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Poorly written and constructed.



330-332 King Street

The Bob Elis Shoe Store

~~XXXXXXXXXX~~

MSHP College of Charleston/Clemson University

Research Methods

Fall Semester 2013

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Introduction

The city of Charleston, South Carolina, is one of the nation's typical examples of American colonist past. It is a living city incorporated with historic constructions, each street witness the victories and defeats of the city's history. The streets, lanes and alleys, almost become a larger genealogy extensive branch, as a family pedigree and the younger generation for centuries remained proud of the creation and development of young people along the coastline and lush peninsula of land for residential and commercial ancestors. Behind the doors of streets and buildings that gone through wars and natural disasters, is the story of the evolving architectural forms and progressive preservation methods and techniques.

The research and record showed in this paper illustrate that King Street, the principle highway of early settlement, reflects the early commercial business of Charles Town. This paper is written to expose the 330-332 King Street of residents and property owners on the street in Charleston's history, how significant was the presence in the development of the city throughout the centuries and define the

role of life. It discusses the architectural development and family ownership that 330-332 King Street has on the street from its origins as an original lot to becoming one of the largest commercial shops on King Street.

A Glimpse of King Street

Charleston's earliest commercial activity focused on Church and East Bay Street, but with the development of the city in the center of the eighteenth century, business and public life rooted in other places, especially in and around King Street, and a little later, Market Street. Although it is the main highway early settlement, King Street, running along the center spine commanding heights of the peninsula, laid the original strengthening Charles outside the town. Houses and shops sprinkled along the streets and alleys leading to the King Street that provides some of Charleston's commercial expansion clearest glimpse in the early nineteenth century.¹ Former commercial activities burgeoned along King Street, the west of King Street has long been a large number

¹ Jonathan Poston, *The Buildings of Charleston: A Guide to the City's Architecture* (Columbia, SC; University of South Carolina Press, 1997). Chapter 5.

of public purposes and the development of land lying west of the King Street are conveyed to the proprietary governor James Moore, and then acquired by businessman Isaac Mazyck. Market areas of the city lay the nineteenth century King Street East in what has become the center of the city before the war.

This historic city was almost completely destroyed by the earthquake August 31, 1886 in the evening, which becomes an important thing, and the formation of sad but interesting times in the history of the Republic. 6000 buildings were either destroyed or severely damaged, rather than a single city plastered interior is said to have escaped unhurt.¹



King Street has been badly damaged during this natural disaster.

Figure1:King Street during Charleston earthquake, S.C, 1886.

Source: Legislative article, "The Charleston Earsquake", Lowcountry Digital Library.

<http://lowcountrydigital.library.cofc.edu/cdm4/document.php?CISOROOT=/HCF&CISOPTR=201&REC=8>

¹ Legislative article, "The Charleston Earsquake", Lowcountry Digital Library.

<http://lowcountrydigital.library.cofc.edu/cdm4/document.php?CISOROOT=/HCF&CISOPTR=201&REC=8>

Architectural Description

Facing west, the building located on the northwest corner of King and George Street. The 330 King Street is a three-story brick building with the lot of 21×120 , and 332 King Street is a two-story brick building with the lot of 27×120 , which covering stucco on the surface with slate roof.

The three-story building contains seven one over one windows on both second and third floor. There are cornices on and pediments on the bottom of the roof. The first floor of the building provides an open entrance for commercial purpose.

Summary of Findings

Old Ansonborough

330-332 King Street was once part of the original subdivision of Ansonborough. In 1727 Captain George Anson purchased 63 or 64 acres of land from Thomas Gadsden.¹ That property encompassed all of the land from modern King Street to the Cooper River, and from modern Society Street to Calhoun Street. The land on the east side of King Street he called "the Bowling Green." Captain Anson left Charleston in the 1730s and never returned. In 1744 his attorney, Benjamin Whitaker, subdivided Bowling Green plantation into 25 smaller lots called "Ansonborough" and began selling them in 1745.

By the 18th century the old Borough was home to various businesses, relatively prosperous merchants, and even a few pots. On April 24, 1838, a fire broke out at King and Beresford Street, spreading to the northeast and providing to be "the largest and most distressing fire" in the city to that date. There are about 1000 houses burnt, distress is beyond description. Although there is no evidence that the building we discuss in this paper was damaged through this fire.

¹ Nicholas Butler, interview by author, Charleston, S.C., November 10, 2013.

