

ON BEHALF OF LS3P,  
HOUSELORE PRESENTS

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609, 629, 631, 633, 635, 637  
KING STREET  
&  
2 ACKERMAN COURT

PROPERTY HISTORY REPORT

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HOUSELORE

LS3P



# OBJECTIVE

To research and evaluate the historical significance of the below structures.

# CONTENTS

1. Introduction
2. 609 King Street
3. 629/631/633 King Street
4. 635 and 637 King Street
5. 2 Ackerman Court

# INTRODUCTION

Houselore has been contracted by LS3P to research and evaluate the aforementioned properties to determine their eligibility for preservation or demolition. What follows is an evaluation of these properties by historian Alexandra Jones of Houselore.

Alexandra studied Architectural History at Miami University before relocating to Scotland and attaining a Masters of History from the University of Glasgow. There, she worked for the Glasgow City Heritage Trust as an architectural historian.

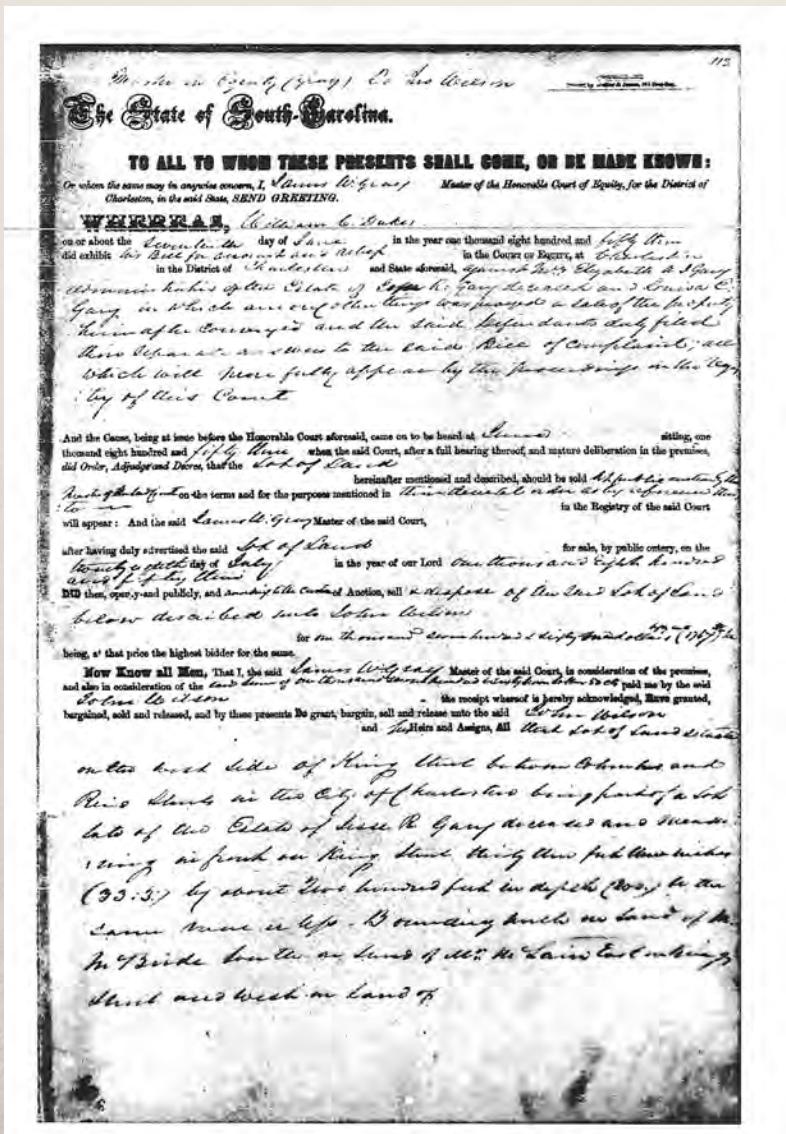
After returning to Charleston, Alexandra worked for several prominent historical organizations including Middleton Place, The Charleston Museum, and the Old Exchange Building. She later established Houselore, providing historic preservation and restoration consultation services in the USA and UK.

The aforementioned property histories will each be presented in chronological order.

609 King Street  
Charleston, SC

Circa 1928-44

# 1819-1853



A court ordered auction and sale of land at present-day 609 King St, dated June 17th, 1853 transferring the property from the deceased owner Jesse Gary and his wife Louisa Gary to the highest bidder, John Wilson, for the sum of \$1,767.00

No building is mentioned, but the lot size is detailed - see below.

"That lot of land // on the west side of King Street between Columbus and // Streets in the city of Charleston being part of a // lots of the Estate of Jesse R. Gary deceased and measuring in front on King Street thirty three feet three inches (33.3) by about two hundred feet in depth (200)..."

In a portion detailing payment, the document does mention a previous owner, William Howis, who was in possession of the property as of 1819 and made payment to the Bank of South Carolina.

# 1864



**1864 Map by Robert Knox**

In this annotated detail from a printed map, the city of Charleston is delineated and Confederate fortifications along the Ashley and Cooper rivers are indicated. Also indicated is the area of the city that burned as a result of Union shelling.

This is the earliest available visual depiction of the established intersection of Columbus and King streets. Note that Rodger's Alley is not depicted.

# 1872



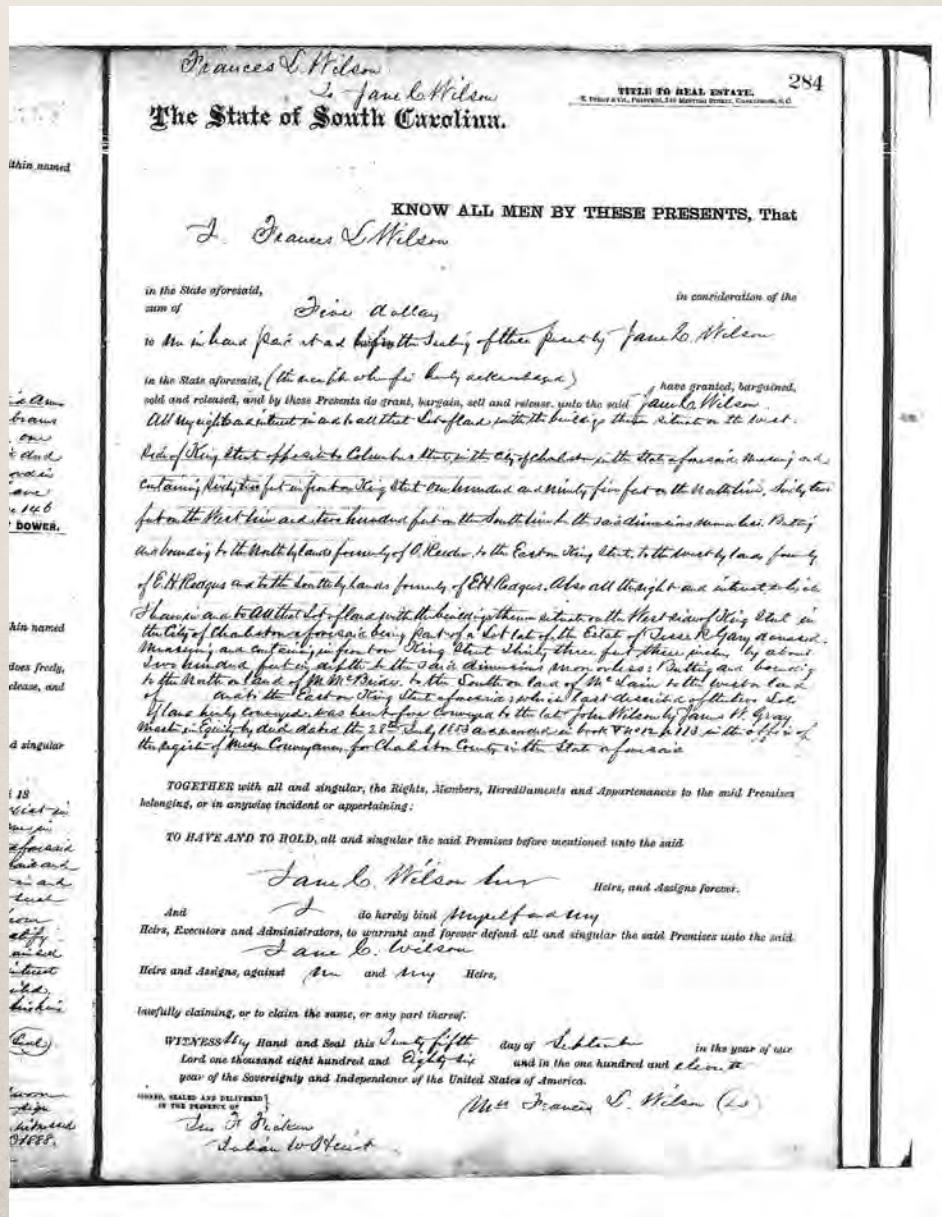
**Bird's eye view of the city of Charleston, South Carolina 1872 by C. N. Drie**

The first visual depiction of present-day 609 King St.

This map shows two two-story gable-front buildings connected by a two-story hyphen with a flat roof. While not a perfect record of the appearance of the earlier building, it does match with the 1888 and 1902 Sanborn Fire Insurance Maps, which show a wood, two story building in this location.

The 1872 map and the Sanborns suggest that perhaps the previous building was originally two separate buildings that were then joined together, but that's speculative.

# 1886



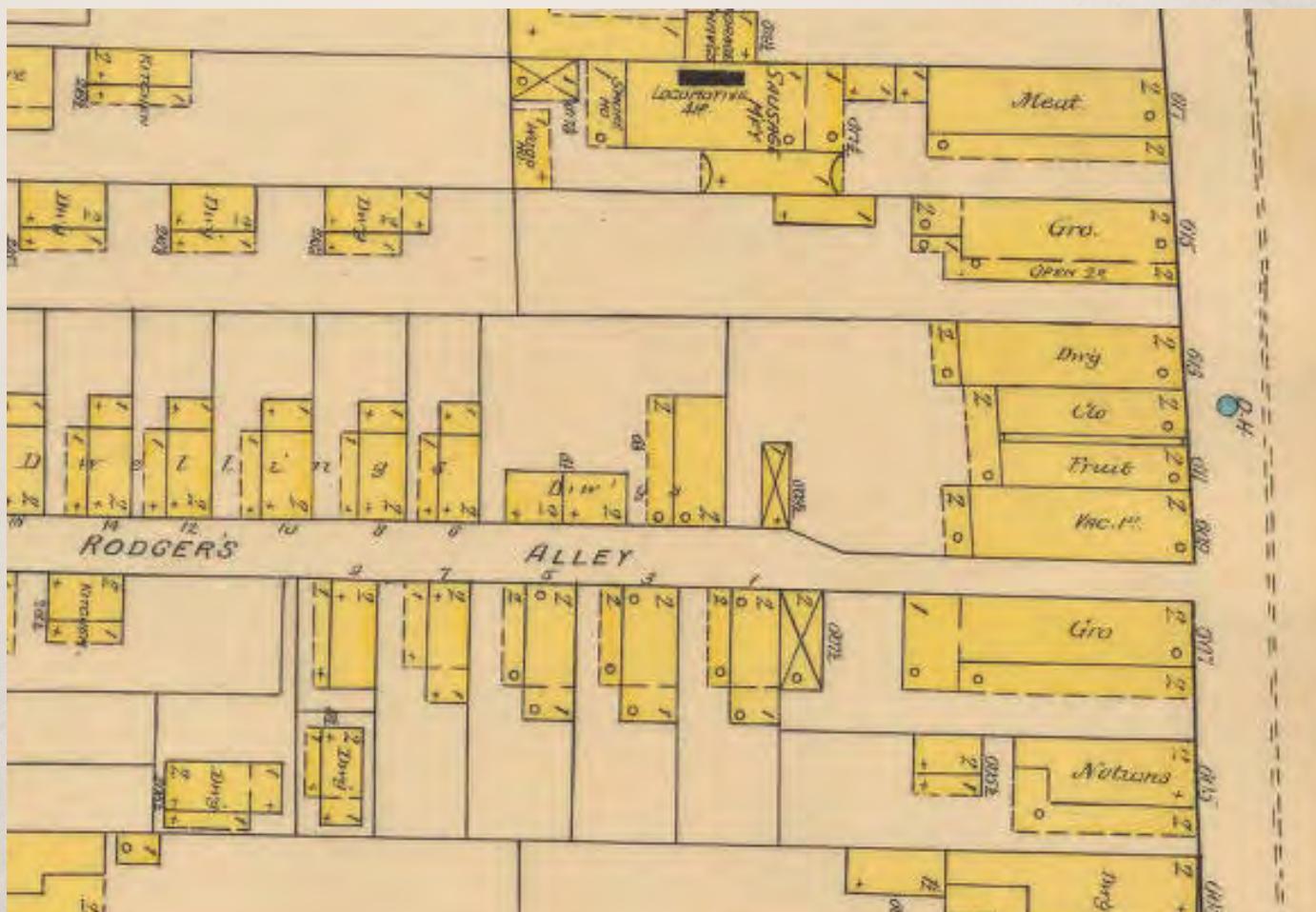
A deed to the property at present-day 609 King St, dated September 25th, 1886. Note that this is 25 days after the infamous earthquake on August 31st. It remains in the Wilson family, and is a family conveyance from Frances Wilson (widow of John Wilson) to her daughter Jane Wilson for the sum of \$5.00.

A property description follows on the next page.

# 1886 (cont'd)

"All my right and interest in and to all that lot of land with the buildings therein situated on the west side of King Street opposite Columbus Street in the City of Charleston in the state aforesaid: measuring and containing sixty two feet in front on King Street, one hundred and ninety five feet on the North side, sixty two feet on the West side and two hundred feet on the South side // be the said dimensions // Butting and bounding to the North by lands formerly of O. Reed, to the East on King Street, to the West by lands formerly of E.H. Reagus and to the South by lands formerly of E.H. Reagus. Also all the right and interest to which I have in and to all the lot of land with the buidlings thereon situated on the West side of King Street in the City of Charleston aforesaid being part of a lot of land of the Estate of Jesse Gary deceased. Measuring and containing in front on King Street thirty three feet three inches by about two hundred feet in depth in the said dimensions more or less: Butting and bounding to the North on land of M McBride, to the South on land of McLain, to the west on land of and to the East on King Street aforesaid: which last described // lot of land hereby conveyed, was heretofore conveyed to the late John Wilson by James W. Gray // in Equity by and dated the 28th of July, 1853..."

# 1888



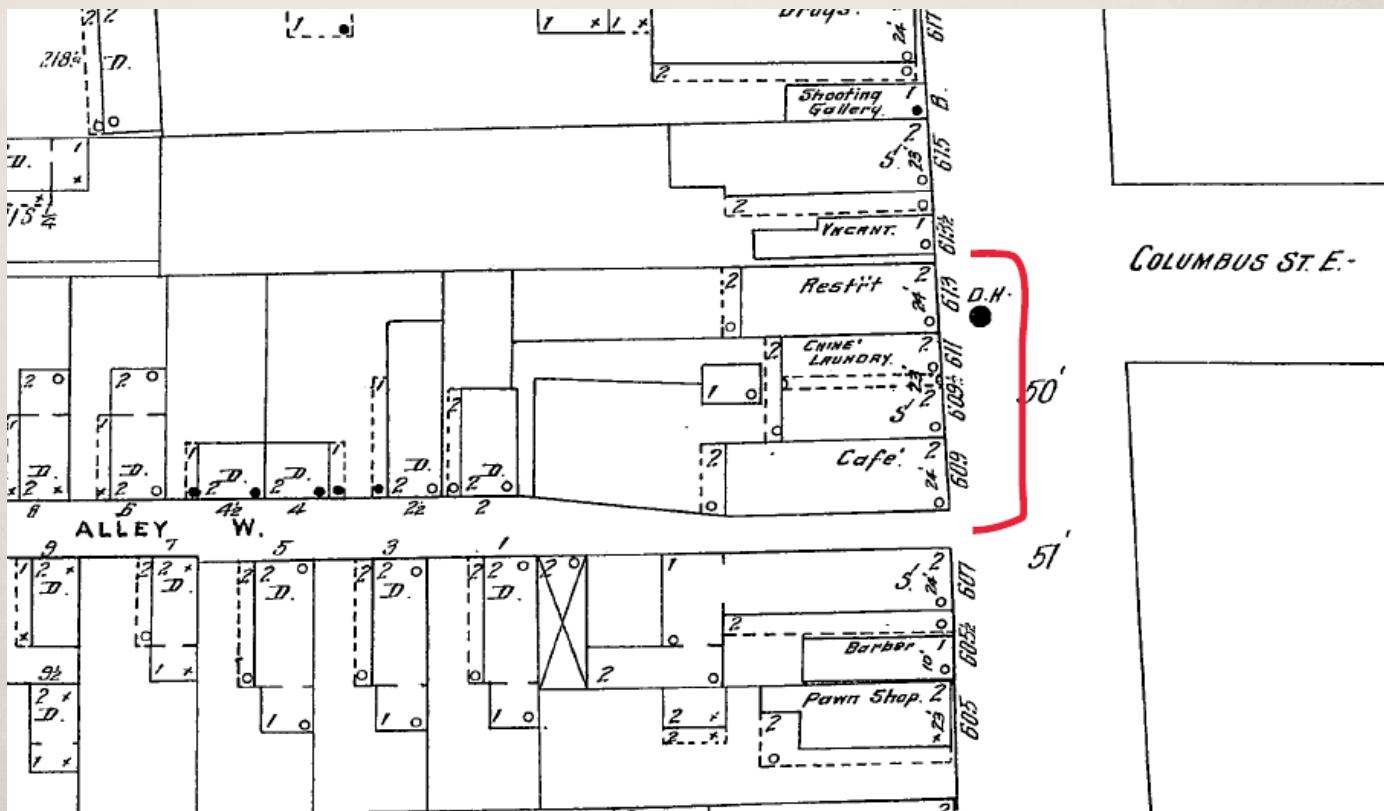
**Sanborn Fire Map of Charleston, c. 1888.**

The 1888 Sanborn Map reflects the visual depiction in the map from 1872. It shows that the building at 609/611/613 King St was a two story wood frame structure with a narrow separation in between 611 and 613.



**1872 Bird's Eye Map**

# 1902-44

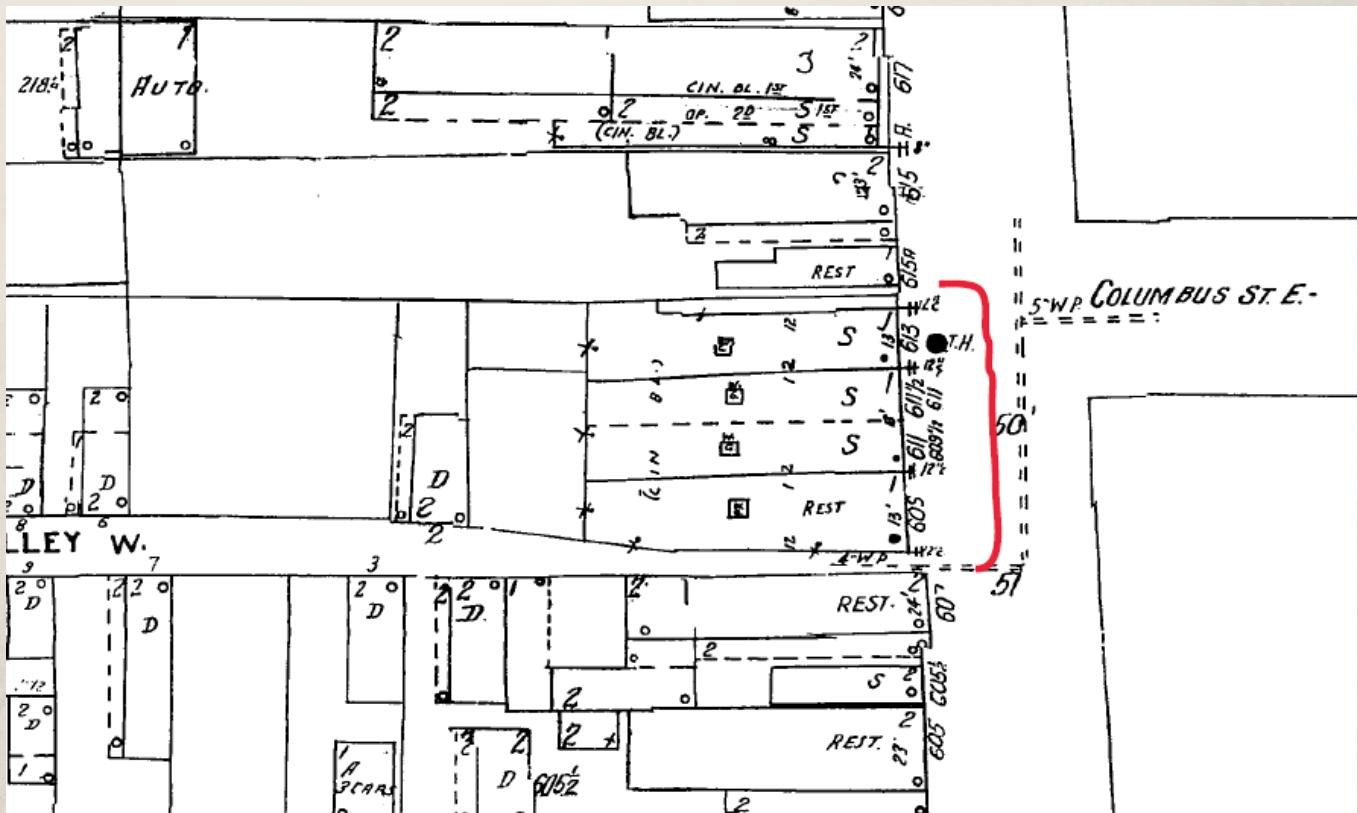


Sanborn Fire Map of Charleston, c. 1902

The 1902 Sanborn Map still reflects the layout of the 1872 map. The structure is still wood frame and two stories. It appears to be used as a cafe, store, chinese laundry, and restaurant.

