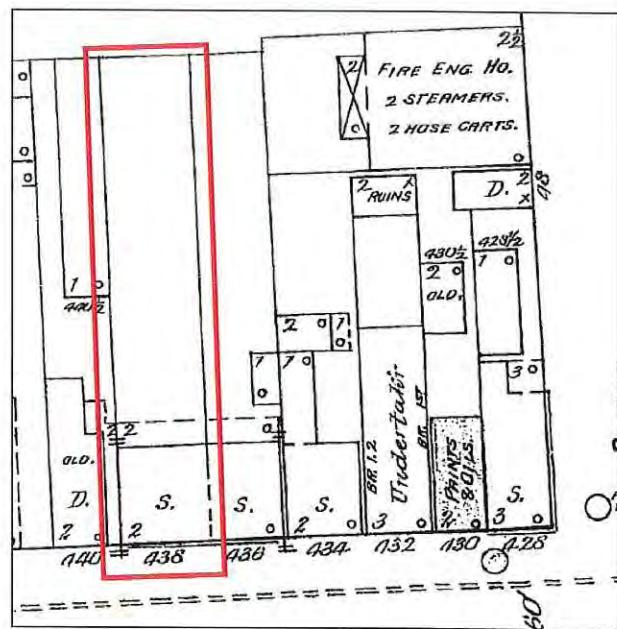


## A SANBORN CHRONOLOGY OF 438 KING STREET

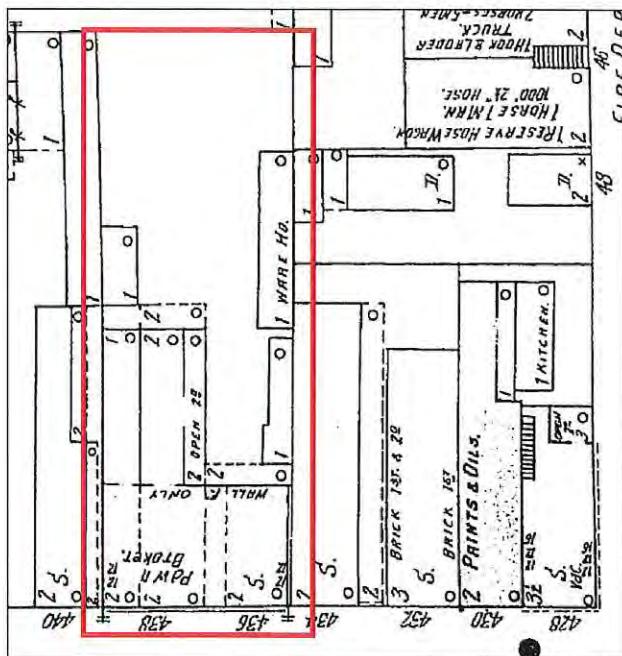
1884



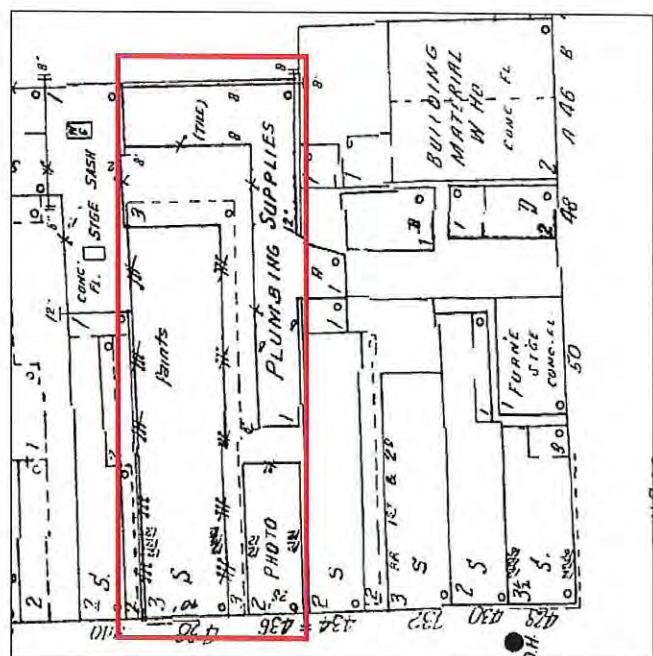
1888



1902



1944



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