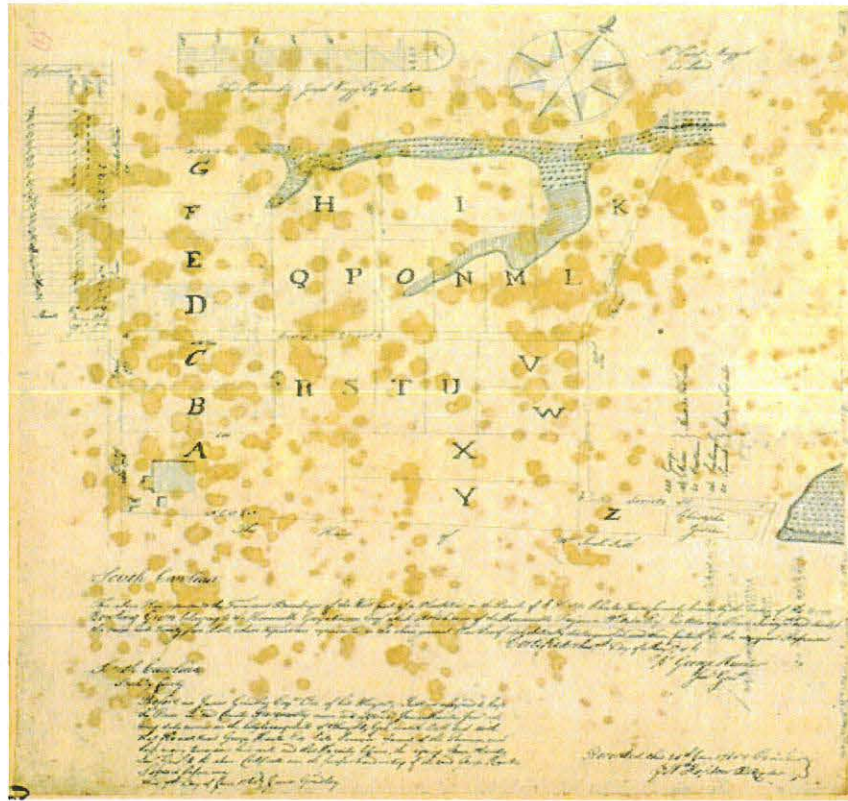


Figure2: high-resolution scan of a copy of the 1746 plat of George Anson's "Bowling Green Plantation (330-332 King Street is labeled "D" on the plat)

Source: City Engineer's Plat Book, page 70. Charleston Archive at Charleston County Public Library.

History of Construction

It is known from the research that in 1819, Charles Mey, the owner of property made a will.¹ He left the estate to his wife Jane Mey, his brother John Henry Mey and his friend Rene Codard. And the will shows his Trustee keep his estate together for the support of his wife and

¹ Last Will and Testament of Charles Mey," Wills of Charleston County, Book F 1818-1826, Volume 38, Page 624, South Carolina Room, Charleston County Public Library.

his five children allowing them the use of the income. 1830, the property was belonged to James Gray, who later sold it to Mitchell King.¹ There is no mention about the building yet.

Mitchell King

Mitchell King (1783-1862) constructed the building, 330-332 King Street, in 1840. He was a schoolteacher, lawyer, and finally judge of the Charleston City. Mitchell King was born 8 June 1783 in Craill, he married twice and had eleven children. Mitchell King owned property in Charleston, on the Savannah River, presumably in Chatham County, Georgia, and at Flat Rock, Buncombe County, North Carolina where he had summer home. King was active in business, cultural, social, civic, and church affairs in both Charleston and Flat Rock.²

King supported the Library Society at Charleston, the College of Charleston, of which he was a trustee, and involved in various clubs and movements toward the betterment of both localities where he ad homes. He was also involved in both the Presbyterian and Episcopal churches in