The most notable differences are that the middle building, previously 611, is now split between 609 1/2 and 611. There is also a small new 1 story free standing structure behind the middle of the building.

1944



# Sanborn Fire Map of Charleston, c. 1944

The 1944 Sanborn Map shows a new structure at the 609/611/613 King St site. We now see the present-day (2017) one story cinder block commercial building. In 1944, it appears to be split between three shops and a restaurant. This new building kept the street numbering and the basic layout of four storefronts, but has been adjusted slightly once again. Now we see 609, 611, 611 1/2, and 613.

## ***Building Permits***

The city building Inspector has issued building permits to the following:

W. R. Campbell, for repairs to  
dwelling at 16 Line street, \$75.  
Mr. A. G. Hart, for

Mrs. A. G. Hottinger, for repairs to store and dwelling at 569 King street, \$1,000.

Smyrna restaurant for installation of electric sign at 609 King street, \$20.

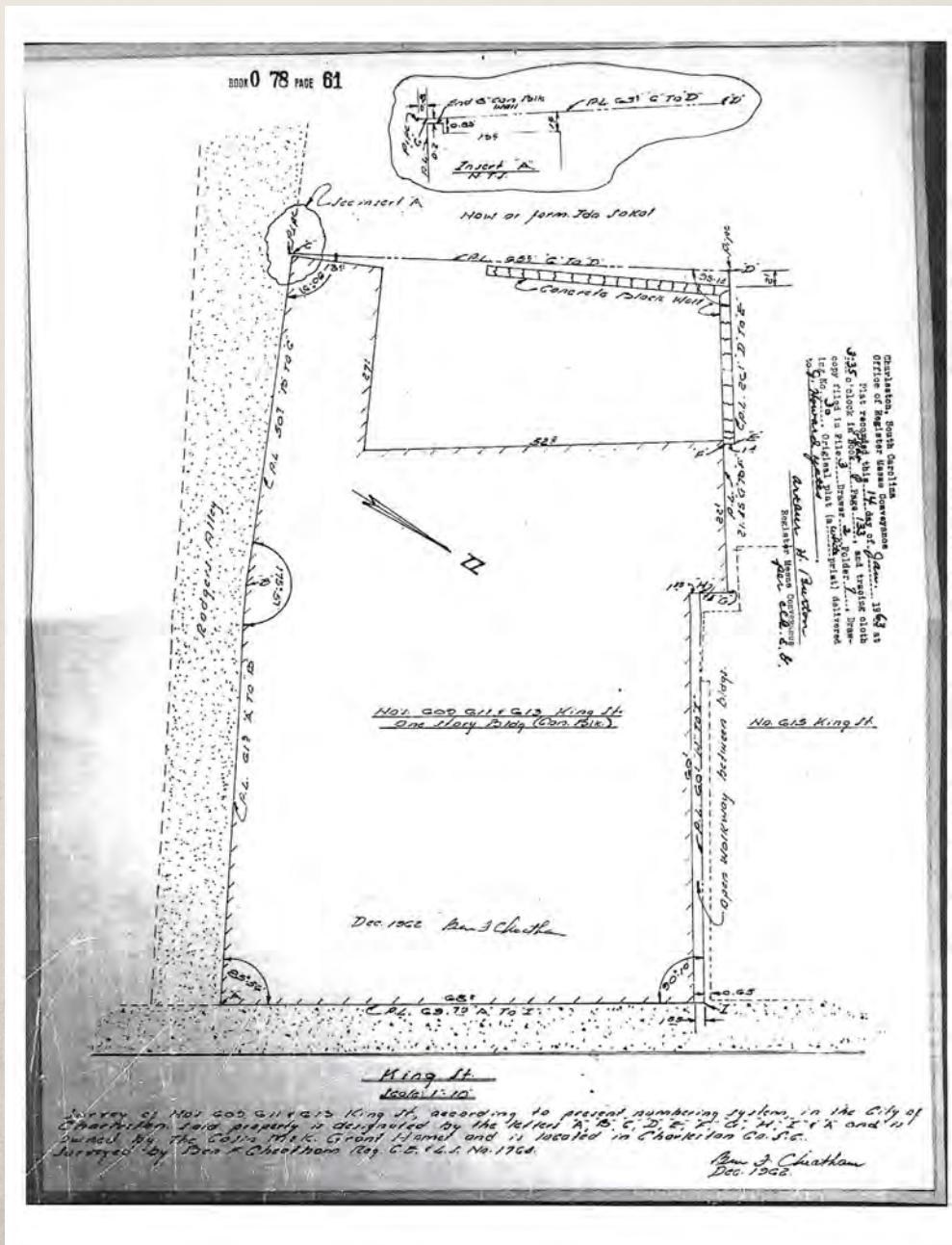
J. Irwin Hoffman, for repairs to dwelling at 155 Cannon street. \$75

Mrs. Clarence T. Hambrick, for  
addition to dwelling at 51 Darling-  
ton Avenue, \$200.

100 Avenue 520.

(Left) Several alterations were made to the new facade throughout the 1930s, as indicated in this notice from the News and Courier in 1935.

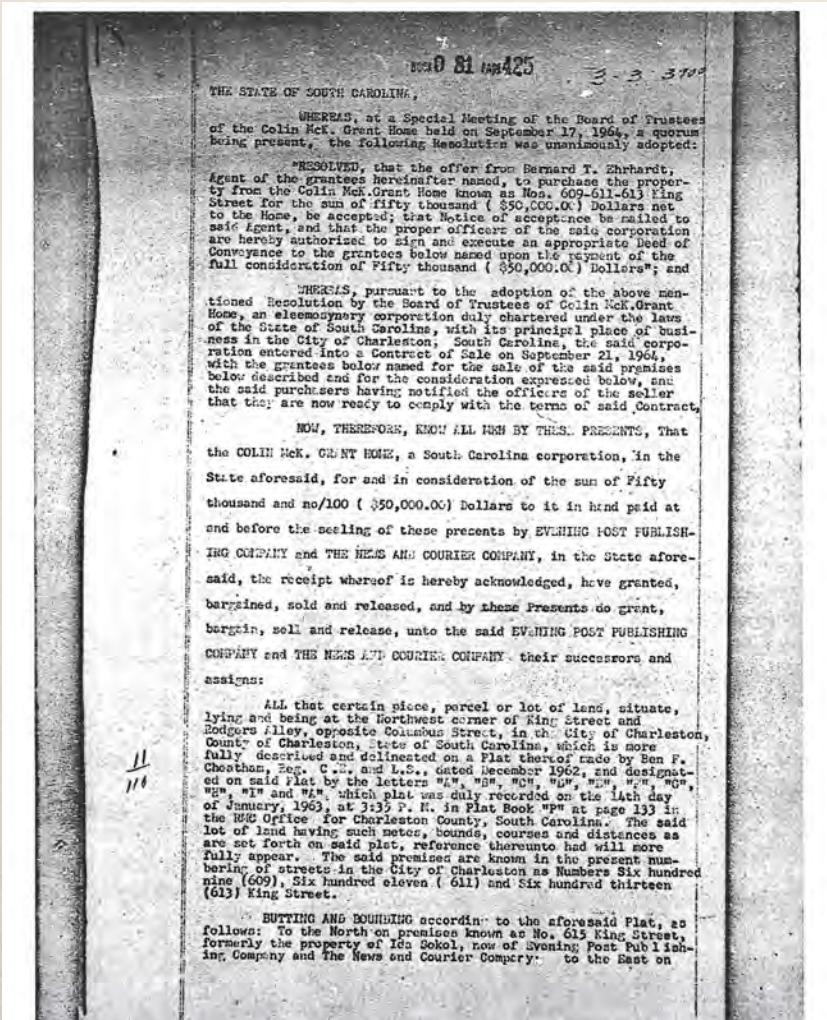
1962



# 1962 Plat of 609/611/613 King Street

This 1962 Plat of 609/611/613 King Street was completed by Ben Cheatham. It shows that as of 1962, the property was owned by the Colin McK. Grant Home.

# 1964



A deed dated November 17th, 1964 conveying the property at 609/611/613 King Street from the Colin McK. Grant Home to the Evening Post Publishing Company and The News and Courier Company for the sum of \$50,000.

The lot size is detailed below:

"All that certain piece, parcel or lot of land, situate, lying and being at the Northwest corner of King Street and Rodgers Alley, opposite Columbus Street, in the City of Charleston, County of Charleston, State of South Carolina, which is more fully described and delineated on a Plat thereof made by Ben F. Cheatham, Reg. C. & S. and L.S., dated December 1962, and designated on said Plat by the letters "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", and "K", which Plat is recorded on the 14th day of January, 1963, at 3:39 P. M. in Plat Book No. 1, page 133 in the REC Office for Charleston County, South Carolina. The said lot of land having such metes, bounds, courses and distances as are set forth on said plat, reference thereto had will more fully appear. The said premises are known in the present numbering of streets in the City of Charleston as Numbers Six hundred nine (609), Six hundred eleven (611) and Six hundred thirteen (613) King Street.

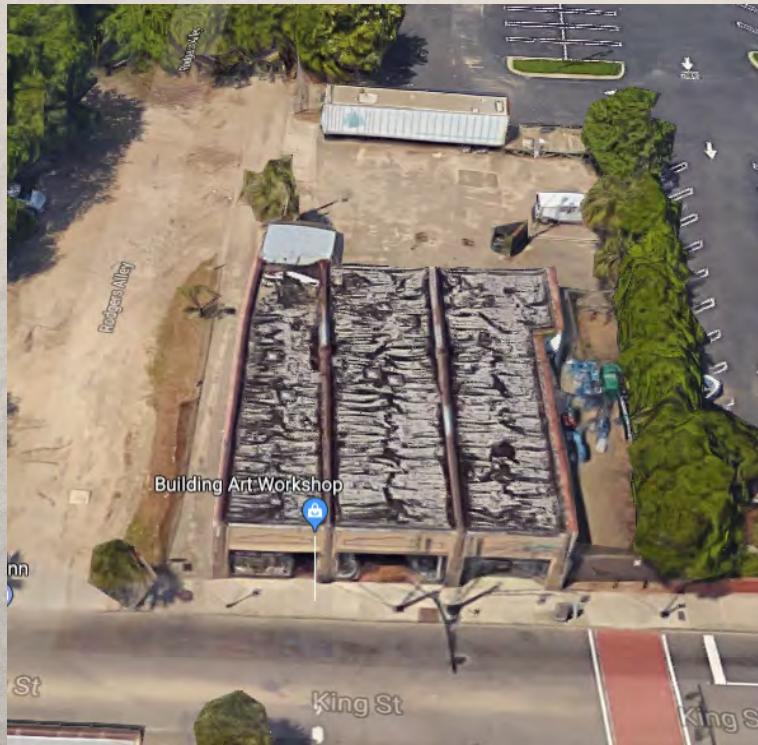
BUTTING AND BOUNDING according to the aforesaid Plat, as follows: To the North on premises known as No. 613 King Street, formerly the property of Ida Sokol, now of Evening Post Publishing Company and The News and Courier Company; to the East on

Note that Colin Grant was the husband of Jane Wilson, who had inherited the property in 1886. Jane left the property to the Colin McK. Grant Home, a charity, in her Last Will and Testament dated September 8th, 1920.

# 1964 - 2017



**609 King Street facade, c. 2017**



**Aerial view of 609 King Street, c. 2017**

In the ensuing years between 1964 and 2017, the property at 609 King Street has been used for a variety of commercial purposes, including a pawn shop, furniture store, antique store, and newspaper distribution warehouse.

It is also clear to the observer that the current facade has been altered several times.

# Summary and Recommendation



## 609 King Street

### Architectural Significance

As of 2017, 609 King St is a one story structure comprised of cinder blocks, miscellaneous masonry, and stucco frontage. The facade includes architectural detailing in the Art Deco style.

We have estimated the construction date of the current structure to be c.1928, based primarily on two pieces of evidence. The first is the Art Deco styling of the facade, which suggests a construction date within the 1920s.

We narrowed down the date by cross-referencing the Charleston City Directories in the 1920s and early 1930s, which showed that the building stopped being a residence sometime between 1928 and 1930. This is only a few years after Jane Wilson left the property to her husband's charitable foundation in her Will.

We believe it is fair to assume that the change from commercial-residential to commercial-only also coincides with the replacement of the two-story wood structure with the present building, which would mean the existing structure was built sometime within those two years. Given the onset of the Great Depression in late 1929, it's unlikely that the building was constructed afterwards - which leaves us with 1928 or early 1929 as probable construction dates.

## Historical Significance

609 King Street contributes to the proposed expansion to the National Register listed Charleston Historic District. This area was formally determined eligible by the Keeper of the National Register in the late 1980s, but was never listed because a majority of owners opposed the nomination at the time.

While the building could contribute to the significance of a historic district, it does not appear to possess individual historical significance. Its architecture is not particularly distinctive beyond its Art Decor facade, but even this is no longer in its original state from the late 1920s - 1930s. The research conducted shows businesses, proprietors, and residents typical to Upper King Street in the early 20th century.

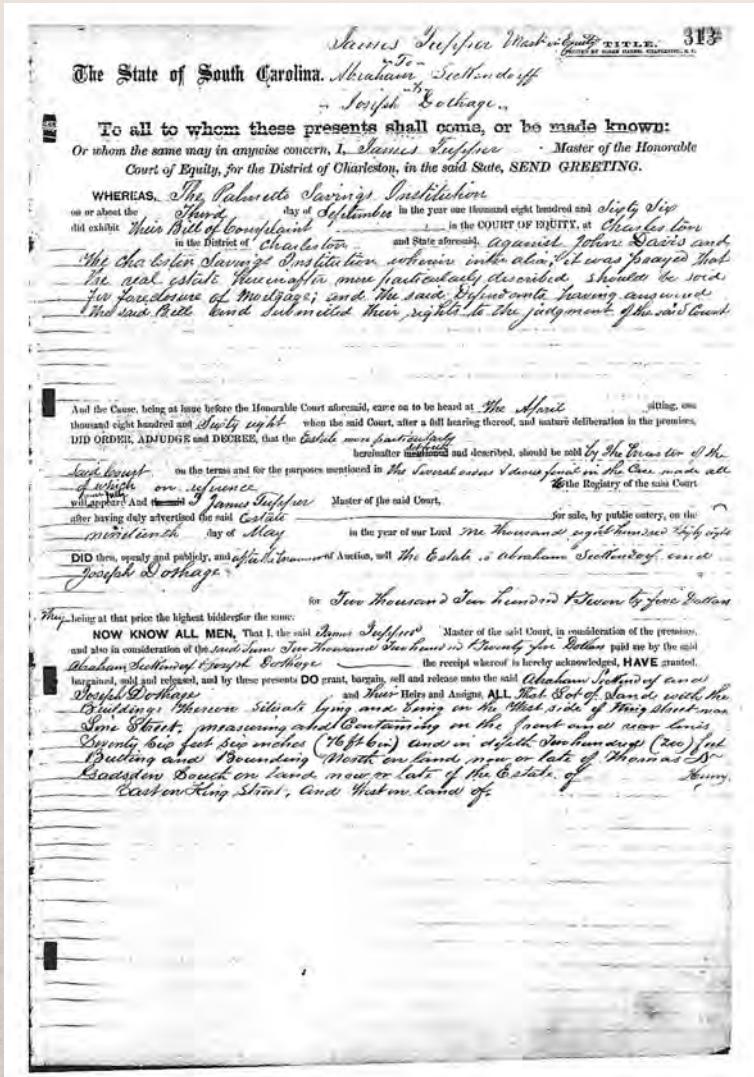
## Conclusion

After thorough historical research, it is the conclusion of Houselore and its representative, Alexandra Jones, that the property known as 609 King Street may be demolished without significant negative impact on the historic tapestry of Upper King Street.

629/631/633 King Street  
Charleston, SC 29401

629 King St: Demolished  
631 King St: Circa 1959, major alterations 1971  
633 King St: Circa 1971

# 1866-1868



A court document dated September 3rd, 1866 stating that the property at 629/631/633 is foreclosed and sold at auction from the Palmetto Savings Institution to Abraham Sechendorf and Joseph Dothage for the sum of \$2,575. It was finalized in 1868.

The property is described in the deed as below:

"That lot of land and with the Buildings thereon situate lying and having in the West side of King Street near Line Street, measuring and Containing in the front and rear lines Seventy Six feet six inches (76ft 6in) and in depth two hundred (200) feet Butting and Bounding North in land now or late of Thomas Gadsden, South on land now or late of the Estate of Horry. Eastern King Street, and West on land of."

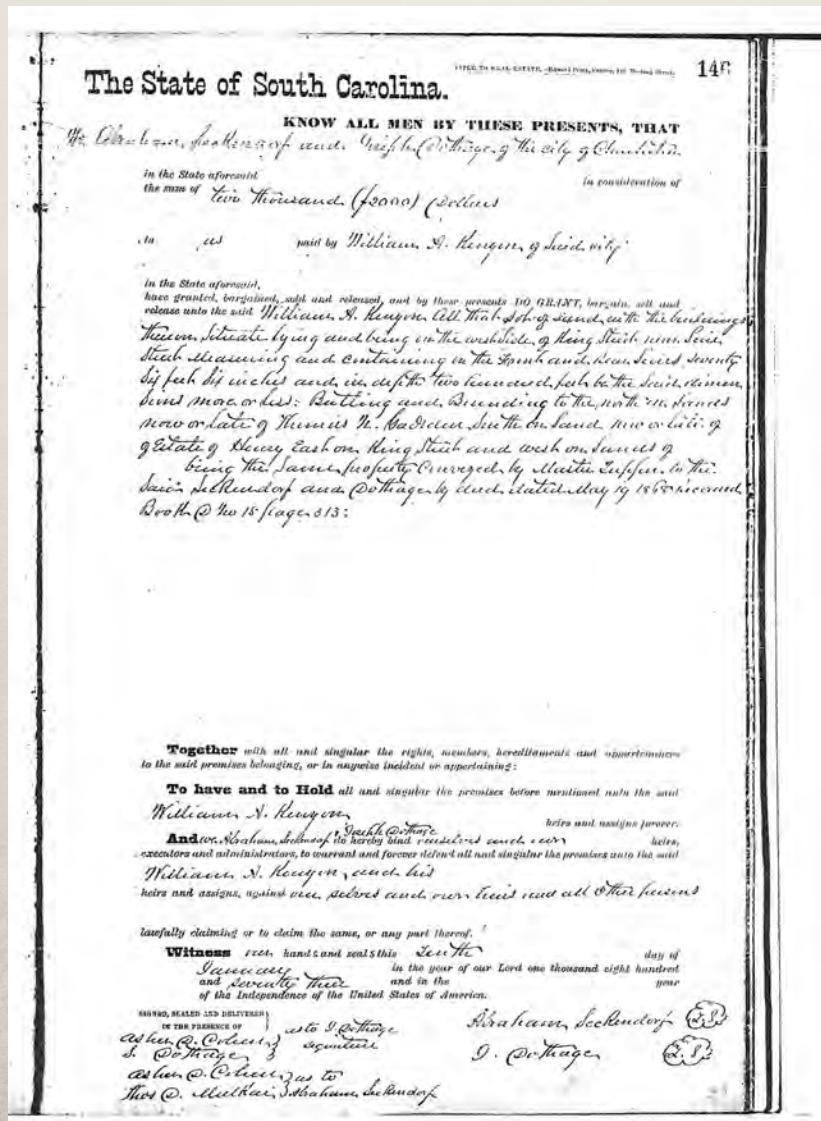
1872



**Bird's eye view of the city of Charleston, South Carolina  
1872 by C. N. Drie**

The first visual representation of present-day 629/631/633 King Street. Depicted are what appears to be an unusually shaped public building with attached two-story structure. Also a collection of 1 to 2 story detached structures.

# 1873

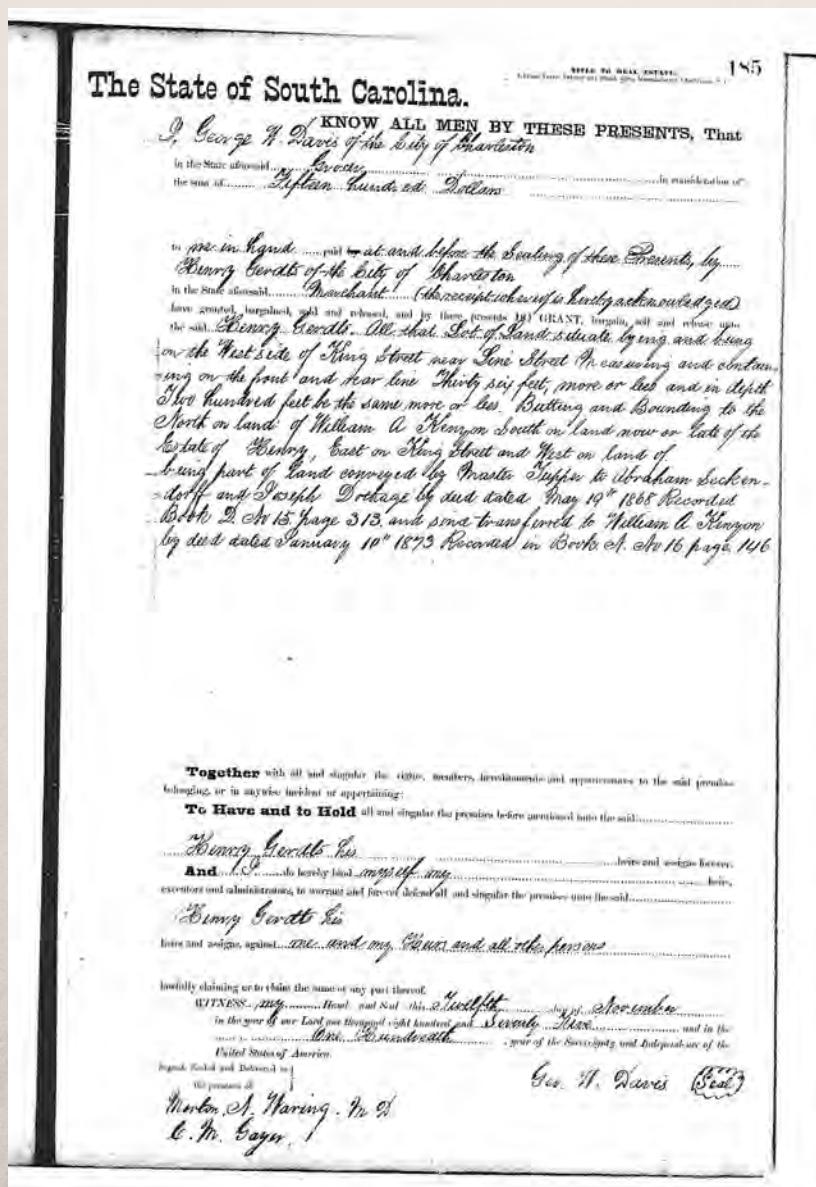


A deed dated January 10th, 1873 conveying the property from Abraham and Joseph to a William A. Kenyon for the sum of \$2,000.

The description of the property is as follows:

"All that lot of land and the buildings thereon situate lying and being on the west Side of King Street, near Line Street measuring and containing on the front and rear sides seventy six feet six inches and in depth two hundred feet // the Said dimensions more or less: Butting and Bounding to the north in lands now or late of Thomas Gadsden, // on land now or late of Estate of Henry East on King Street and west on lands...."

# 1875

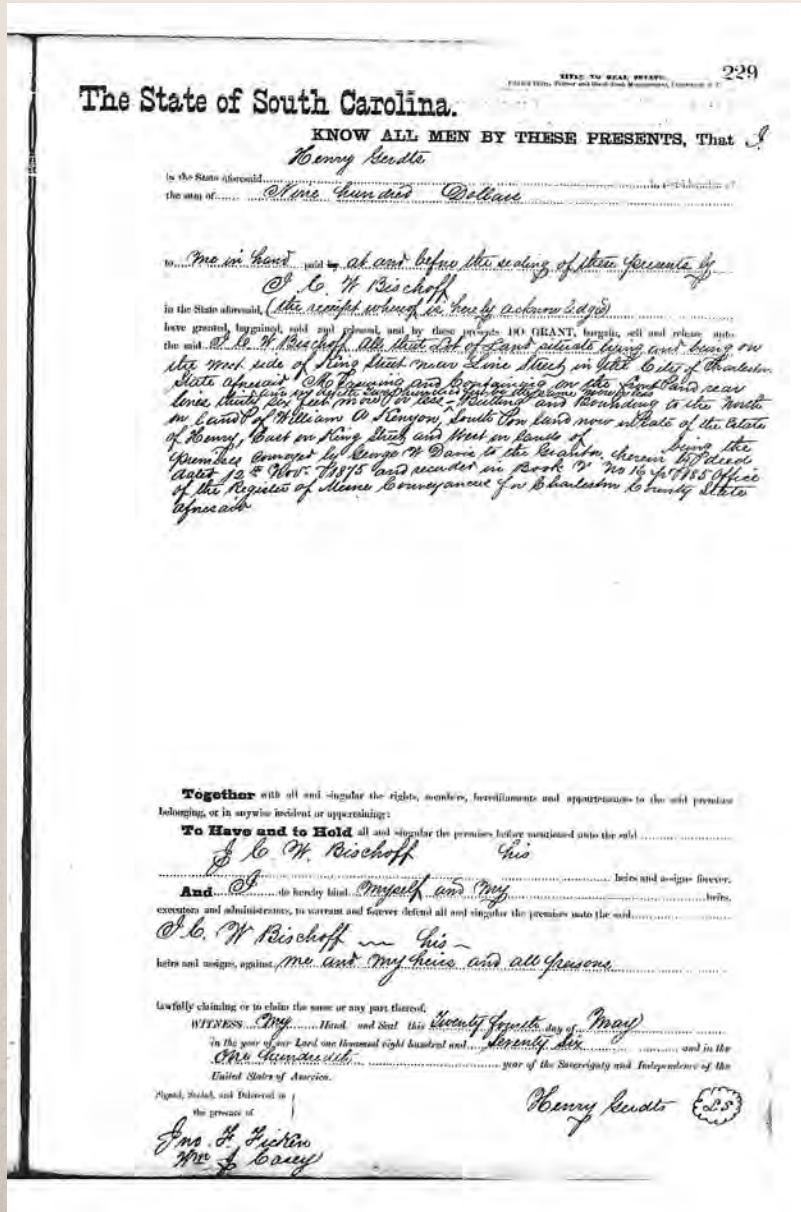


A deed dated November 12th, 1875, conveying 631 King Street from George Davis to Henry Gerdts for the sum of \$1,500.

This property is described as below:

"All that lot of land situate lying and being on the West side of King Street near Line Street Measuring and containing on the front and rear line Thirty six feet, more or less and in depth Two hundred feet be the same more or less. Butting and Bounding to the North on land of William A. Kenyon, South on land now or late of the Estate of Henry, East on King Street and West on land of --- Being part of land conveyed by Master Tupper to Abraham Sechendorf and Joseph Dothage by deed dated May 19th 1868..and since transferred to William A. Kenyon by deed dated January 10th 1873."

# 1876

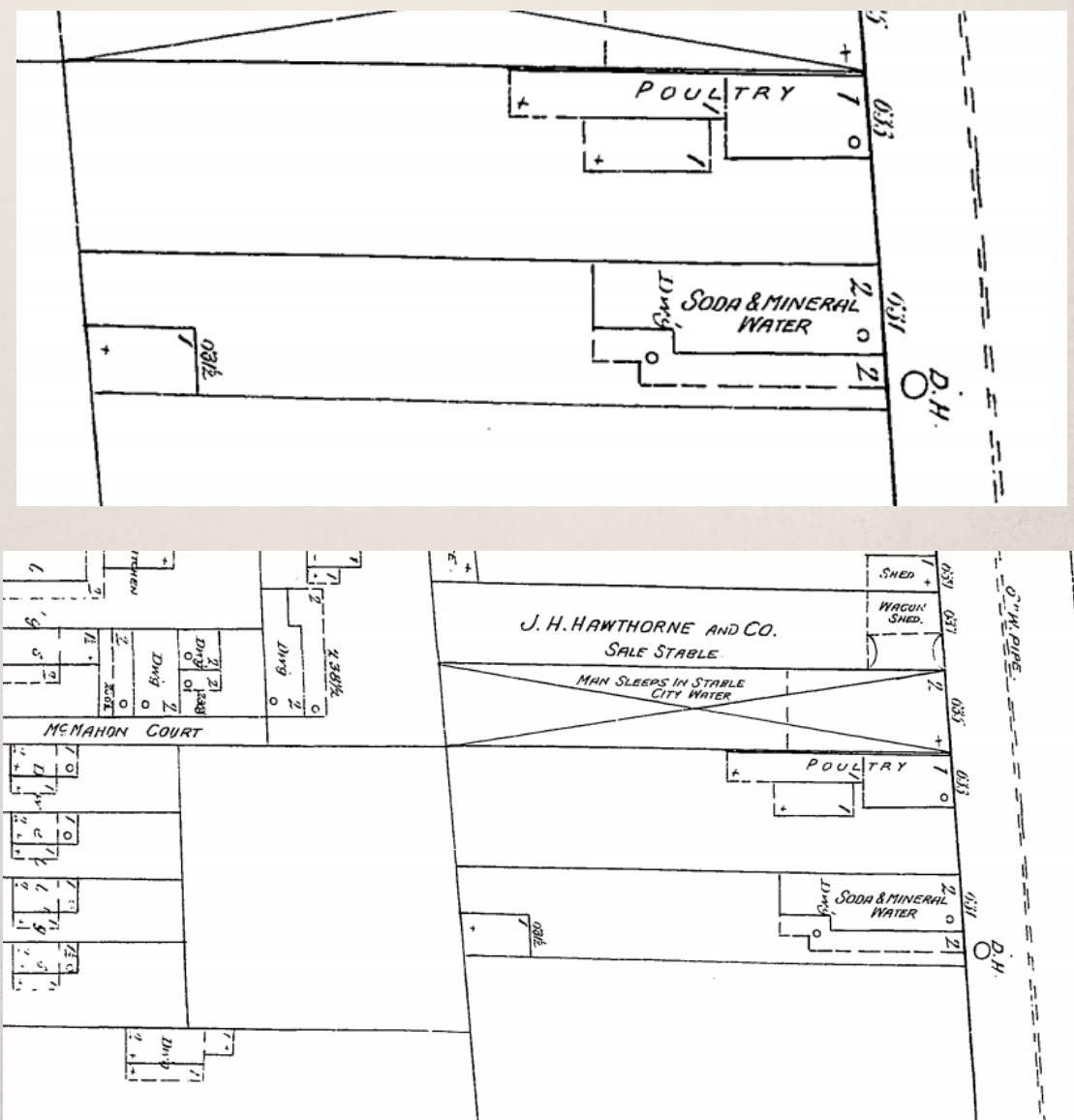


A deed dated May 24th, 1876 conveying 631 King Street from Henry Gerdts to J.L. Bischoff for the sum of \$900.

A description of the property follows below:

"All that lot of land situate lying and being on the West side of King Street near Line Street in the City of Charleston State aforesaid // and Containing on the front and rear lines thirty six feet more or less and in depth two hundred feet be the same more or less. Butting and Bounding in the North on land of William A. Kenyon, South on land now or late of the Estate of Henry, East on King Street and West on lands of --- being the premises conveyed by George W. Davis to the grantor herein by deed, date 19th of Nov. 1875 and recorded in Book 'D' No 164 of the Office of the Register of Deeds, County Courthouse for Charleston County State of South Carolina."

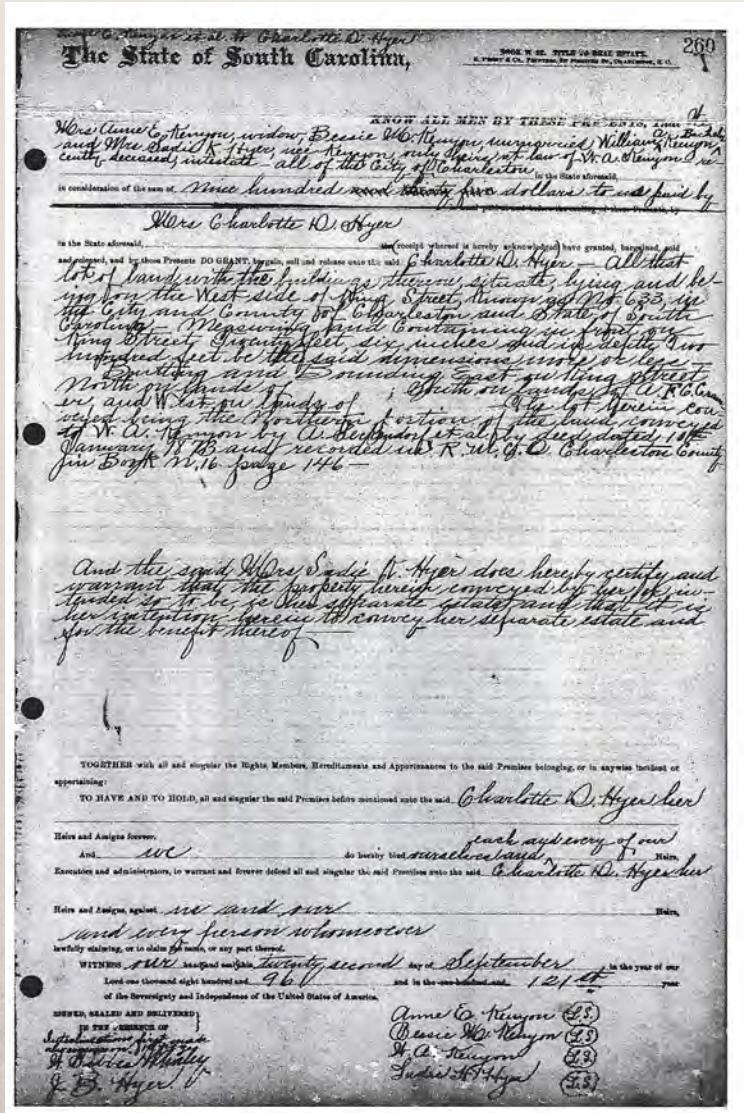
# 1888



## Sanborn Fire Map of Charleston, c. 1888

The first Sanborn representation of 629, 631 and 633 King Street. It starkly contrasts to the only previous visual, the 1872 Bird's Eye map. The earthquake of 1886 occurred in the interim, which may explain the change in appearance to an extent. There appears to be no structure at 629, a two story wood frame dwelling at 631 that also functions as soda and mineral water distribution, and a collection of 3 one-story buildings at 633, the two rear buildings with shingle roofs, and which was apparently used for poultry.

# 1896

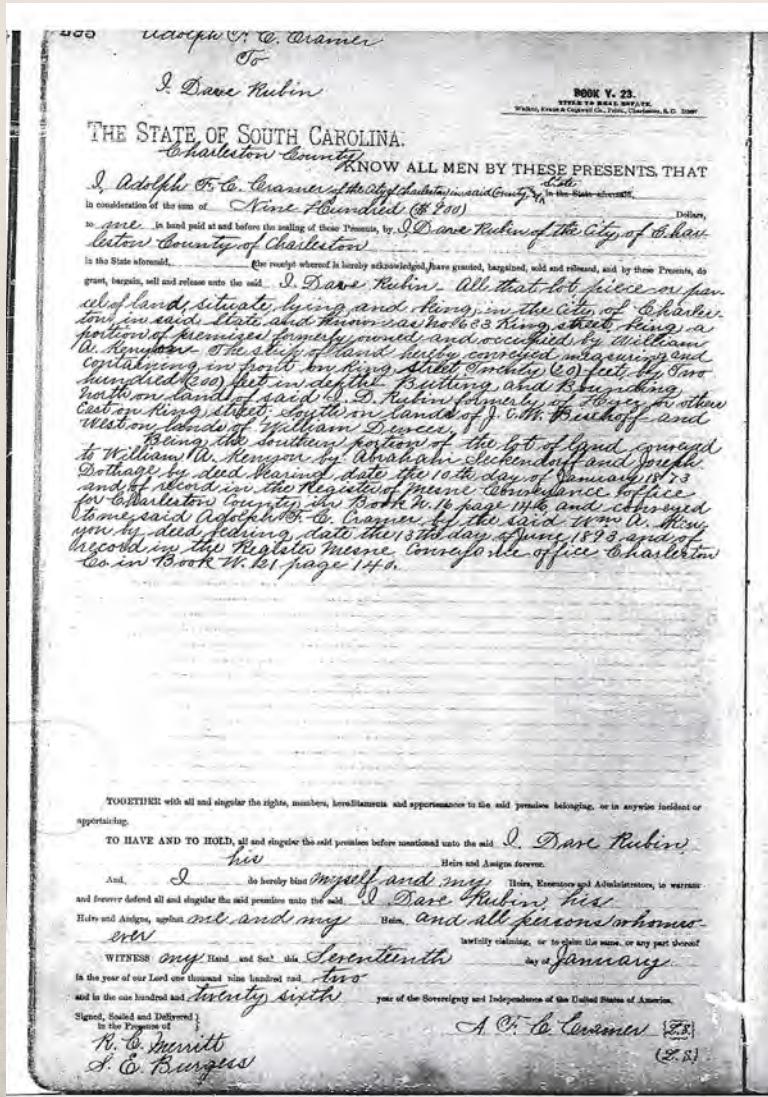


A deed dated September 22nd, 1896 conveying 633 King Street from Mrs. Anne Kenyon, widow of William Kenyon, Bessie Kenyon, unmarried, William Kenyon, bachelor, and Mrs. Sadie Hyer nee Kenyon to a Mrs. Charlotte D. Hyer for the sum of \$900.

Description of the property is as follows below:

"All that lot of land with the buildings thereon situated, lying and being on the West side of King Street known as No. 633, in the City and County of Charleston and State of South Carolina - Measuring and Containing in front on King Street Twenty feet, six inches and in depth two hundred feet be the said dimensions more or less - Butting and Bounding East on King Street, North on lands of ; of // lot herein conveyed being the Northern portion of the land conveyed to W.A. Kenyon by A. Sechendorf et al. by deed dated 10th January 1873."

# 1902



A deed dated January 17th, 1902 conveying 633 King St from Adolph Ceramer to Dave Rubin for the sum of \$900.

The description of the property is as follows below:

"All that lot piece or parcel of land situate lying and being in the City of Charleston in said State and known as No. 633 King street being a portion of premises formerly owned and occupied by William A. Kenyon - The strip of land hereby conveyed measuring and containing in front on King Street Twenty (20) feet by Two hundred (200) feet in depth - Butting and Bounding North on land of said D. Rubin formerly of Hoyer or others, East on King Street, South on lands of J.C.W. Bischoff and West on lands of William Dewees.

Being the southern portion of the lot of land granted to William A. Kenyon by Abraham Leckner and Joseph Doty by deed bearing date the 10th day of January 1773 and recorded in the Register and Recorder's office for Charleston County, in Book N. 10 page 174, and conveyed to me said Adolph Ceramer by the said D. Rubin, by deed bearing date the 13th day of June 1893, and recorded in the Register and Recorder's office for Charleston Co. in Book N. 101 page 140.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said I. Dave Rubin, his  
Heirs and Assigns forever.