¹ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book A10, p.502

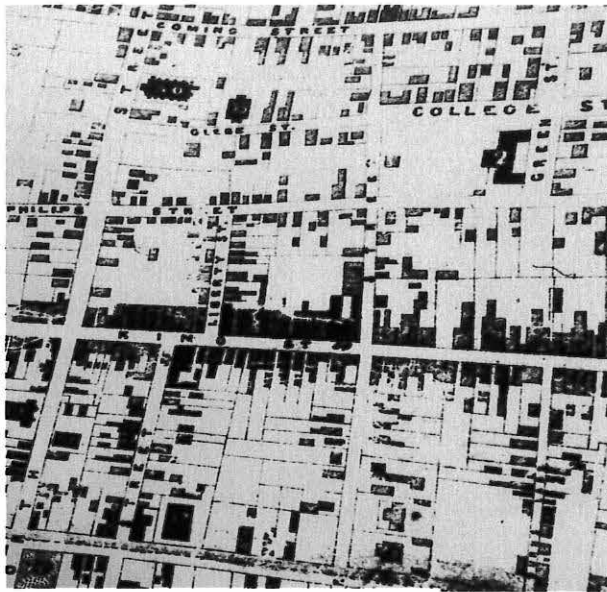
² Article, “ Biography of Mitchell, King”, Library of the University of North Carolina at Chapel Hill, Southern Historical Collection, Charleston County Public Library.

Charleston and North Carolina and took an active interest in their management and affairs. King also owned the Judge Mitchell King House, which is on the northwest corner of Meeting and George Street, and the property across Meeting Street from 292 Meeting Street.

Development in 19th Century

In the year 1840, Mitchell King sold the property to David Epstein.

¹ This is the first time that the building mentioned in record.



The owner of the property in 1844 is Charles Rose, who was acting as agent for David Epstein, and later sold it to Meyer Stern.² In 1845, Simon Wolff, a farmer from Ridgeville, SC, owned the building, sold it to David

Figure3: 1852map, City of Charleston

Source: 1852 Birdgens and Alley Map, South Carolina Room, Charleston County PublicLibrary

¹ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book L14, p.294

² Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book A14, p.251



Epstein from
New York and
Philify Epstein,
from eastern
Pennsylvan.¹
The lotdimension
is 47×120.

Figure4: 1872map, Birds Eye View of City of Charleston
Source: South Carolina Room, Charleston Public County Library

In 1852, the street number is 322King Street;² we can see a three-story building in the map of Charleston. This can also found evidence from the 1872 Birds Eye View Map of Charleston. Another finding comes from the 1884 and 1888 map of City of Charleston, which indicates 330-332King Street was a grocery store during that period of time.

The property belonged to Myer Stern when the destroyed earthquake happed in 1886.³ The 332 King Street was vacant then; all

¹ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book A14, p.80

² City of Charleston. City Tax Assessment Ward Books, Charleston, S.C., Ward 5, p.87. [microfilm]
Charleston County. Records of the Register Mesne Conveyance (RMC)

³ Record of earthquake damages, 1886, On microfiche, Historic Charleston Foundation Archives.

walls remained to be good as well as chimney and flues. The 330 King Street was Myer Stern's store dwelling building then; the east wall is slightly cracked over openings and the west wall has been rebuilt now. We can see on the earthquake assessment a dollar amount of the damage. According to two currency conversion calculators on the internet (Wolfram Alpha and Tom's Inflation Calendar), the 2013 equivalent would be: 300 King Street - \$800 (range is \$20,600 to \$26), 332 King Street - \$400 (range is \$10,300 to \$13,155).

Development in 20th Century

In 1900, the 330 King Street was Mrs. M. N. Doherty's G. J. Lanneau bicycles. The 332 King Street was S. Alexander's Lum Sing Laundry and also a restaurant.¹ In 1904, there was a master conveyance between its owner, GH Sass, Leonce EM, Bernard and the new host August R. Rugheimer. These deeds are when the whole property(47 × 120) split into two parcels: 330 King Street(21 × 120), valued eight hundreds and ninety dollars; 332 King Street(27 × 120), valued seven hundreds and ten dollars.²

¹ The Old Codgers Charleston Address Book 1900 through 1999: King Street in the Twentieth Century, Charleston County Public Library.

² Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book S24, p.103

In 1910, the 330 King Street was William Minnis Company. The 332 King Street was vacant.

In 1914, Rugheimer, the owner of the property, made a conveyance to W.X. Duffle and R. Beverly Herbert with a price of five hundreds and twenty-two dollars.¹

The 330 King Street was Carolina Floral Company in 1920. The 331 King Street was Miss E. B. Cohen's Charleston Hat Company. And the 332 King Street was the Quinte Cigar Store. The research has failed to turn to the reason for the unusual name of this photograph studio, Harrell's Cute Studio, owned by Walter L. Harrell. It is listed in the city directories of 1921 and 1922.²

In 1, May, 1924, the City Investment made a mortgage to Peoples National Bank of Charleston.³ The lot is Fifty-one feet nine inches on King Street × one hundred and twenty feet on George Street. And the price is thirty four thousand five hundred and thirty-six dollars. City Investment Company, pursuant to resolutions of its stockholders adopted at a meeting, after thirty days writing notion to each stockholder in and by

¹ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book O27, p.104

² The Old Codgers Charleston Address Book 1900 through 1999: King Street in the Twentieth Century, Charleston County Public Library.

³ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book W13, p.284

its certain bond or obligation bearing stands firmly held and bond unto the People National of Charleston.

In 1930, the 330 King Street was owned by a physician named G. G. Lee. The 331 King Street was owned by a tailor, Louis Givner. And 332 King Street was Great A&P Tea Company.¹

In 3, August, 1939, Harmon Corporation, the owner of property made a conveyance to Max Miller.² The lot is fifty-one feet nine inches on King Street × one hundred and twenty feet on George Street. And the price is Nineteen hundred and thirty-nine dollars. This indenture, made the third day of August, nineteen hundred and thirty-nine between Harmon Corporation, a corporation character under the laws of the state of South Carolina, and Max Miller of Charleston, South Carolina.

In 16, February, 1940, Max Miller made a conveyance to Gayden Brothers.³ The lot is twenty four feet in width by one side measurement and twenty two and one half feet in width on the inside. And the price is three hundred seventy five dollars. The parties have to heretofore entered into a lease dated September, 30, 1939, covering promises located at the

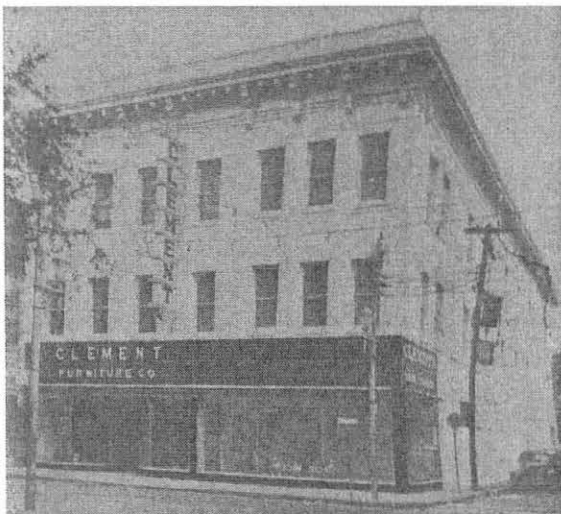
¹ The Old Codgers Charleston Address Book 1900 through 1999: King Street in the Twentieth Century, Charleston County Public Library.

² Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book I41, p.80

³ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book H42, p.80

northeast corner off King street and George street, South Carolina, for a period of ten years from the 16th day of June, 1940 to 15th day of June, 1950. And if for any person the said leaser should fail or refuse to particularly perform his obligation as set out, lessee herein shall have the option to proceed with this work. The 330 King Street was Garden Bros's Cigar Store in 1940. The 331 King Street was O. L. Walter Optical Company from 1940 to 1950. And 332 King Street was owned by Sidney N. Sellers.¹

The property was constructed to a Clement Furniture Company in 27, Nov, 1940.² According to Fred Scott, manager, more than 45000 dollars was spent in making this one of the most modern stores in the city.



It has spacious display windows with a 52 foot frontage in King Street and one of the most modernistic signs in neon has been installed on the structure.

Figure5: 330-332 King Street Clement Furniture Company

¹ The Old Codgers Charleston Address Book 1900 through 1999: King Street in the Twentieth Century, Charleston County Public Library.

² Newspaper clipping of 330-331 King Street, South Carolina Room, Charleston County Public Library

One of the main features of the store is what Mr. Scott called a master style studio for the display of authentic styles and reproductions only. The manager, who has been in Charleston for about four years, came here from Fort Worth, Tex. He is a member of the Charleston Chamber of Commerce, a member of the First Christian church and is a Mason, a member of Union Kilwinning lodge No.4.