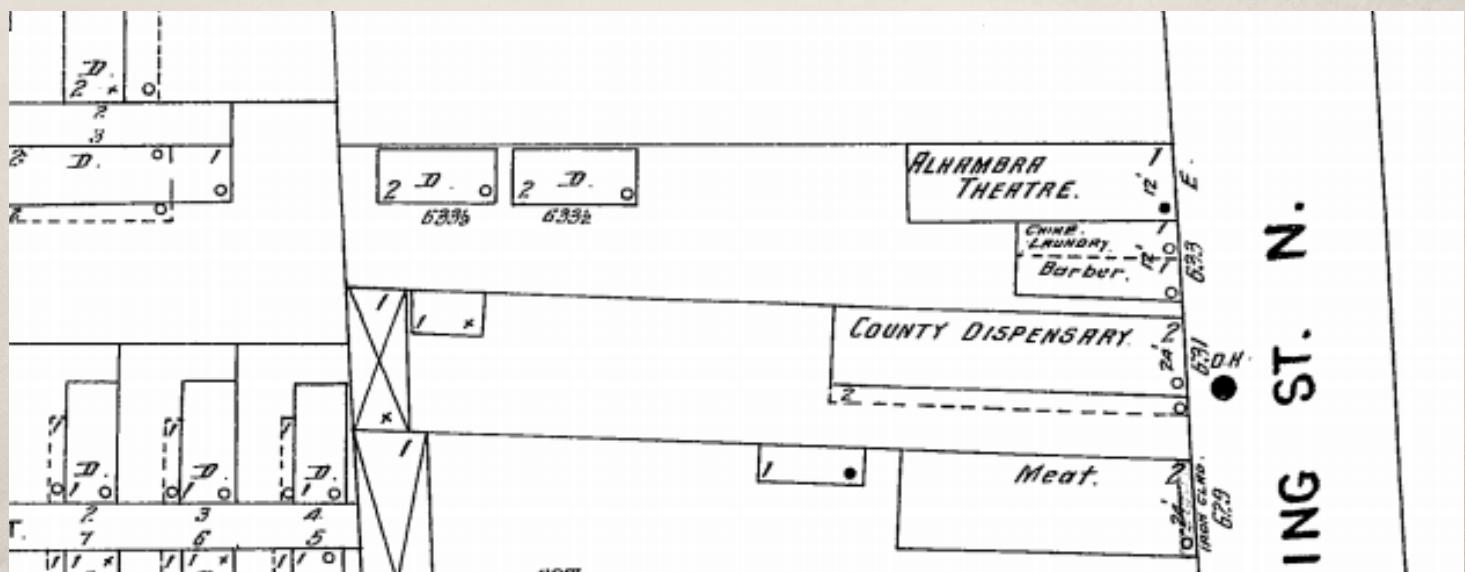
And, I do hereby bind myself and my wife, Eliza, Executrix and Administratrix, to warrant and forever defend all and singular the said premises unto the said I. Dave Rubin, his  
Heirs and Assigns, against all and my wife, Eliza, and all persons whomsoever.

WITNESS my Hand and Seal this Seventeenth day of January  
in the year of our Lord one thousand nine hundred and two  
and in the one hundred and twenty sixth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered  
in the presence of  
R. C. Marritt  
S. E. Burgess

# 1902 (cont'd)

Being the Southern portion of the lot of land conveyed to William A. Kenyon by Abraham Sekendorff and Joseph Dothage by deed bearing date the 10th day of January 1873...and conveyed to me said Adolph Cramer by the said William A. Kenyon by deed bearing date the 13th day of June 1893."



Sanborn Fire Map of Charleston, c. 1902

In the 1902 Sanborn Map, we see a building appear at 629 King Street. It is a two story frame building with an iron clad facade. There is also a one story detached outbuilding to the rear. 631 King Street is listed as the County Dispensary - a two story frame building and one story outbuilding far to the rear. 633 King Street is divided between a Barber, Chinese laundromat, and the Alhambra Theatre. One portion is a one story brick building with frame side, and the other is a one story frame building. There also appears to be two two story frame dwellings to the rear.

F180

Amber Marshall et al.  
Issue 2, October

1008 X 27. TITANIC DATA

### The State of South Carolina.

16 164 Be hand paid at and justice the zoning of these Properties. Isaac J. Roberts

He State aforesaid  
Presents his grant, largess, and release unto the wife Frances C. Carter.  
All that lot of land unto the buildings and improvements thereon situate, lying  
and being on the west side of Long Street, being situate in the City of Lancaster, State  
of Pennsylvania, County of Lancaster, in the number 13 of Long Street.  
Containing and containing for the front land above, lines thirty six (36) feet,  
more or less, and for depth two hundred (200) feet to the same lines on land  
as aforesaid, extending to the north on land now or late of William H. Ker-  
gan, to old Middle or land now or late of the Estate of Harry, to the east on King  
Street, and the west on land.  
He said property being delivered being the same conveyed to him and J. W. Buchaff  
now deceased by Henry Berg, by book seal'd & dated May 1, 1873 and recorded in  
the Office of Recorder of Deeds, County of Lancaster, on the 1st day of May, 1873 page 221.

Deed dating April 3rd, 1917  
conveying 631 King Street from  
Amelia Bischoff et al. to Isaac  
Rubin for the sum of \$7,000.

The property is described as detailed below:

"All that lot of land with the buildings and improvements thereon situate, lying and being on the West side of King Street near Line Street in the City of Charleston, State aforesaid (now lately known as Number 631 King Street). Measuring and containing on the front and rear lines thirty six (36) feet, more or less and in depth two hundred (200) feet be the same more or less. Butting and Bounding to the north on land now or late of William A. Kenyon, to the South on land now or late of the Estate of Henry, to the East on King Street, and to the West on land by ---." The said premises hereby conveyed being the same conveyed to the said J. Bischoff now deceased by Henry Gerdts by deed dated 24th day of May AD 1876."

1932

名校

above set forth and the note secured hereby, hereby releases and forever discharges from the lien, operation and arrest of said mortgage lot 11, Section 2, on the plot of property embracing the same prepared by Richard C. Rhett, Registered Surveyor, dated February, 1923, also reference is made to Deed and Plat covering Plots 1, 2, and 3, Section 1, made by John McCreary, Civil Engineer, September 27, 1923, said plan being recorded in the B.M.C. Office for Charleston County in set book 2, at page 158, retaining the list of said mortgage in full force and effect as to the remainder of the property covered thereby.

RECEIVED THE SIGNATURE AND SEAL OF THE FIRST CINCINNATI JOINT STOCK LAND BANK OF COLUMBIA  
BY W. H. COUCH, ITS VICE PRESIDENT, AND A. B. LINDLER, ITS TREASURER, REAUNTO DAILY AUTHORITY,

by H. B. Gamble, its Vice President, and A. B. Linnane, its Secretary, on  
this 13th day of January, 1964.  
Signed, sealed and delivered  
in the presence of : THE FIRST BANK OF COLUMBIA SPRINGS, INC.  
LAND BANK  
Lorenzo Moultrie (CHARTERED SEAL OF)  
(THE FIRST CASHIER)  
H. B. Gamble (JOINT STOCK LAND BANK) BY H. B. Gamble  
(OF COLUMBIA.) Vice President  
H. B. Gamble

STATE OF SOUTH CAROLINA }  
COUNTY OF RICHLAND. }  
Before me personally appeared Loraine Moultrie who, being duly  
sworn, says that she the above named, The First One Ounce Joint Stock Land Bank of  
Columbia by N.H. Gamble, its Vice President, and A.B. Lindler, its Treasurer, sign, seal,  
and by its act and deed deliver the foregoing written instrument for the uses and purposes  
therin mentioned, and that she with H.M. Fairley witnessed the six essential Wavers.  
Sworn to before me this  
Loraine Moultrie

16th day of January, 1935. (NOTARIAL SEAL OF)  
W. J. BURGESS, (W. J. BURGESS)  
Notary Public of S.C. (N.P. S.C.)

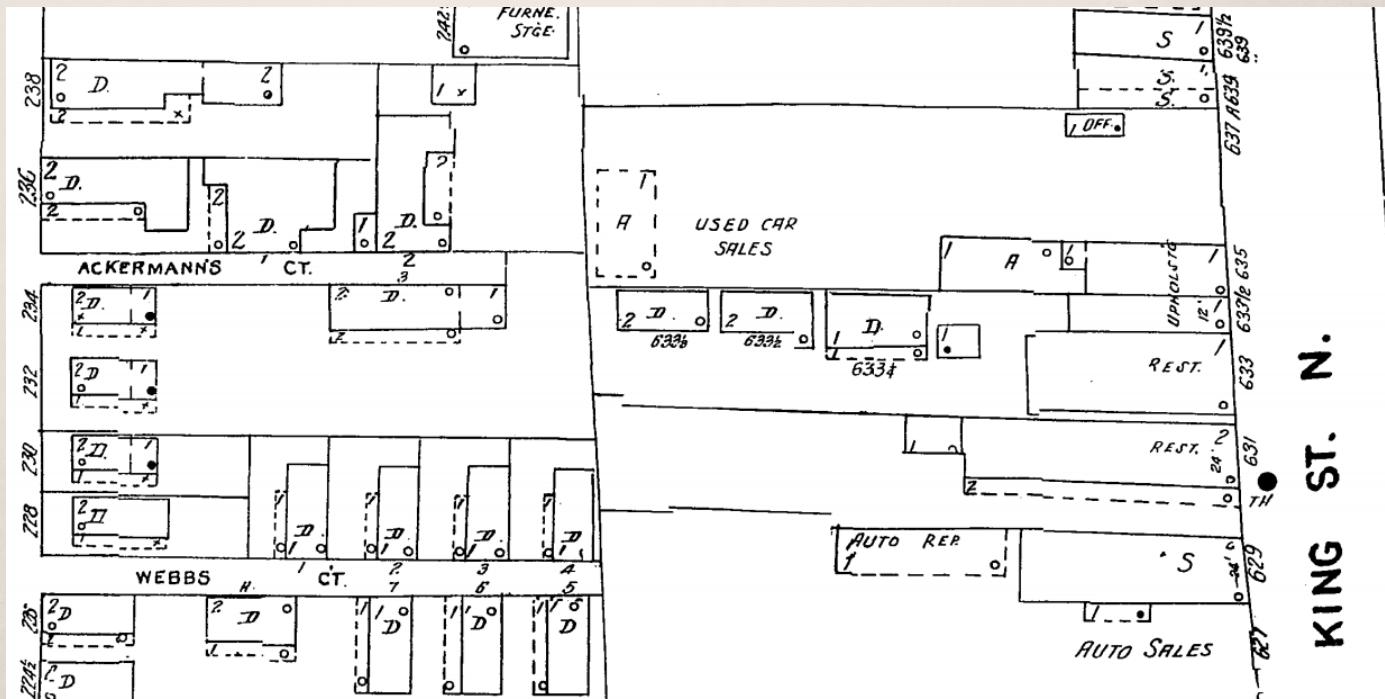
Received January 16, 1935 at 12:00 P.M. U.S.L.H. Stamp 80¢ affixed. S.C. Doc Stamp \$1.00 affixed. One copy delivered to W. P. BURGESS, Being first undomed as recorded by county recd. JULIUS E. GOSWELL, R.M.C. per c K.M.A.

Deed dated July 30th, 1932  
conveying 631 and 633  
King Street from I. Rubin to  
his wife Sarah Rubin in  
love and affection.  
Recorded in 1934.

Excerpts from the  
description of the property  
as follows below:

"All that lot of land with the buildings and improvements thereon, situate, lying and being on the West side of King Street near Line Street in the City of Charleston, State aforesaid, (now or lately known as No. 631 King Street) Measuring and Containing on the front and rear lines thirty-six (36) feet more or less and in depth Two hundred (200) feet be the same more or less... Also: All that lot, piece or parcel of land, situate, lying and being in the City of Charleston, in said State, and known as No. 633 King Street."

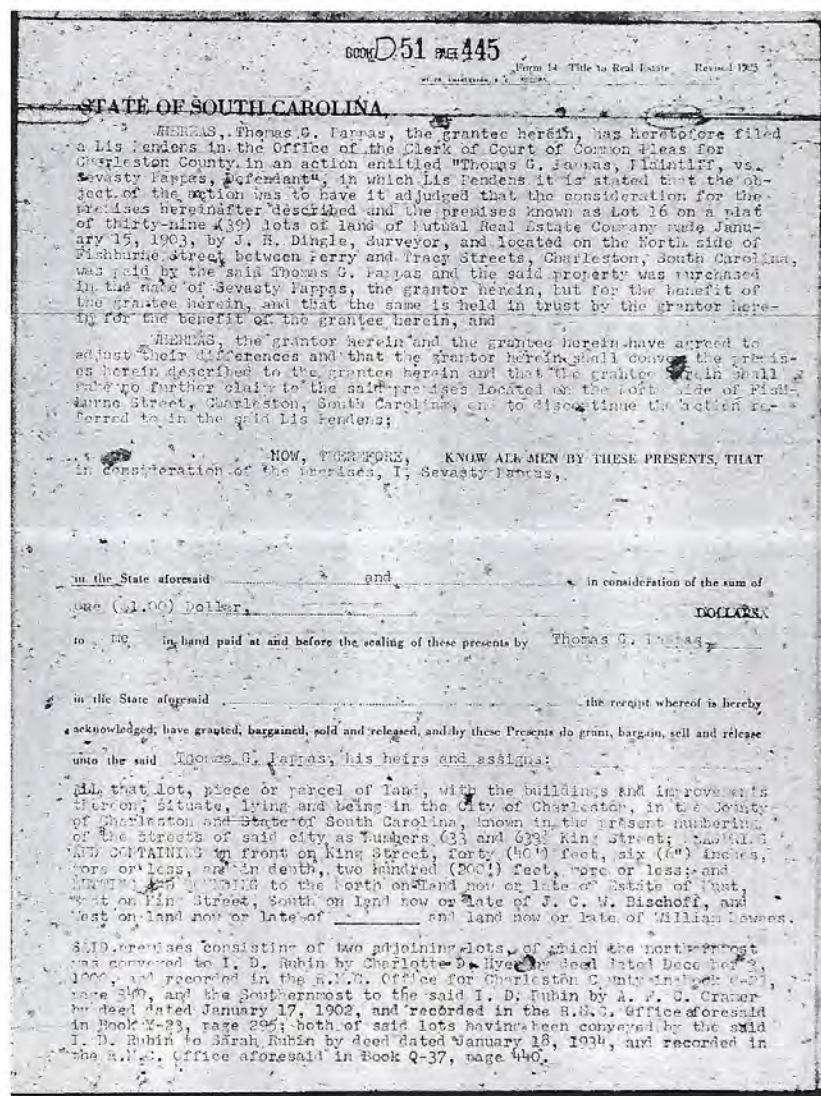
# 1944



Sanborn Fire Map of Charleston, c. 1944

In the 1944 Sanborn, we begin to see the shape of the lots as they appear today. 629 King St appears to be an Auto Sales store of wood framing, with a detached one story Auto Rep building to the rear. 631 King St is a two story wood frame building with one story attached structure to the rear, and functions as a restaurant. 633 King St is a rectangular one story frame building functioning as a restaurant. It is attached to 633 1/2 King St, which is a one story frame building that appears to be part of an upholstery business. Behind 633 and 633 1/2 King St are a small one story outbuilding, a one story frame dwelling, and two two story frame dwellings.

# 1949

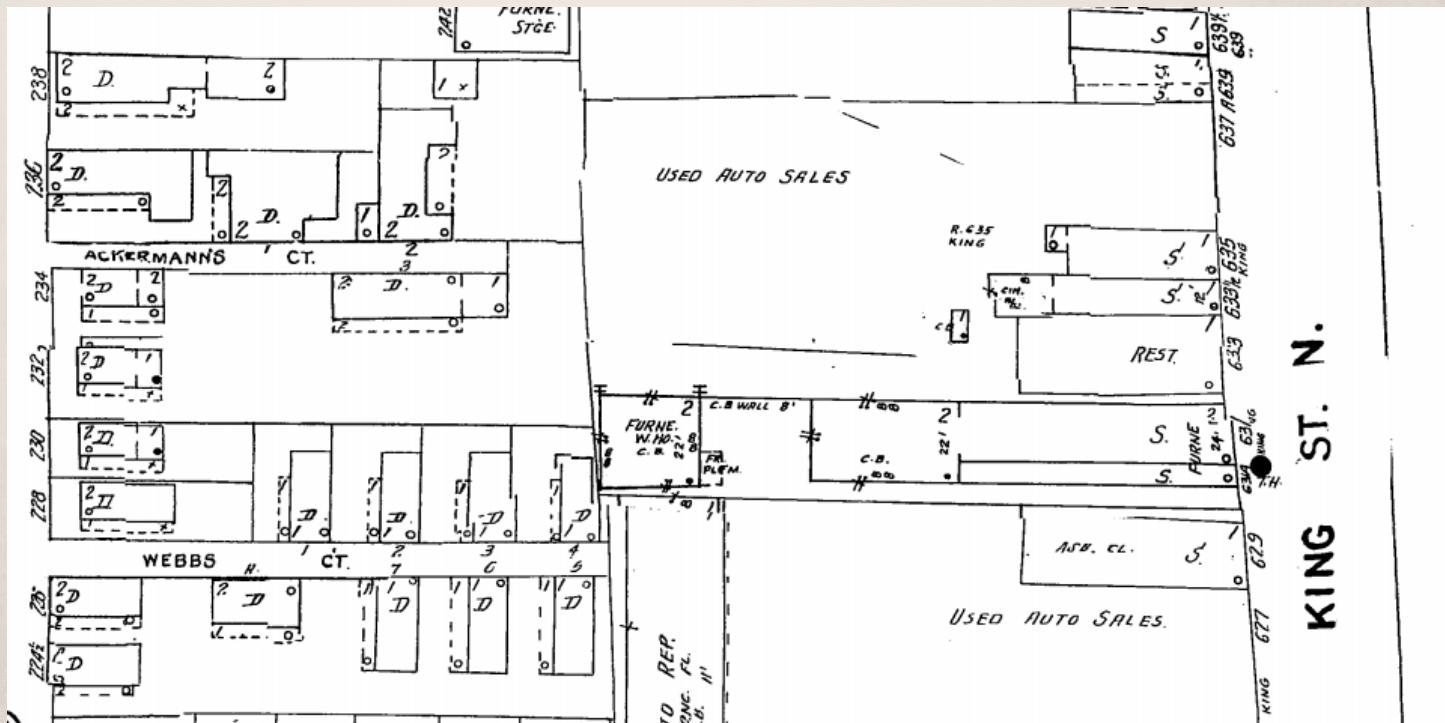


Deed dated October 25th, 1949 conveying 633 and 633 1/2 King Street from Sevasty Pappas to Thomas Pappas in the sum of \$1 (love and affection).

Description of the property is as follows below:

"All that lot, piece or parcel of land, with the buildings and improvements thereon, situate, lying and being in the City of Charleston, in the County of Charleston and State of South Carolina, known in the present numbering of the streets of said city as numbers 633 and 633 1/2 King Street; Measuring and Containing in front on King Street, forty (40') feet, six (6") inches, more or less, and in depth, two hundred (200') feet, more or less...Said premises consisting of two adjoining lots...both of said lots having been conveyed by the said I. D. Rubin to Sarah Rubin by deed dated January 18, 1934."