The property remained to be a Clement Furniture Company from 1940 to 1980.¹ In around 1970, the company opened this large, remodeled showroom at the corner of King and George Street. From 1980

¹ Charleston City Directory, 1942, p614, South Carolina Room, Charleston County Public Library, Charleston, SC

Charleston City Directory, 1944-1945, p733, South Carolina Room, Charleston County Public Library, Charleston, SC

Charleston City Directory, 1948, p634, South Carolina Room, Charleston County Public Library, Charleston, SC

Charleston City Directory, 1950-51, p681, South Carolina Room, Charleston County Public Library, Charleston, SC

Charleston City Directory, 1955, p112, South Carolina Room, Charleston County Public Library, Charleston, SC

Charleston City Directory, 1958, P213, South Carolina Room, Charleston County Public Library, Charleston, SC

Charleston City Directory, 1961, P172, South Carolina Room, Charleston County Public Library, Charleston, SC

Charleston City Directory, 1968, P694, South Carolina Room, Charleston County Public Library, Charleston, SC

Charleston City Directory, 1970, P172, South Carolina Room, Charleston County Public Library, Charleston, SC

Charleston City Directory, 1971, P178, South Carolina Room, Charleston County Public Library, Charleston, SC

to 1990, the property became the famous Bob Ellis Shoe Store.¹ This successful shoe store, featured men's and ladies' footwear from around the world, and in the latter part of the century, the founder, Morris Kalinsky had turned its direction over to his son Barry Kalinsky. A second son, Jeffrey Kalinsky operates a Bob Elli Shoe Store in Phipps Plaza, Atlanta, GA. In 1996 Morris was named one of the top shoe retailers in the world by Footwear News, a leading trade magazine of the industry. The stores feature fashions from Italy and Paris as well as top leading American Brands. Women plan trips to Charleston just to coincide with Bob Ellis Shoe Sales.

A devastating hurricane attacks the city of Charleston in 22, Nov, 1889. We can see the destruction of the property from the Hurricane Damage Assessment Form.² The entire store roof was demolished and the stucco side of the building was cracked. The damage cost the first floor, the gutters, and roof covering each 100 dollars, and 40 dollars each to second and third floor as well as 80 dollars to windows.

¹ The Old Codgers Charleston Address Book 1900 through 1999: King Street in the Twentieth Century, Charleston County Public Library.

² Hurricane Damage Assessment Form, Historic Charleston Foundation Archives.

Conclusion

The property known today as 330-332 King Street, Charleston is interesting for both its long history. Before the year 1840 it has diverse occupants. History of property's ownership reflects the city is located in Charleston's vibrant diversity; a city, from different ethnic and racial backgrounds that have been able to establish themselves and thrive. The story of the property is a mirror of King Street, which went through natural disasters and wars.

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Charleston County. Records of the Register Mesne Conveyance (RMC),

Charleston, S.C. Deed Book H42, p.80

Appendix A: Annotated Chain of Title

Chain-of-Title Record

Property Address: 330 - 332 King Street

Date:

Date	Book & Page	Grantor	Grantee	Type	Lot Size	Plat	Comments
1830	A10 / P502	James Gray	Release Mitchell King	47x120 Release →			No Building Mentioned
1840	L14 / P294	Mitchell King	David Epstein				First time Building was mentioned
1894	A14 / P151	Charles Rose	Meyer Stern				Charles Rose was acting as agent for David Epstein
1845	A14 / P80	Simon Wolff (Kidgville, SC farmer)	David Epstein Phillip Epstein		47x120		
1904	A14 / P118	Leonie EM Bernard	August Rugheimer + William Minnis		330 - 21x120 332 - 27x120		Sold when property was split in two parcels
1914	O27 / P104	Rugheimer	W.X. Duffie R. Beverly Herbert	conveyance			\$522
1924	W23 / P284	City Investment	National Bank of Charleston	mortgage	51'9x100'20		\$34536
1939	L41 / P80	Harmon Corporation	Max Miller	Conveyance	51'9x100'20		\$1939
1940	H42 / P80	Max Miller	Gayden Brothers	Conveyance			\$375

Appendix B: Will of Charles Mey

Cornelius Bailey

Proved by virtue of a dedimus potestatem before George At-
bourn, Judge of Probate for Edgartown, Dukes County, State
of Massachusetts the 20th - of July 1820
October 30th 1829 Qualified Susan Black, Executrix.

End

JDM

Recorded in Will Book 1826 - 1834 Book G

Recorded on Page 351.

WILL OF

CHARLES S MEY

18 B

N 27 State of South Carolina, In the Name of God, Amen;
I, Charles S Mey merchant of the City of Charleston in the
State aforesaid being sick and weak in body, but of sound
mind memory and understanding and considering the certainty
of death, and to the end I may be the better prepared to
leave this world whenever it shall please God, to call me
hence Do therefore make and declare this my last Will and
Testament in manner following, thereby disposing of all my
real and Personal Estates whereof I am in any wise seised
or possessed either in possession Reversion or any other man-
ner or which may be held or possessed by any other Person in
Trust for me or which I have any power to dispose of, that
is to say First: I will and desire that my just debts and
funeral expences be paid off by my my Executors hereinafter

nessed, so soon after my decease as may be practicable: Secondly All the rest residue and remainder of my Estate of every kind and description whatsoever, whether Real or Personal, whether in Possession or in Action I give devise and beueath unto my wife Jane Mey, my brother John Henry Mey and my friend Rene Codard, In Trust Nevertheless to and for the following intents and purposes that is to say, as my five Children are all Minors and of a tender age, it is my will that the said Trustees Do keep my Estate together for the support of my wife and my said five Children allowing them the use of the income thereof in such manner and in such proportions as may be necessary to their subsistence comfort education and convenience respectively and in such manner as will enable them to live in a becoming style as they were accustomed to during my life time: and upon either of my said Children arriving at the age of Twenty one or marrying the said Trustees shall give to such Child arriving at the age of Twenty one or marrying a full one Sixth part of my whole Estate both Real and Personal such one sixth to be held by such child to his^{or} her own use absolutely in Fee Simple Forever freed and discharged from the control of said Trustees: Should all my Children live to reach the age of Twenty one or to marry and each receive of the Trustees one Sixth part of my Estate as aforesaid then the remaining one Sixth part shall be held by the said Trustees to and for the use of my dear Wife Jane Mey during her natural life and upon her death shall be equally divided according to circumstances in manner following: if upon the death of my wife there should be no Grand Children of ours alive who may have lost his her or their parent by our side then upon the death of M^{rs} Mey her portion shall be equally divided among such of our Children as may then be living: if upon the death of M^{rs} Mey none of our Children shall be alive

then her portion shall be equally divided, among such of our Grand Children as may then be alive share and share alike, ^{rs} per Capita; and if upon M^{rs} Mey's death some of our Children are living and some dead who have left Children, then the Children of those who are dead shall take among them share and share alike such part of M^{rs} Mey's portion as their parent ^{rs} would have taken if alive at the death of M^{rs} Mey: Should either of my Children die before the age of Twenty one, never having been married then such portion of my Estate as he or she would have been entitled to on the day of marriage or on arriving at the age of Twenty one shall remain in the hands of the Trustees aforesaid, to be distributed in like manner as the bulk of my Estate is in herein before directed to be disposed of that is equally among the Surviving Children ^{rs} and M^{rs} Mey ^{rs} M^{rs} Mey's portion to be divided upon her death as above-- Thirdly I nominate and appoint my dear wife Jane Mey Guardian of the persons of my five Children until they respectively arrive at the age of Twenty one or are married: Lastly: I, Do hereby nominate constitute and appoint my said Wife Jane Mey, my brother John Henry Mey and my friend Rene Godard to be Executrix and Executors of this my last Will and Testament making them Trustees for the purposes aforesaid and investing them with full power and authority to sell any part of my estate for the payment of my debts without application to the Court of Equity and also with full power to make any disposition of my Estate that may be necessary to effect my intentions as aforesaid expressed according to their best judgment and discretion, hereby revoking all Wills and Testaments by me ever made on any former occasion-- In Witness whereof I Charles S Mey the Testator have to this my Will consisting of Two and a half pages of paper set my hand and seal at the bottom of each page this Thirtieth day of September in the Year of our Lord Eighteen hundred and

WILL OF CHARLES S MEY

PAGE #4

Twenty nine.

Chas S Mey

(LS)

Signed, Sealed, Published and declared by Charles S Mey the
above named Testator as and for his last Will and Testament
in the presence of us who at his request and in his presence
and in the presence of each other have subscribed our names
as witnesses thereto Richard Teasdale Hen-
ry Tresscott E. B. Wilkie

Proved before James D. Mitchell Esquire C. T. T. 30th Octo-
ber 1829

At same time Qualified John Henry Mey, Executor
May 24 1832 Qualified Jane Mey, Executrix

Ed

JDM

Recorded in Will Book 1826--1834 Book G

Recorded on Page 352.