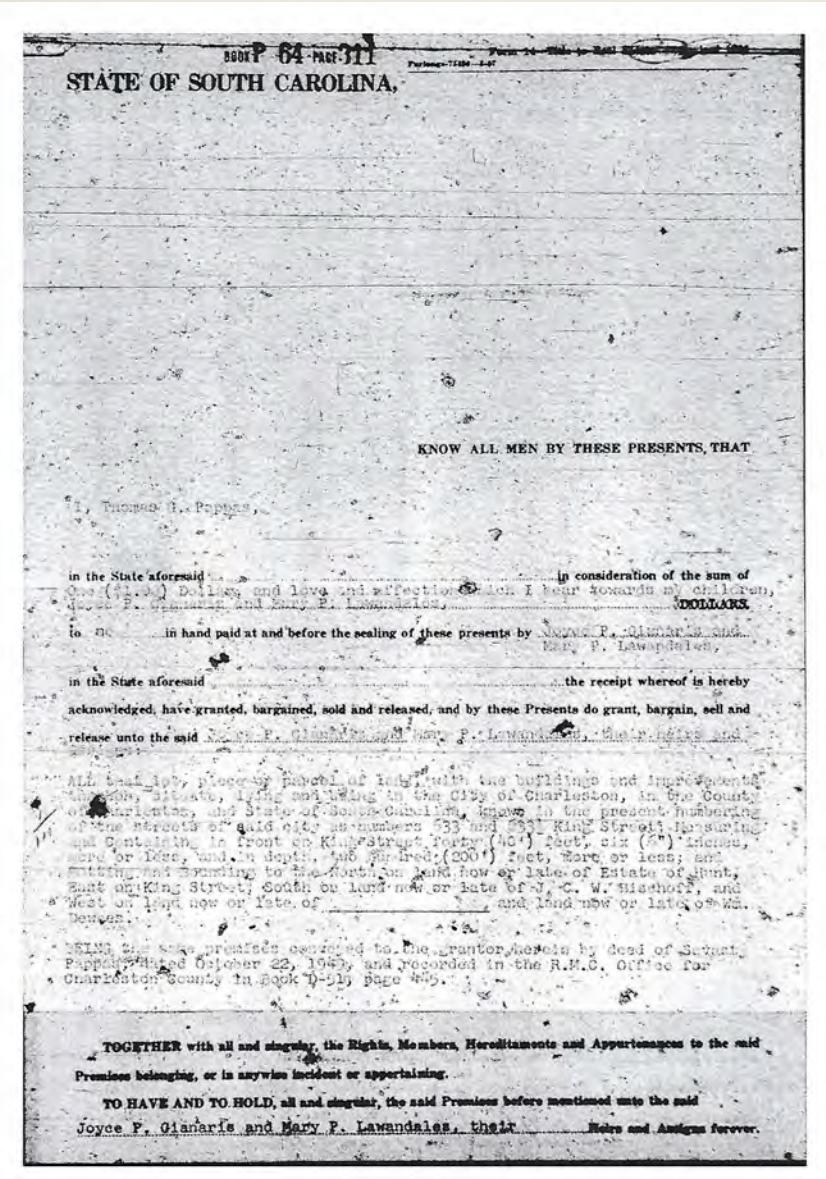
# 1951



## Sanborn Fire Map of Charleston, c. 1951

In the 1951 Sanborn Map, we start to see a resemblance to the buildings present in 2017. 629 King St is noted as a one story Asbestos Clad frame building, functioning as a store, presumably related to auto sales. 631 King St is now a very deep structure - the front appears to be the same building from the 1944 Sanborn, with the southern piazza now enclosed and a large rear addition made of concrete block with windows on the second story. The entire building appears to be a furniture store. There is also a new two story concrete block furniture warehouse behind the building, the same width as the main structure, and attached via an 8 foot tall concrete block wall. 633 King St is still a one story wood frame building, functioning as a restaurant. 633 1/2 is still a one story wood frame store, with a new cinder block addition to the rear that includes a window on the first story.

# 1957



Deed dated September 12th, 1957 conveying 633 and 633 1/2 King Street from Thomas Pappas to Joyce Gianaris and Mary Lawandales for the sum of \$1 (love and affection).

Description of the property is as follows below:

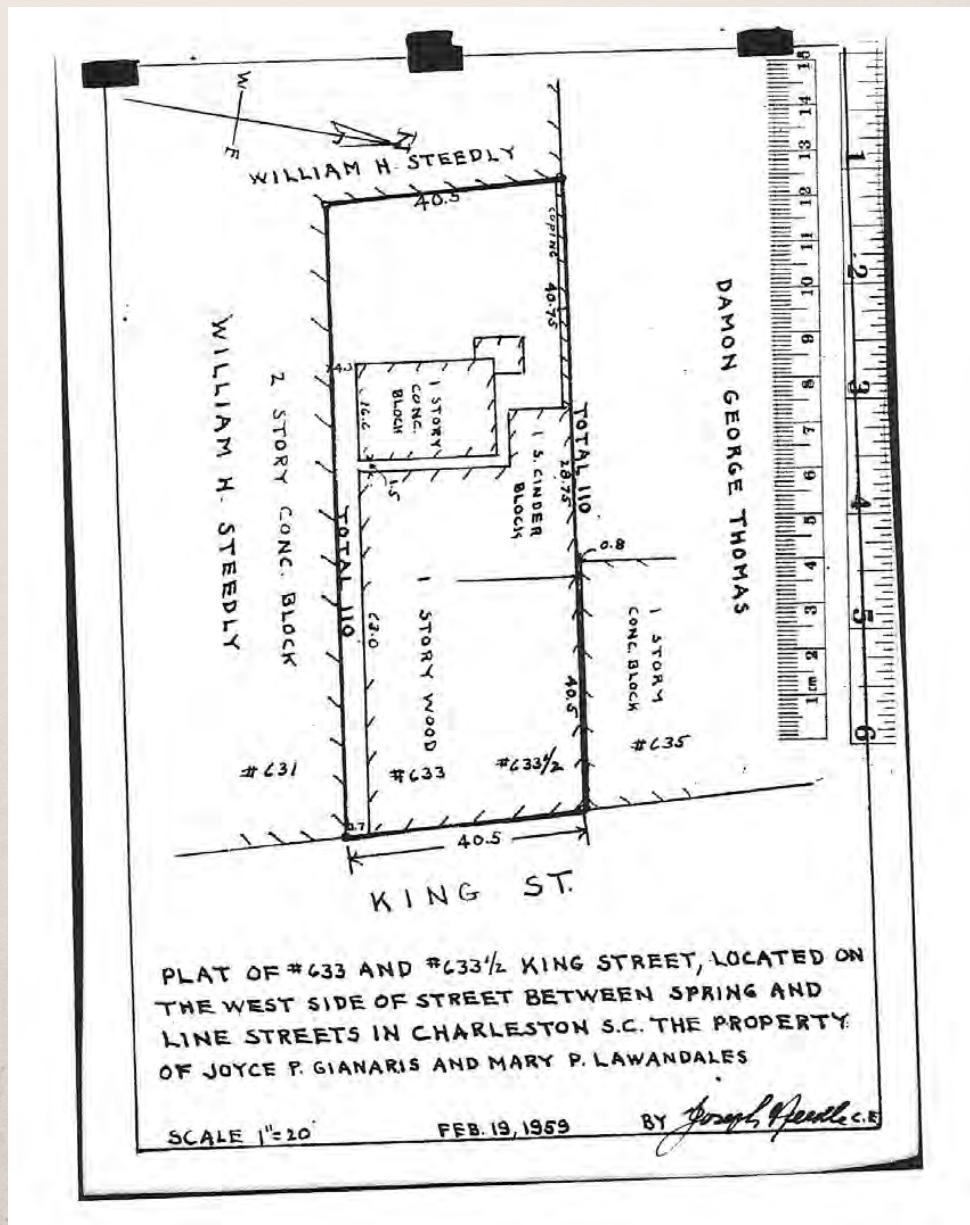
"All that lot, piece or parcel of land, with the buildings and improvements thereon situate, lying and being in the City of Charleston, in the County of Charleston, and State of South Carolina, known in the present numbering of the streets of said city as numbers 633 and 633 1/2 King Street; Measuring and Containing in front on King Street forty (40') feet, six (6") inches, more or less, and in depth two hundred (200') feet, more or less; and containing and bounded to the North on land now or late of Estate of J. C. W. Bliehoff, and East on King Street; South on land now or late of J. C. W. Bliehoff, and West on land now or late of W. D. Dewey.

BEING the same premises described to the grantor herein by deed of Subject Pappas dated October 22, 1949, and recorded in the R.M.C. Office for Charleston County in Book D-15, page 445.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anyway incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Joyce P. Gianaris and Mary P. Lawandales, their Heirs and Assigns forever.

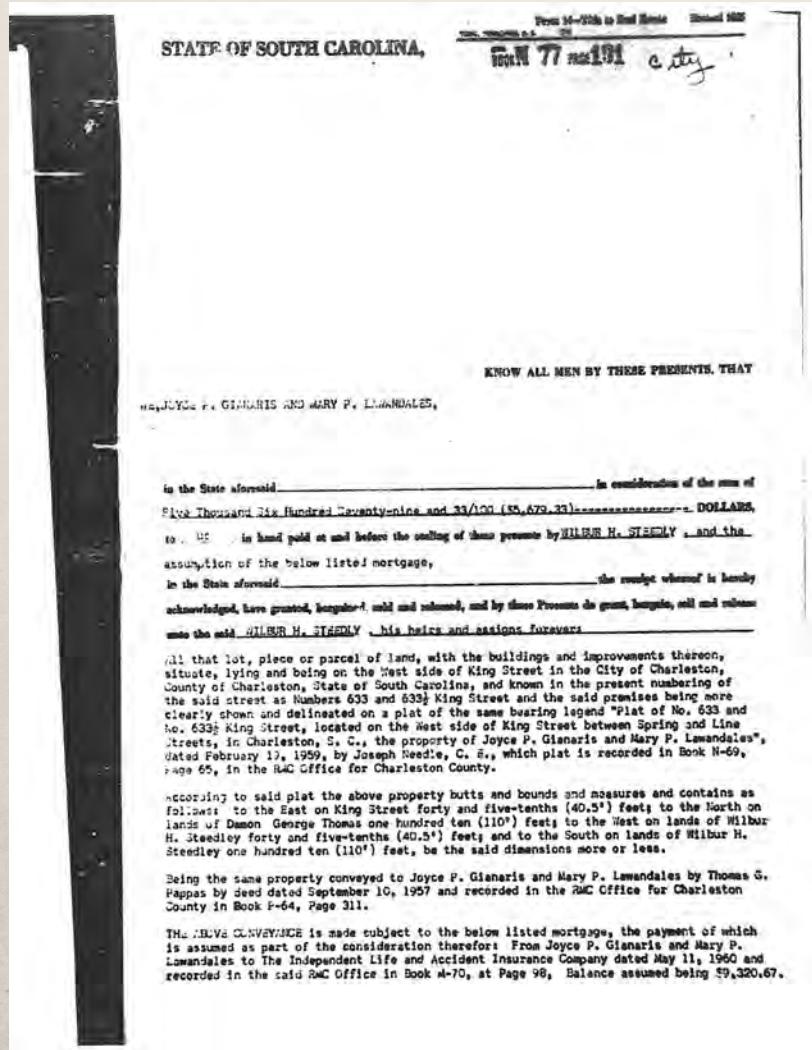
1959



Plat of 631, 633, 633 1/2 and 635 King Street,  
completed on Feb 15th, 1959 by Joseph Needle.

In this plat dated 1959, we can see the extent of 631 King St, which is now described as a two story concrete block structure and now includes an addition that wraps around the back of 633 and 633 1/2 King St. Both 633 and 633 1/2 King St are still described as a one story wood frame structure, but now include an additional one story detached concrete block structure to the rear.

# 1963



Deed dated September 4th, 1963 conveying 633 and 633 1/2 King Street from Joyce Gianaris and Mary Lawandales to Wilbur Steedly for the sum of \$5,679.33.

Note that 631 King St is also known as the 'Wilbur Steedly' building.

Description of the property is as follows below:

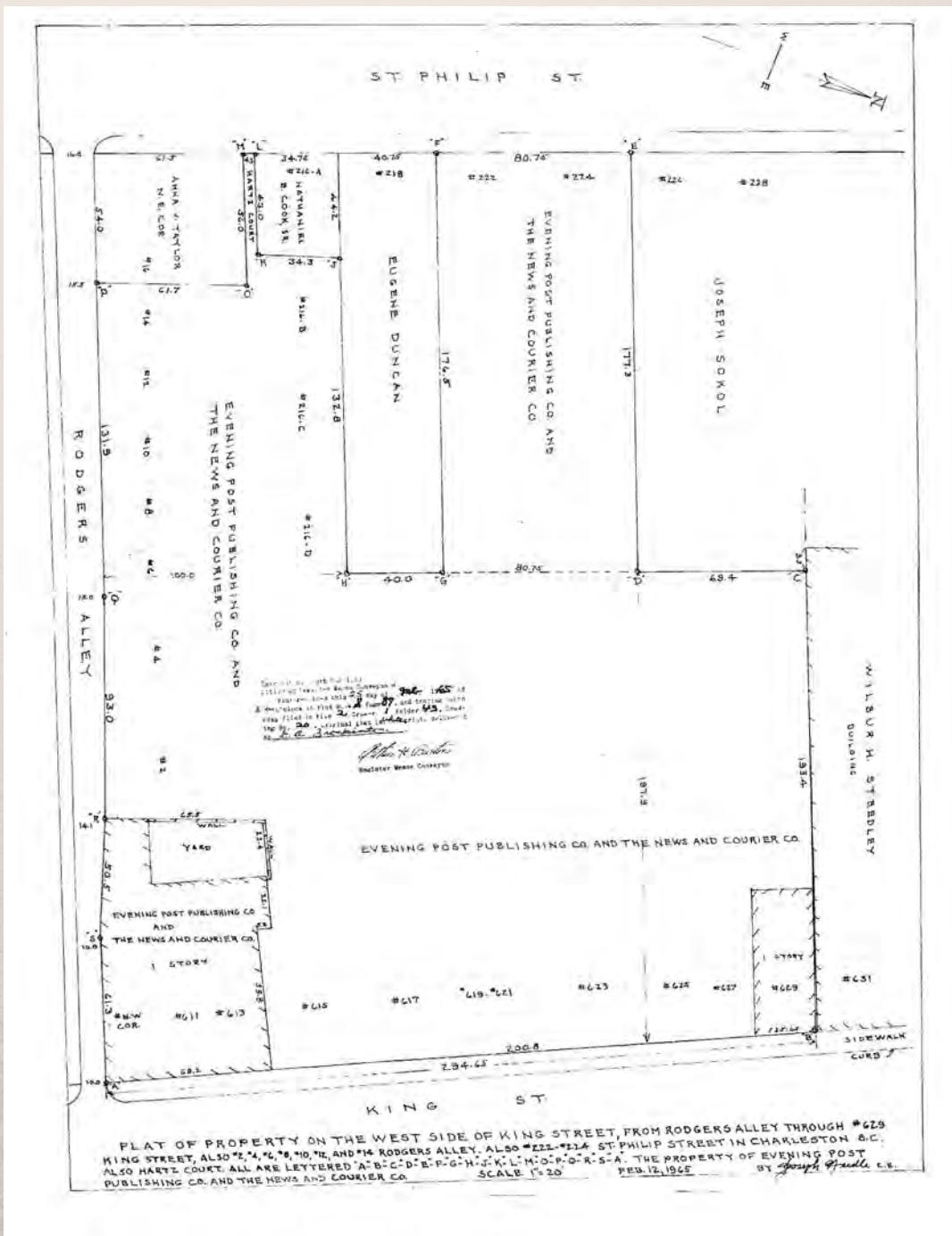
"All that lot, piece or parcel of land, with the buildings and improvements thereon situate, lying and being on the West side of King Street in the City of Charleston, County of Charleston, State of South Carolina, and known in the present numbering of the said street as Numbers 633 and 633 1/2 King Street and the said premises being more clearly shown and delineated on a plat of the same bearing legend "Plat of No. 633 and No. 633 1/2 King Street, located on the West side of King Street between Spring and Line Streets, in Charleston, S. C., the property of Joyce P. Gianaris and Mary P. Lawandales", dated February 17, 1959, by Joseph Heedie, C. E., which plat is recorded in Book H-69, page 65, in the RMC Office for Charleston County.

According to said plat the above property butts and bounds and measures and contains as follows: to the East on King Street forty and five-tenths (40.5') feet; to the North on lands of Damon George Thomas one hundred ten (110') feet; to the West on lands of Wilbur H. Steedly forty and five-tenths (40.5') feet; and to the South on lands of Wilbur H. Steedly one hundred ten (110') feet, be the said dimensions more or less.

Being the same property conveyed to Joyce P. Gianaris and Mary P. Lawandales by Thomas G. Pappas by deed dated September 10, 1957 and recorded in the RMC Office for Charleston County in Book F-64, Page 311.

THE DEED CONVEYANCE is made subject to the below listed mortgage, the payment of which is assumed as part of the consideration therefore: From Joyce P. Gianaris and Mary P. Lawandales to The Independent Life and Accident Insurance Company dated May 11, 1960 and recorded in the said RMC Office in Book M-70, at Page 98, Balance assumed being \$9,320.67.

1965



## Plat dated Feb 12, 1965 by Joseph Needle.

In this plat dated 1965, we can see that the one story Asbestos Clad building at 629 King St still remains, and the Wilbur Steedley building at 631 King St has a more precise depth measurement.

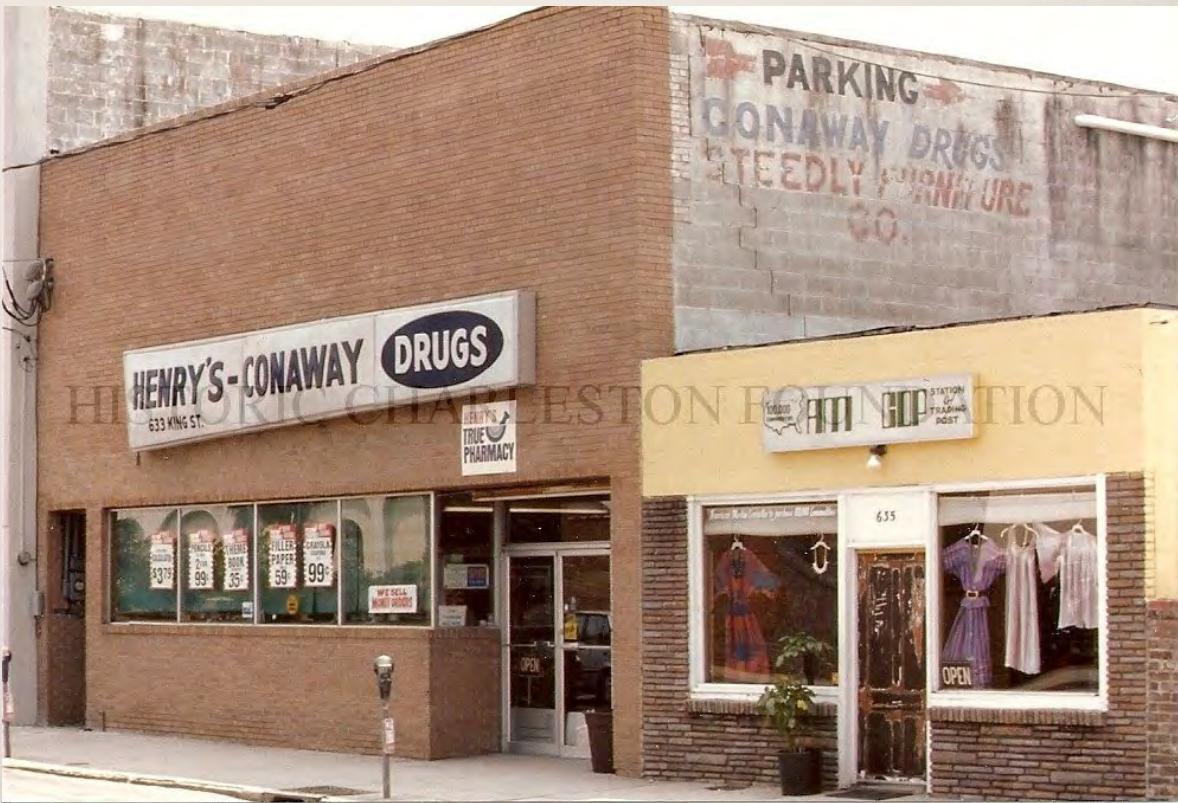
# 1971 - 1980

Charleston County, South Carolina					generated on 12/29/2017 7:41:12 PM EST		
Properties ID: 621	Alternative ID: 621	Parcel Address		Date of Record	Access Year	Pay Year	
4600802013		631 KING ST, CHARLESTON		12/15/2017	2017	2017	
Current Status Information							
Owner	EVENING POST PUBLISHING COMPANY	Property Class Code	500 - General Commercial				
Owner Address	134 COLUMBUS ST CHARLESTON SC 29403-4809	Acreage	.0000				
Legal Description	Subdivision Name -629, 631 & 633 KING Site Name -633 KING ST PlatSuffix N69-65 PoTwp 004						
Building Information							
Tax Year	Land	Improvements	Market	Taxes	Payment		
2017	\$3,404,310	\$341,600	\$3,745,910	\$15,037.42		\$0.00	
2016	\$3,404,310	\$341,600	\$3,745,910	\$14,540.56		\$14,540.56	
2015	\$3,404,310	\$341,600	\$3,745,910	\$13,867.76		\$13,867.76	
2015	\$3,404,310	\$341,600	\$3,745,910	\$86.00		\$86.00	
2014	\$594,000	\$415,000	\$1,009,000	\$11,887.87		\$11,887.87	
2014	\$594,000	\$415,000	\$1,009,000	\$688.00		\$688.00	
2013	\$594,000	\$415,000	\$1,009,000	\$11,913.09		\$11,913.09	
2013	\$594,000	\$415,000	\$1,009,000	\$688.00		\$688.00	
Deed Details							
Grantor		Book & Page		Date	Deed	Vacant	Sale Price
635 KING ST LLC		H610 135		12/27/2006	G		\$4,900,000
STEEDLY ANNIE L ETAL		V594 861		8/14/2006	G		\$3,500,000
Improvement							
Building	Type	Use Code Description	Constructed Year	Stories	Bedrooms	Finished Sq. Ft.	Improvement Size
C01	GENRET	General Retail	1971	0	0	7,248	
C02	WHSESTOR	Storage Warehouse	1910	0	0	21,622	

City of Charleston tax records indicate that in 1971, a General Retail improvement was made to 633 King St, approx 730 Sq Ft. in size.

They also indicate that in 1971 a General Retail improvement was made to 631 King St, approx 7,248 Sq Ft. in size.

# 1980 - 2013



633 King St to the left, operating as Henry's-Conaway Drug Store and featuring an advertisement for Steedly Furniture on its side. Circa 1982. 635 King Street to the right, operating as a clothing store. Photo courtesy of Historic Charleston Foundation.



(Left): 633 King Street, apparently vacant, and 635 King Street, operating as CHOP ministries. Circa 2013. Photo courtesy of Historic Charleston Foundation.

# 2017



**(Left) 331 King Street  
c. 2017**

**(Right) 333 King Street  
c. 2017**



# Summary and Recommendation

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## 629, 631, 633 King Street

### Architectural Significance

As of 2017, the parcels known as 629, 631, and 633 King Street have radically changed over time.

629 King St has already been demolished (within the last 50 years) and was a severe health hazard due to its asbestos cement cladding. This was a popular choice in cladding pre-1988 due to low cost and ease of installation.

631 King St today is a two story concrete block building that is vacant and in severe disrepair. It has been occupied illegally on occasion over the years and suffered damage from vandalism. It is also a potential asbestos health hazard. Major alterations were made to the structure sometime between 1951-1959. The 1951 Sanborn indicates that the front of the building was still two story wood frame, but by 1959, the entire front has been rebuilt in concrete block. Another major addition was made in 1971. Sanborn Maps indicate that the structure has been utilized in a commercial capacity for most of its existence, as a Soda Water dispensary, Pharmacy, restaurant, and furniture store. The architectural style is unremarkable.

633 King St today a two story concrete block building with brick facade. The second floor is in a deteriorating condition. The first floor is being utilized as office space. The composition and layout of the structure today does not reflect the 1959 plat by Joseph Needle, in which it is a one story frame building. Today it is a two story concrete block building, potentially renovated during the improvements of 1971. Sanborn Maps indicate that the structure has typically been utilized in a commercial capacity, as a barber, laundry, restaurant, poultry warehouse, and more. The architectural style is unremarkable.

## Historical Significance

629, 631, and 633 King Street do not contribute to the proposed expansion to the National Register listed Charleston Historic District. These buildings also have not been formally determined eligible by the Keeper of the National Register.

629, 631, and 633 do not appear to possess individual historical significance. In the case of 631 and 633 King Street, the architectural styles are not particularly distinctive and the research conducted shows businesses, proprietors, and residents typical to Upper King Street in the late 19th and early 20th century.

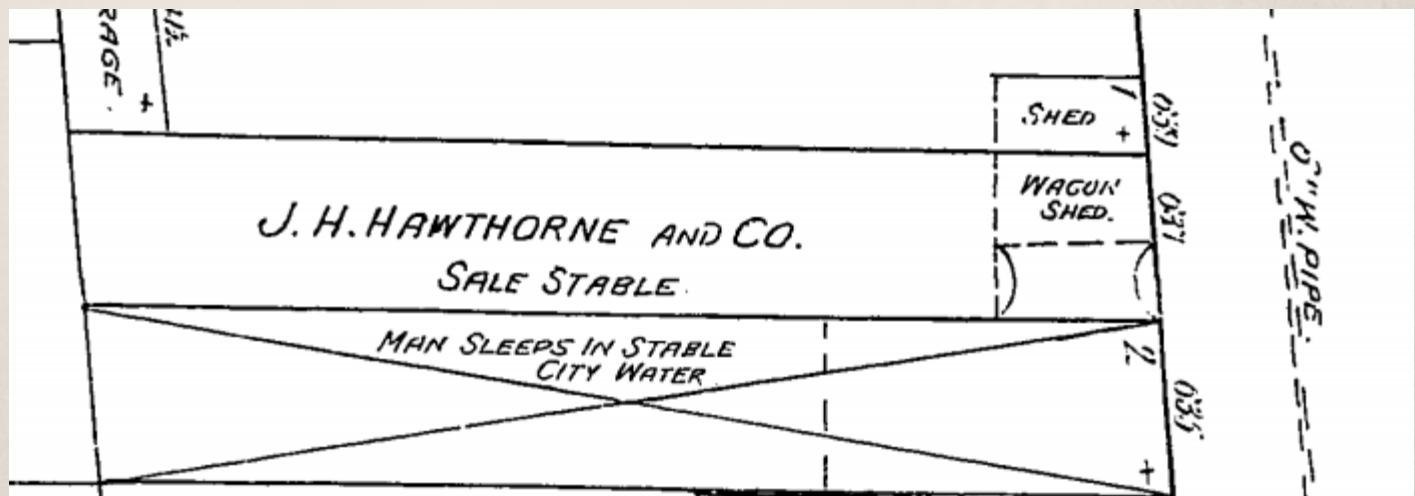
## Conclusion

After thorough historical research, it is the conclusion of Houselore and its representative, Alexandra Jones, that the properties known as 631 and 633 King Street may be demolished without significant negative impact on the historic tapestry of Upper King Street.

635 and 637 King Street  
Charleston ,SC

635 King St: Circa 1951-59  
637 King St: Circa 1985

# 1888

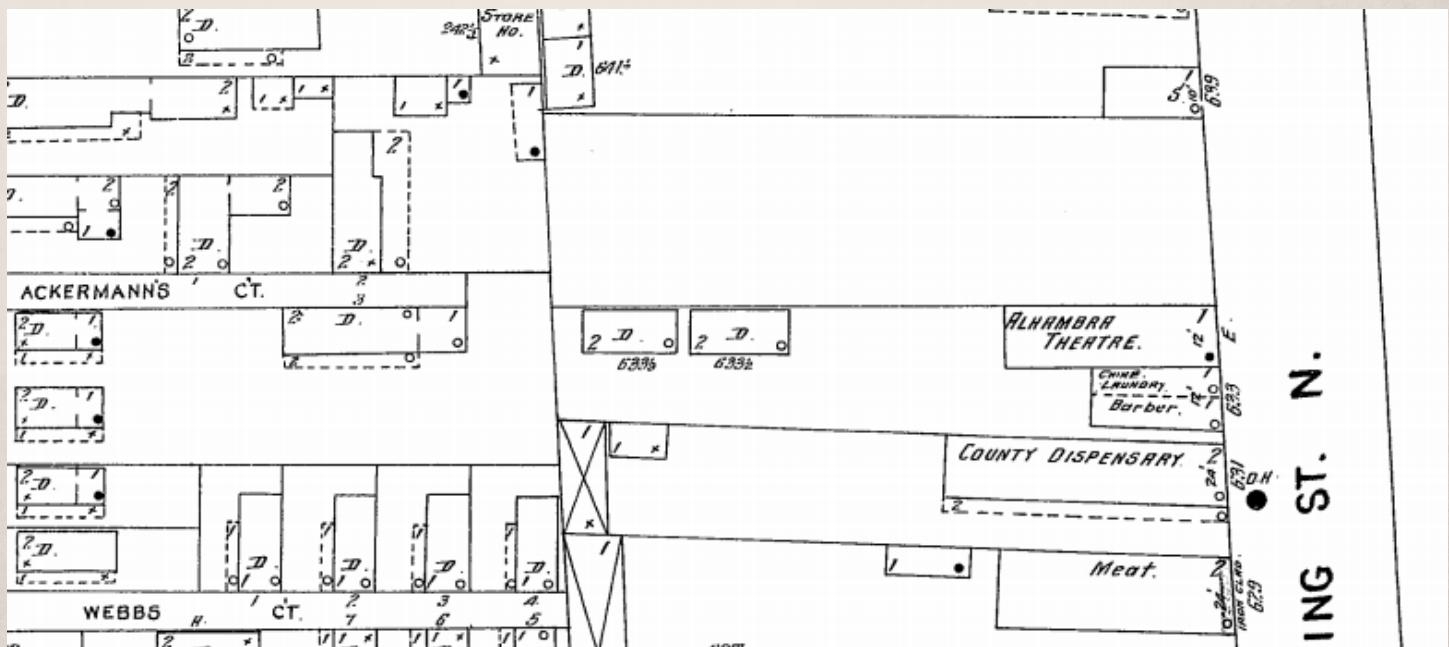


## Sanborn Fire Map of Charleston, c. 1888

The earliest available Sanborn Map c. 1888 depicts 635 King Street as a two story stable with shingle roof and notes "Man sleeps in stable, City Water".

It is attached to 637 King Street and the J.H.Hawthorne and Co. Sale Stable. 637 depicts an open driveway and wagon shed to the front, with open space behind.

1902



# Sanborn Fire Map of Charleston, c. 1902

By 1902, the structures previously at 635 and 637 King Street have been demolished, and the lot sits empty.

# 1939

345

that he saw the within named J. H. Ricketts, as Trustee, sign, seal, and as his act and deed, deliver the within written Release for the uses and purposes therein mentioned, and that he, with J. L. Lowe witnessed the execution thereof.

Swear to and subscribed before Fred W. Graham  
me this the 28th day of June, A.D. 1939 [Signature, Seal of]  
J. L. Lowe (Seal) (J. L. Lowe)  
Notary Public for State of S. C. W.P. Fred W.C.

Recorded July 6, 1939 at 11:00 A.M. S.C. Doe stamp none affixed. W.C. Doe stamp none affixed.  
Original delivered to G. M. Howe, Jr. Being first recorded as recorded by County Auditor.  
S. C. HOWE, JR., CLERK, H.M.C. per clk:A.C.O.

\*\*\*\*\*

HOME BUILDING AND LOAN ASSOCIATION TO DAMON IRELAND THOMAS TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,  
COUNTY OF CHARLESTON.

WHEREAS, at a meeting of the Board of Directors of Home Building and Loan Association, a corporation organized under the laws of the State of South Carolina, held the 30th day of May, 1939, it was unanimously resolved that the property hereinabove described be sold Damon Ireland Thomas at and for the sum of Forty-five Hundred (\$4500.00) Dollars, and that the proper officers of the said Association do execute and deliver the said Damon Ireland Thomas the necessary deed of conveyance;

NOW KNOW ALL MEN BY THESE PRESENTS, That Home Building and Loan Association, a corporation organized under the laws of the State of South Carolina with its principal place of business in the City and County of Greenville, State of South Carolina, for and in consideration of the sum of Forty five Hundred (\$4500.00) Dollars to it in hand paid at and before the sealing and delivery of these presents, by Damon Ireland Thomas of the City of Charleston, State of South Carolina, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Damon Ireland Thomas, his heirs and assigns forever, the following described property, to wit:

ALL that lot, piece or parcel of land with the buildings thereon, situate, lying and being on the West side of King Street, near Line Street, in the City of Charleston, State aforesaid, and known and designated as numbers 635 and 637 King Street;

Measuring and Containing in front on King Street, Fifty (50) Feet, more or less, and in depth Two Hundred (200) Feet, more or less;

Butting and Bounding to the North on land now or late of the Estate of Sarah Hunt, to the East on King Street aforesaid, to the South on lands of I. D. Rubin, and to the West on lands of Myers Bros.

This being the same property conveyed to the Uptown Improvement Company by Lissie Donnelly, Executrix of Sarah Hunt, deceased, by deed dated August 24th, 1904, and recorded in the R.M.C. Office for Charleston County in Book "U-24", at page 111; and thereafter conveyed by Uptown Improvement Company to J. S. Myers and G. M. Myers, Jr., by deed dated January 30th, 1909, and recorded in said Office in Book "F-25" at page 441; and thereafter conveyed by H. W. Mitchell, Master, to Standish Corporation, by deed dated April 30th, 1912, and recorded in said Office in Book "I-28", at page 134; and thereafter conveyed by F. K. Myers, Master, to Farmers Loan and Trust Company, by deed dated July 3rd, 1928, and recorded in said Office in Book "W-33", at page 179; and thereafter conveyed by The City Council of Charleston to Home Building and Loan Association, by deed dated June 20th, 1935, and recorded in said Office in Book "G-35", at page 456.

Deed dated May 17th, 1939  
conveying 635 and 637 King  
Street from Home Building  
and Loan Association to  
Damon Ireland Thomas for  
the sum of \$4,500.

The property is described as  
follows below:

"All that lot, piece or parcel of land with the buildings thereon,  
situate, lying and being on the West side of King Street, near Line  
Street, in the City of Charleston, State aforesaid, and known and  
designated as numbers 635 and 637 King Street; Measuring and  
Containing in front on King Street, Fifty (50) Feet, more or less, and  
in depth Two Hundred (200) Feet, more or less."

# 1942



Deed dated June 29th, 1942 conveying 635 and 637 King Street from D. Ireland Thomas to himself and his heirs in the sum of \$50.

The description of the property is as follows below:

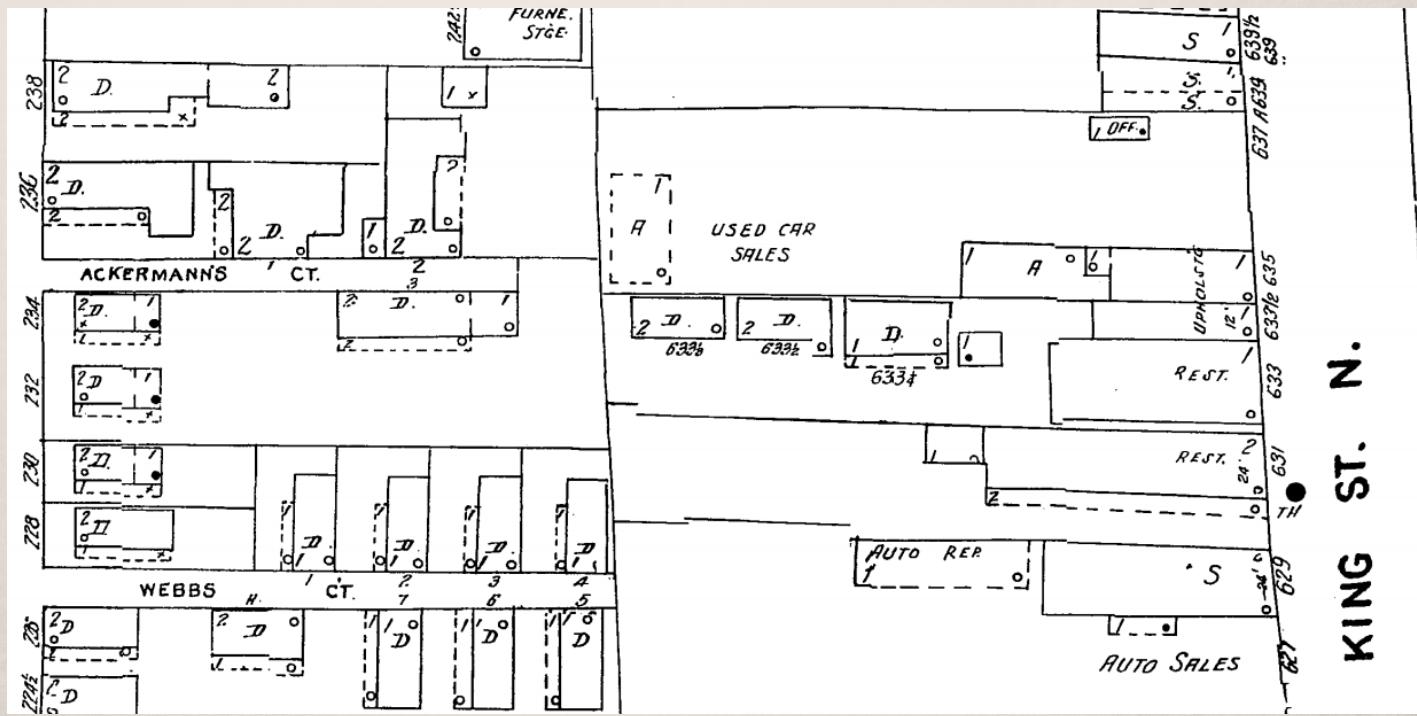
"All that lot, piece or parcel of land, with the buildings thereon, situate, lying and being on the West side of King Street, near Line Street, in the City of Charleston, State aforesaid, and known and designated as numbers 635 and 637 King Street; Measuring and Containing in front on King Street Fifty (50) feet, more or less and in depth Two hundred (200) feet more less; Bounding and Bounding to the North on land now or late of the Estate of Sarah Hunt, to the East on King Street aforesaid, to the South on lands now or late of J. D. Rubin and to the West on lands of Myers Bros.

Also All that lot, piece or parcel of land, with the buildings thereon, situate, lying and being on the South side of Ackerman's Court and known and designated as No. 3 Ackerman's Court, in the City of Charleston, State of South Carolina; Measuring and Containing on the North line in front on Ackerman's Court Ninety-three (93) feet, on the East line Twenty-three (23) feet Six (6) inches, on the South line Ninety-three (93) feet and on the West line Twenty-four (24) feet Four (4) inches; Bounding and Bounding to the North on Ackerman's Court, to the East on property now or formerly of Christopher Johnson.

The premises herein described being the same as described and conveyed by the Deed from Home Building and Loan Association, bearing date the 19th day of June, 1936 and recorded in Book 10, page 100, in the S.C. Office for Charleston County, S.C.

In trust, nevertheless, for the several uses, trusts, intents, and purposes herein-after expressed and declared of and concerning the same, that is to say, in trust to permit the said D. Ireland Thomas to have, use, possess and enjoy the said premises hereinbefore described, or to collect and receive the rents, issues and profits of and derived from the same, for the sole, own and separate use, benefit and behoof of the said D. Ireland Thomas and during the term of his natural life, and from and after his death the said property shall vest in his wife, Georgia R. Thomas for and during the term of her natural life, and from and after her death the said property shall vest absolutely and forever in fee simple.

# 1944



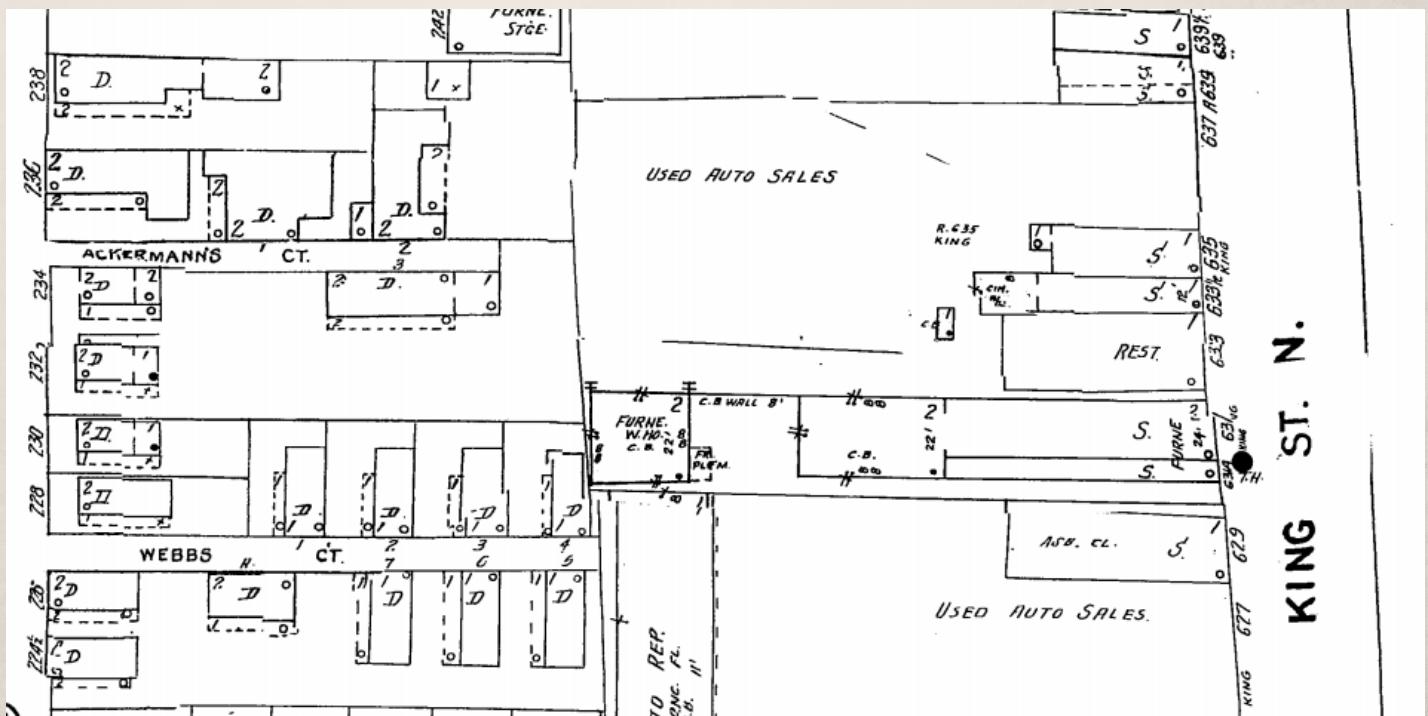
Sanborn Fire Map of Charleston, c. 1944

In the Sanborn Map of 1944, we see structures once again on the lots of 635 and 637 King.

635 King appears to be a one story wood frame structure utilized as an upholstery business. There is a one story automobile garage attached to the rear. In the back of the lot, there is a one story automobile garage and the empty space appears to be utilized for 'Used Car Sales'.

637 King appears to contain a very small one story wood frame building used as an Office.

# 1951



## Sanborn Fire Map of Charleston, c. 1951

In this Sanborn Map, we see significant changes once again.

635 King St remains a one story wood frame building, but the automobile garage to its rear has been demolished. The garage at the far back of the lot has also been demolished.

637 King St is once again no more - the small one story wood frame office that previously occupied the lot has been demolished, and it is empty once again.

# 1955

TITLE NOT SEARCHED BY  
JOSEPH KIRK MYERS

State of South Carolina.

Form 14-Title to Real Estate  
State of South Carolina  
Revised 1950

BK P 210PG020

WHEREAS, Damon Ireland Thomas died testate on the 1st day of September, 1955, and leaving as his sole heir at law, his son, Damon G. Thomas; Probate File #861-27

WHEREAS, Now Damon G. Thomas wishes to convey his interest to the Grantee herein;

KNOW ALL MEN BY THESE PRESENTS, THAT

I, Damon G. Thomas, by his Attorney-In-Fact,

in the State aforesaid \_\_\_\_\_ and \_\_\_\_\_ in consideration of the sum of Five (\$5.00) Love and Affection \_\_\_\_\_ and 00/100 DOLLARS, to me \_\_\_\_\_ in hand paid at and before the sealing of these presents by Pearl W. Thomas a/k/a Pearl C. W. Thomas

in the State aforesaid \_\_\_\_\_ and \_\_\_\_\_ the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Pearl W. Thomas, a/k/a Pearl C. W. Thomas, her heirs and assigns forever, the below described realty:

ALL that lot, piece or parcel of land with the buildings thereon, situate, lying and being on the West side of King Street, near Line Street, in the City of Charleston, State aforesaid, and known and designated as numbers 635 and 637 King Street;

Measuring and Containing in front on King Street, Fifty (50) Feet, more or less, and in depth Two Hundred (200) Feet, more or less;

BUTTING AND BOUNDING to the North on land now or late of the Estate of Sarah Hunt, to the East on King Street aforesaid, to the South on lands of I. D. Rubin, and to the West on lands of Myers Bros.

ALSO

ALL that lot, piece or parcel of land with the buildings thereon, situate, lying and being on the South side of Ackerman's Court and known and designated as number (3) three Ackerman's Court, in the City of Charleston, State of South Carolina;

BUTTING AND BOUNDING to the North on Ackerman's Court, to the East on property now or formerly of Estate of William A. Kenyon, to the South on property now or formerly of Estate of Martha Dervees, and to the West on property now or formerly of Christopher Johnson;

MEASURING AND CONTAINING on the North line in front of Ackerman's Court Ninety-three (93) feet; on the East line Twenty-three (23) Feet, Six (6) Inches; on the South line Ninety-three (93) Feet and on the West line Twenty-four (24) Feet, Four (4) inches, be all the said dimensions more or less.

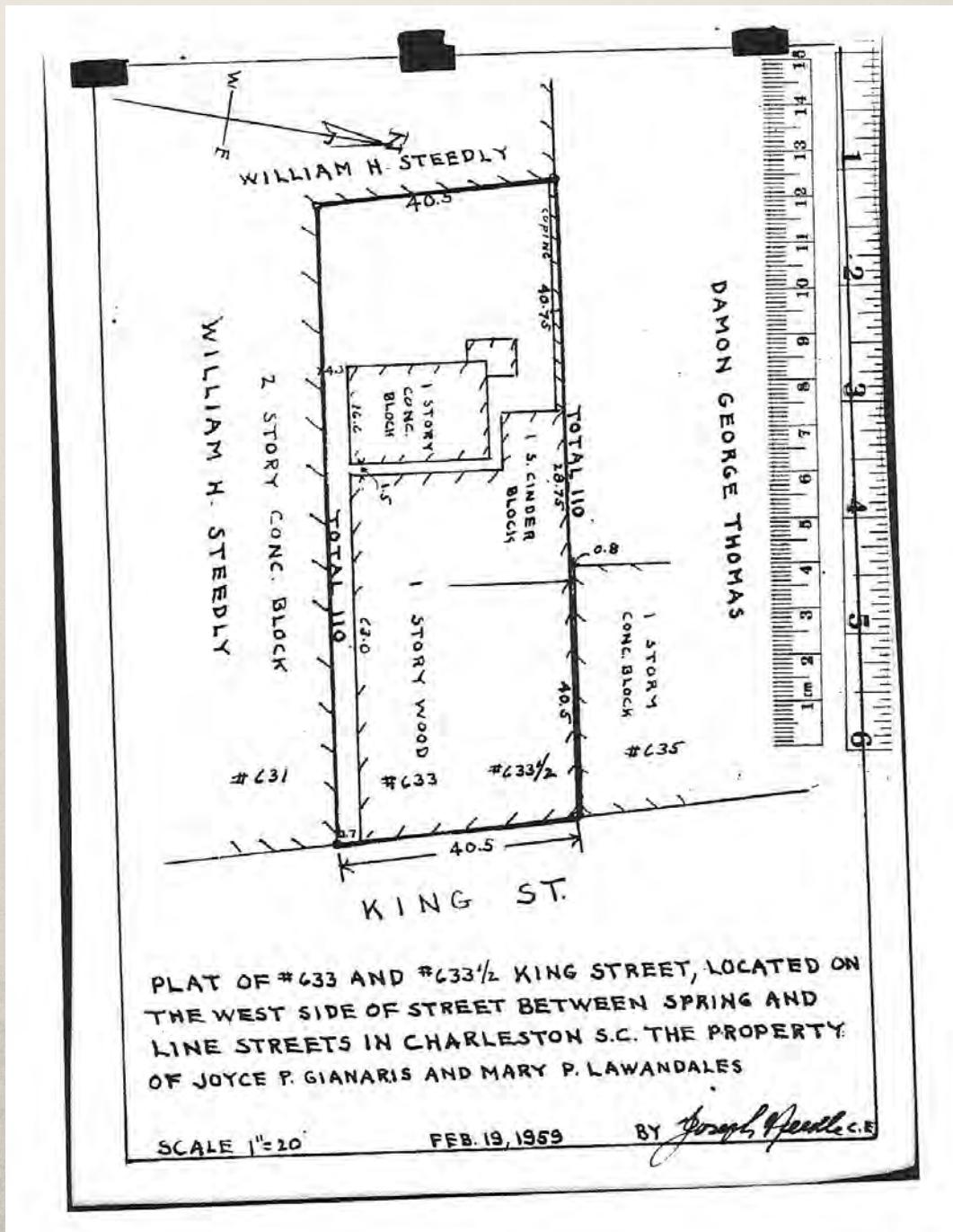
BEING the same properties conveyed to D. Ireland Thomas as Trustee for Georgia R. Thomas and Damon G. Thomas and recorded in the R.M.C. Office for Charleston County in Book K43, Page 481.

Deed conveying 635 and 637 King Street from Damon Thomas to Pearl Thomas, his wife, for the sum of \$5 (love and affection).

Property description is as detailed below:

"All that lot, piece or parcel of land with the buildings thereon, situate, lying and being on the West side of King Street, near Line Street, in the City of Charleston, State aforesaid, and known and designated as numbers 635 and 637 King Street; Measuring and Containing in front on King Street, Fifty (50) Feet, more or less, and in depth Two Hundred (200) Feet, more or less."

1959



# Play by Joseph Needle, c. 1959

In 1959, a plat by Joseph Needle shows that 635 King Street is a one story concrete block structure.

# 1980 - 2017

## Charleston County, South Carolina

generated on 12/29/2017 7:37:00 PM EST

Property ID (VIN)	Alternate ID (AIN)	Partial Address	Data Refreshed At	Assess. Year	Day (EST)
4600802011		637 KING ST, CHARLESTON	12/15/2017	2017	2017
Detailed General Information					
Owner	EVENING POST PUBLISHING COMPANY	Property Class Code	500 - General Commercial		
Owner Address	134 COLUMBUS ST CHARLESTON SC 29403-4809	Acreage	.0000		
Legal Description	Description -639 KING Site Name -20-PARKING SPACES PlatSuffix XXX-NONE PolTwp 004				
Historical Information					
Tax Year	Land	Improvements	Market	Taxes	Payment
2017	\$895,000	\$500	\$895,500	\$86.00	\$0.00
2017	\$895,000	\$500	\$895,500	\$4,607.25	\$0.00
2016	\$895,000	\$500	\$895,500	\$4,455.02	\$4,455.02
2016	\$895,000	\$500	\$895,500	\$86.00	\$86.00
2015	\$895,000	\$500	\$895,500	\$4,248.88	\$4,248.88
2015	\$895,000	\$500	\$895,500	\$86.00	\$86.00
2014	\$325,000	\$94,100	\$419,100	\$3,642.11	\$3,642.11
2014	\$325,000	\$94,100	\$419,100	\$86.00	\$86.00
2013	\$325,000	\$94,100	\$419,100	\$86.00	\$86.00
2013	\$325,000	\$94,100	\$419,100	\$3,649.84	\$3,649.84
Deed Record					
Grantor		Book & Page	Date	Deed	Vacant
635 KING ST LLC		H610 135	12/27/2006	G	\$4,900,000
STEEDLY ANNIE L ETAL		V594 861	8/14/2006	G	\$3,500,000
Improvements					
Building	Type	Use Code Description	Constructed Year	Stories	Bedrooms
C01	GENOFF	General Office	1985	0	0
C01	PAVING	Paving	1990	0	0
					2,880
					2,916

According to 2017 tax records, improvements to 637 King Street in the form of a General Office were made in 1985, totaling 2,880 Sq Ft.

No improvements are mentioned regarding 635 King Street.

# 1985 - 2017 (cont'd)



**635 King St, c. 1982**  
Photo Courtesy of Historic  
Charleston Foundation



**635 King St, c. 2013**  
Photo Courtesy of Historic  
Charleston Foundation



**(Left) 635 King St**  
**c. 2017**



**(Left) 637 King St**  
**c. 2017**

# Summary and Recommendation



## 635 and 637 King Street

### Architectural Significance

As of 2017, 635 King St is a one story structure comprised of cinder block. It is currently being utilized as office space. We estimate the date of construction to be between 1951-1959. This is primarily because the 1951 Sanborn Map depicts a one story wood frame building, but the 1959 Needle plat depicts a one story cinder block building. The building also changed hands in the mid 1950s. It has been altered several times since then, particularly in regard to the roof. The architectural style of the building is unremarkable.

637 King St is a two story structure comprised of cinder block with brick facade. It is currently being utilized for office space. We know from the Sanborn Maps that there was no structure on the site as of 1951, and according to tax records, 2,880 Sq Ft. of office space was constructed at 637 King St in 1985. As a result, we estimate the date of construction to be c. 1985. The architectural style of the building is unremarkable.

# Historical Significance

635 and 637 King Street do not contribute to the proposed expansion to the National Register listed Charleston Historic District. These buildings also have not been formally determined eligible by the Keeper of the National Register.

635 and 637 do not appear to possess individual historical significance. The research conducted shows businesses, proprietors, and residents typical to Upper King Street in the 20th century.

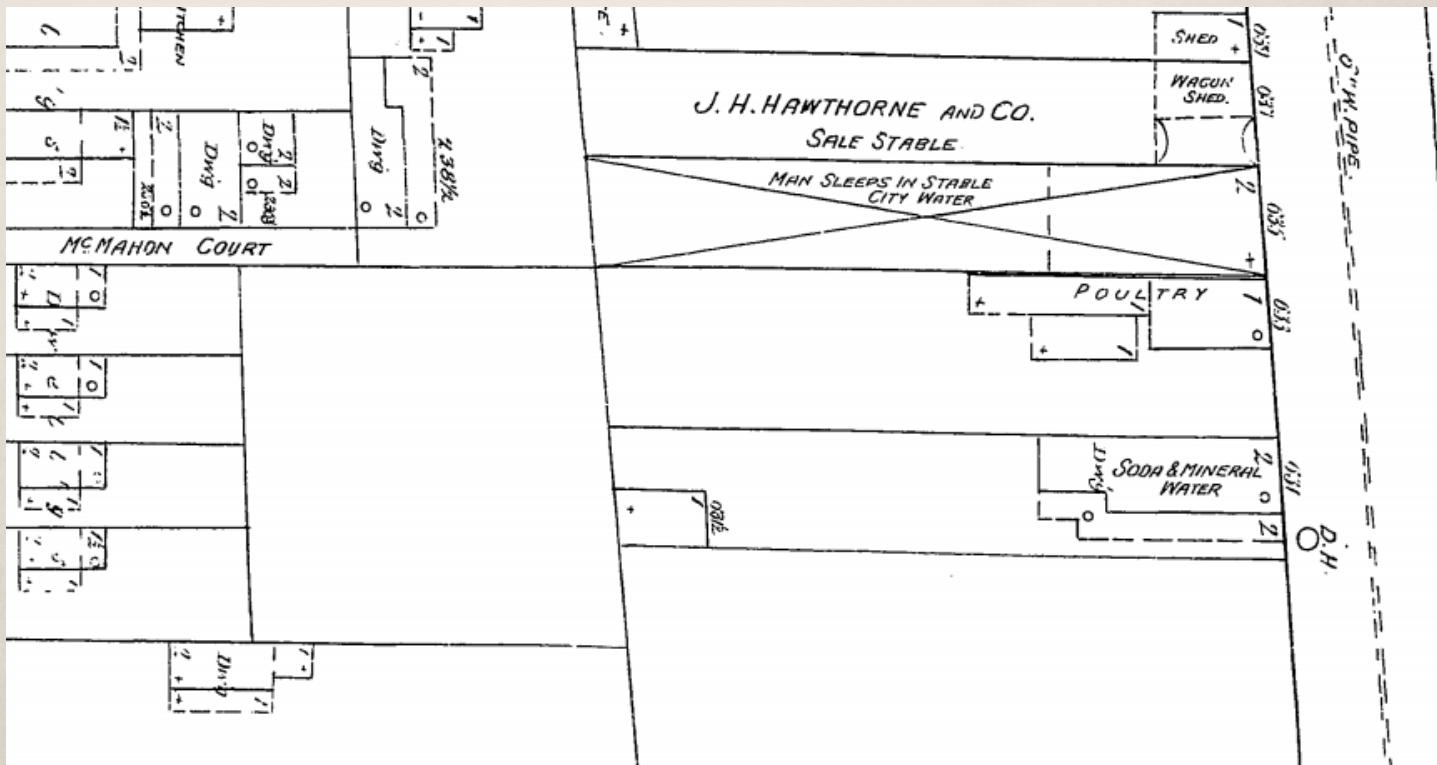
# Conclusion

After thorough historical research, it is the conclusion of Houselore and its representative, Alexandra Jones, that the properties known as 635 and 637 King Street may be demolished without significant negative impact on the historic tapestry of Upper King Street.

2 Ackerman Court  
Charleston, SC

Circa 1970

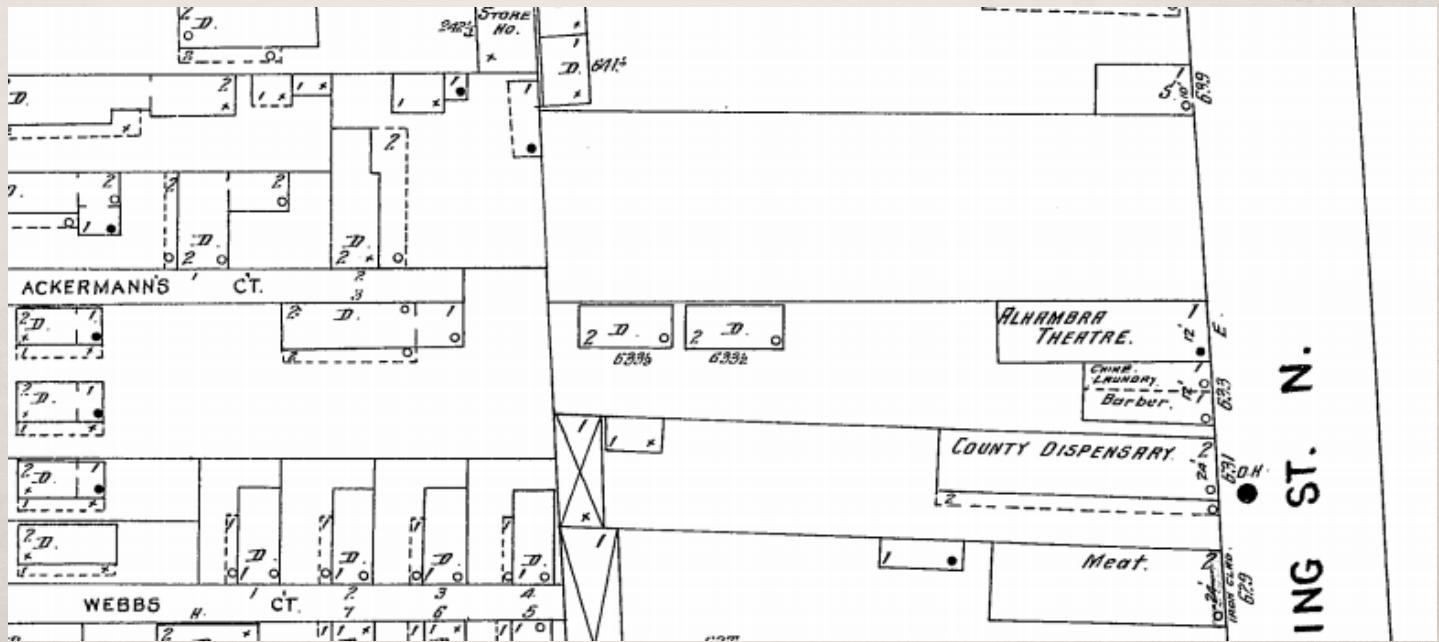
# 1888



Sanborn Fire Map of Charleston, c. 1888

As of 1888, Ackermans Court was known as McMahon Court. We can see from this plat that there is a 2 story frame building labeled 238 1/2 St Philip's St near the location of the current 2 Ackerman Court, but no buildings specifically addressed for McMahon Court.

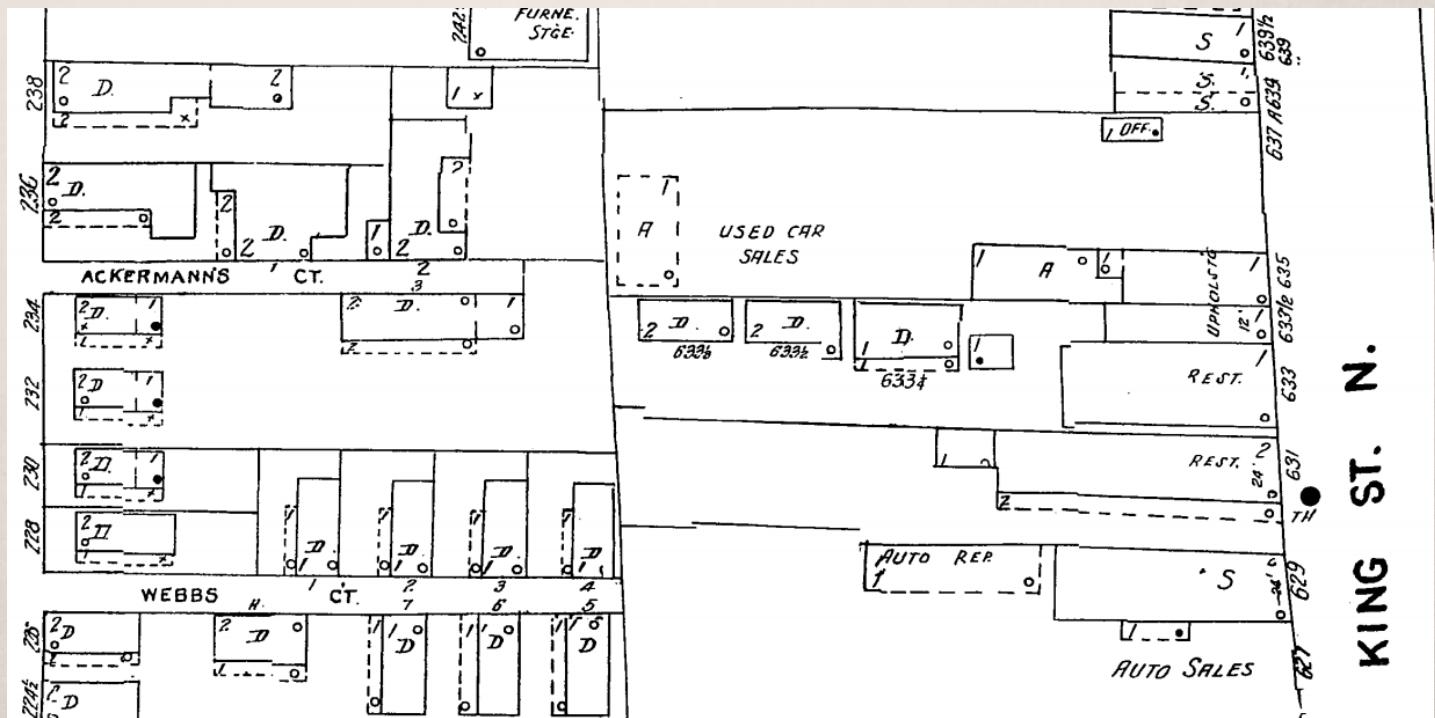
# 1902



**Sanborn Fire Map of Charleston, c. 1902**

This is the first record of buildings attributed to Ackerman Court. 2 Ackerman Court at this time is depicted as a 2 story wood frame dwelling house with East facing two story piazza. Note that that building labeled 3 Ackerman Court to the south is no longer standing in 2017.

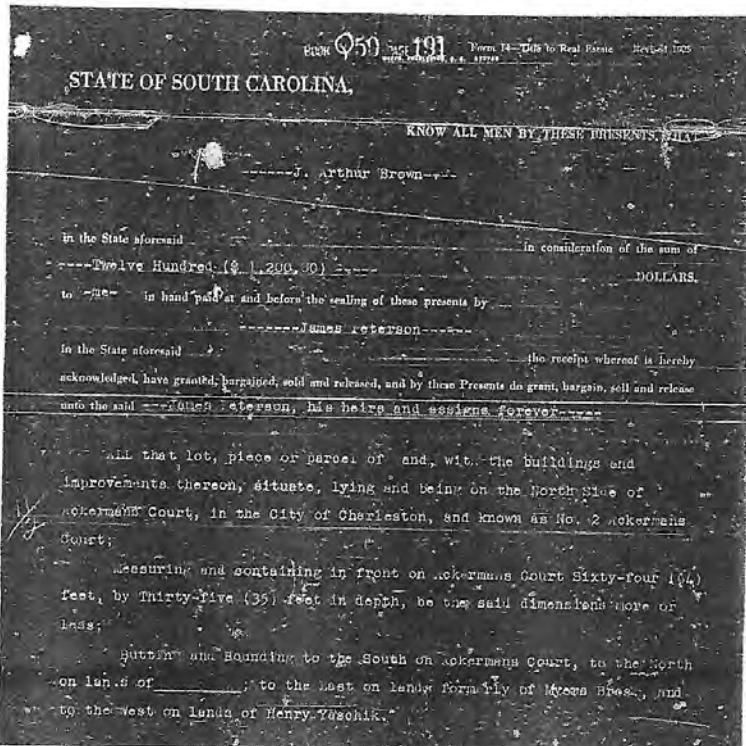
# 1944



## Sanborn Fire Map of Charleston, c 1944

In the 1944 Sanborn Maps, we see significant alterations to the structure at 2 Ackerman Court. While it remains a 2 story wood frame building, the Eastern facing piazza has been reduced in size and centered on the Eastern facade. There is also a very small one story wood frame structure attached to the Southern facade to the left.

# 1949

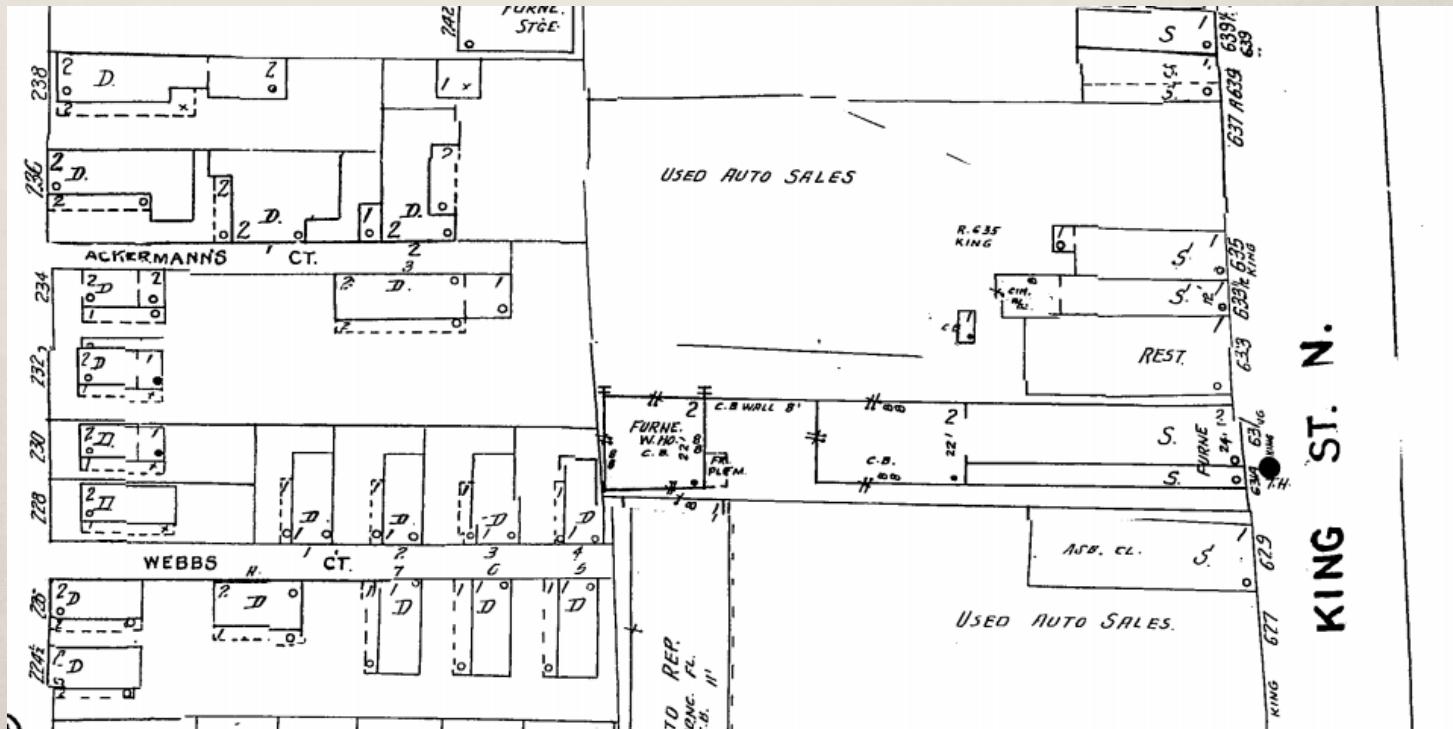


Deed dated April 20th, 1949  
conveying 2 Ackerman Court  
from J. Arthur Brown to  
James Peterson for the sum  
of \$1,200.

Details of the property follow  
in the description below:

"All that lot, piece or parcel of land with the building and improvements thereon, situate, lying and being on the Northern Side of Ackermans Court, in the City of Charleston, and known as No. 2 Ackermans Cout; Measuring and Containing in front on Ackermans Court Sixty-four (64) feet, by Thirty-five (35) feet in depth, be the said dimensions more or less; Butting and Bounding to the South on Ackermans Court, to the North on lands of ...; to the East on lands formerly of Myers Bros., and to the West on lands of Henry Yaschik."

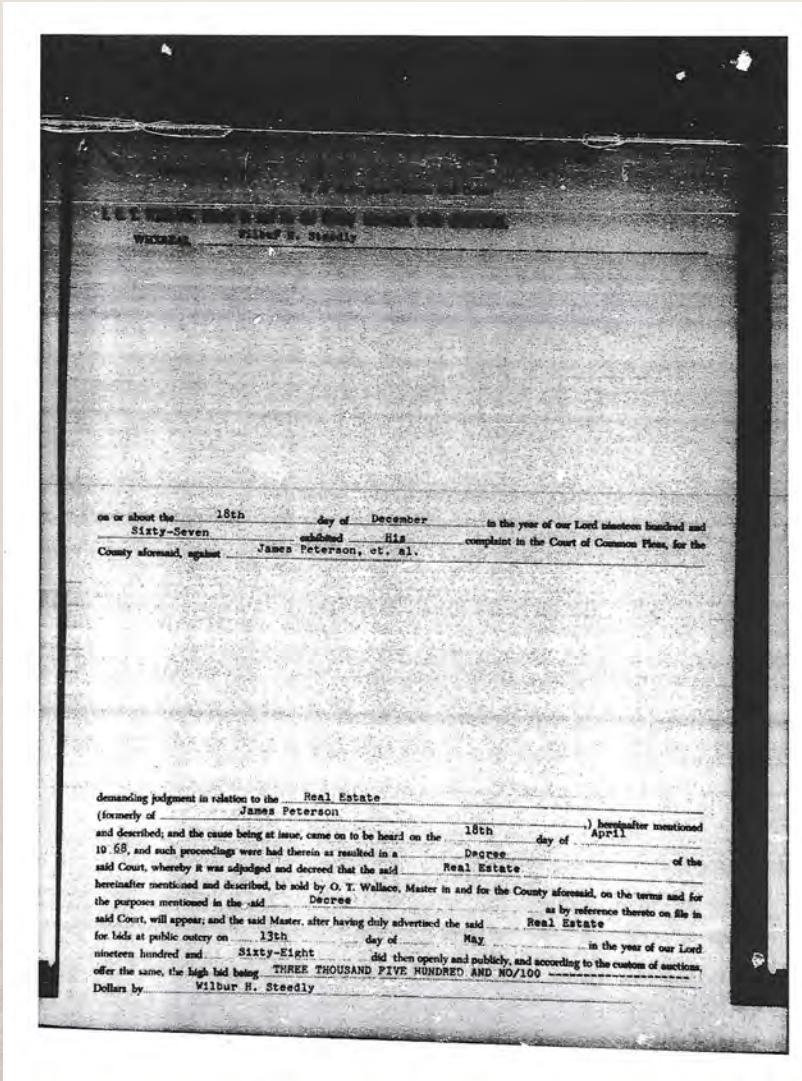
# 1951



## Sanborn Fire Map of Charleston, c. 1951

The 1951 Sanborn Maps show no alteration to 2 Ackerman Court since the 1944 Sanborn Maps. 2 Ackerman Court remains a two story wood frame building with a small 1 story wood frame structure attached.

# 1968



Deed dating May 13th, 1968 conveying 2 Ackermans Court from James Peterson to Wilbur H. Steedly for \$3,500. It appears that Steedly made a court complaint challenging Peterson's ownership of the property. As a result, the property went to auction, and Wilbur was the highest bidder.

Description of the property is as follows below:

"All that log, piece or parcel of land, with the buildings and improvements thereon, situate, lying and being on the north side of Ackermans Court, in the City of Charleston, and known as No. Two (2) Ackermans Court. Measuring and Containing in front on Ackermans Court Sixty-four (64) feet, by thirty-five (35) feet in depth, be the said dimensions more or less. Butting and Bounding to the south on Ackermans Court, to the north on lands of , to the east on lands formerly of Myers Bros, and to the west on lands of Henry Yaschik.

# 1969-1970

REAL PROPERTY RECORD										CHARLESTON COUNTY, S. C.					
1. T. M. No. 460 — 8 — 2				LOT		113		GEOGRAPHICAL AREA			CITY OF CHARLESTON		TAX DISTRICT NO. 7-1		
2. TITLE OF OWNERSHIP				DATE OF MO. DAY YR.	DEED BOOK	DEED PAGE	\$	INDICATED PURCHASE PRICE	PRICE	MAILING ADDRESS					
3. PETERSON, James				4-49	Q50	191									
4. STEEDLY, Wilbur H.				6-11-68v	L90	163	\$3,500	18	7	40 Joyce Steedly 631 Morrisburg Rd. X					
5. STEEDLY, Annie L. ETAL				1984	83E	289	By Will								
6.															
7.															
8.															
9.															
10. PROPERTY LOCATION 2 Ackerman Court				SUBDIVISION:											
11. Lot				Block	Tract No.		Parcel No.		Other 2 ACKERMANS COURT						
12. ACREAGE: High Land				Marsh Land	Total Acres		ACREAGE TAKEN FROM:		DEED ( ), PLAT ( ), COMPUTATIONS ( )						
13. MEASUREMENTS: Road Frontage				70'	x 15'	x 60'	x 75'	x	x	x	x				
14. PLATS RECORDED IN: *										COPY OF CURRENT PLAT IN TAX MAP WORK SHEET FOLDER					
15. 11/2 N ACKERMANS CT NO 2															
16. YEAR ASSESSMENT FOR:		1969	1970												
17. LAND ASSESSMENT		\$		COMPUTERIZED										CHECKED 10/17/69	
18. BUILDING ASSESSMENT		\$		OCT 11 1964											
19. TOTAL ASSESSMENT		\$ 450	\$ 450	By 4/2											
20. NUMBER OF BUILDINGS		2	0												
21. TOTAL APPRAISED VALUE		\$													
22. BUILDING PERMIT ISSUING AUTHORITY		PERMIT NUMBER	DATE OF MO. DAY YR.	DESCRIPTION OF WORK				ESTIMATED COST AS TAKEN FROM PERMIT		1969-70 TAX MAP CODE					
23. City of Chas.		3949	3-13-69	Demolition				\$		TMS 95 BLOCK 3 LOT 33					
24.															
25.										"X" IN LAST COLUMN, SEE REVERSE SIDE FOR ADDITIONAL REMARKS					

LINE #14c-The original deed for this property called for 60' x 75' 2 which was J14-176 in 1963. The lot remained the same until it was sold for taxes in 1968 in 640-166. Starting here the northern part of the lot was left off of the Ward Book and deed. No reason was given, so it is presumed it was done by mistake. No record of sale on part left off was found. Was field checked June 20, 1969 and found to be occupied by Wilbur Steedly. Is being mapped by occupation and current deed L90-163. is presumed to be incorrect..

LINE#19 File #1594 dtd 6-24-70 for 1970 asmt. change. Demolished bldgs., no change in assessment

LINE #5--ETAL are Joyce S. Murphy and Jennene S. Allen. Will No. is 83ES10-00269. ss 10/9/84

Property record card, showing a demolition permit in 1969, exactly one year after Wilbur Steedly purchased the property at 2 Ackerman Court. It appears that 2 buildings were demolished between 1969-1970, as the 1969 assessment shows 2 buildings, and the 1970 assessment shows 0.

# 2017



**Southern facade of 2 Ackerman Court**



**Western facade of 2 Ackerman Court**



**Eastern facade of 2 Ackerman Court**

# Summary and Recommendation



## 2 Ackerman Court

### Architectural Significance

As of 2017, 2 Ackerman Court is a 2 story cinder block structure with a 1 story open shed attached on the Eastern facade.

Based upon available Sanborn Fire Maps, previous deeds, and the property's record card, we believe that the current structure at 2 Ackerman Court was built after 1970, coinciding with the 1969 demolition. The current architectural style is unremarkable.

### Historical Significance

2 Ackerman Court does not contribute to the proposed expansion to the National Register listed Charleston Historic District. 2 Ackerman Court does not appear to possess individual historical significance. The research conducted shows that the site itself was used for dwelling spaces typical to Upper King Street in the 20th century, and the current structure is modern and of no significance.

# Conclusion

After thorough historical research, it is the conclusion of Houselore and its representative, Alexandra Jones, that the property known as 2 Ackerman Court may be demolished without significant negative impact on the historic tapestry of Upper King Street.

# Property History Report

Alexandra Jones, Principal

2017



HOUSELORE

[www.houselore.com](http://www.houselore.com)

# Source Documents

# The State of South-Carolina.

**TO ALL TO WHOM THESE PRESENTS SHALL COME, OR BE MADE KNOWN:**

Or whom the same may in anywise concern, I, *James W. Gray* Master of the Honorable Court of Equity, for the District of  
Charleston, in the said State, **SEND GREETING.**

WILLIAM C. DUKES William C. Dukes

on or about the Twenty-ninth day of June in the year one thousand eight hundred and fifty then  
did exhibit his Bill for Account and Relief in the Course of Equity, at Charleston  
in the District of Charleston and State aforesaid, against Wm. Elizabeth A. Gray  
Administrator of the Estate of George R. Gray deceased and Louisa C.  
Gray in which among other things was prayed a sale of the property  
hereinafter conveyed and the said defendants duly filed  
their Answer and cross bill to the said Bill of Complaint; all  
which will more fully appear by the proceedings in the Regis-  
try of this Court

And the Cause, being at issue before the Honorable Court aforesaid, came on to be heard at June sitting, one thousand eight hundred and fifty three when the said Court, after a full hearing therof, and mature deliberation in the premises, did Order, Adjudge and Decree, that the soho of cause

hereinafter mentioned and described, should be sold ~~at public auction by~~ in the Registry of the said Court  
on the terms and for the purposes mentioned in ~~this sealed order as by before me~~  
will appear: And the said James H. Gray Master of the said Court,

after having duly advertised the said Lot of Land for sale, by public outcry, on the  
County of Essex day of July in the year of our Lord One thousand eight hundred  
and six of this instant and then, open-y-and publicly, and among the course of Auction, sell & dispose of the said Lot of Land  
below described unto Solomon Collier for one thousand seven hundred & <sup>44</sup> six & <sup>11</sup> pds  
being, at that price the highest bidder for the same.

Now Know all Men, That I, the said James Walye, Master of the said Court, in consideration of the premises, and also in consideration of the ~~last sum of one thousand pounds~~ ~~last sum of one thousand pounds~~ ~~last sum of one thousand pounds~~ paid me by the said John Wilson, the receipt whereof is hereby acknowledged, Have granted, bargained, sold and released, and by these presents Do grant, bargain, sell and release unto the said John Wilson, and his Heirs and Assigns, All ~~the last sum of one thousand pounds~~

on the back side of King Street between Colquhoun and  
Pine Streets in the City of Charleston being part of a lot  
late of the Estate of Isaac R. Gary deceased and measure-  
ring in front on King Street thirty five feet wide by  
(33.3) by about Two hundred feet in depth (200) to the  
same more or less. Bounding south on land of the  
opposite side to the west on land of Mr. McLain last running  
Street and west on land of

