

ON BEHALF OF LS₃P,
HOUSELORE PRESENTS

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

PROPERTY HISTORY REPORT



HOUSELORE



OBJECTIVE

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

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3. 629/631/633 King Street
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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.

[illegible]

"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

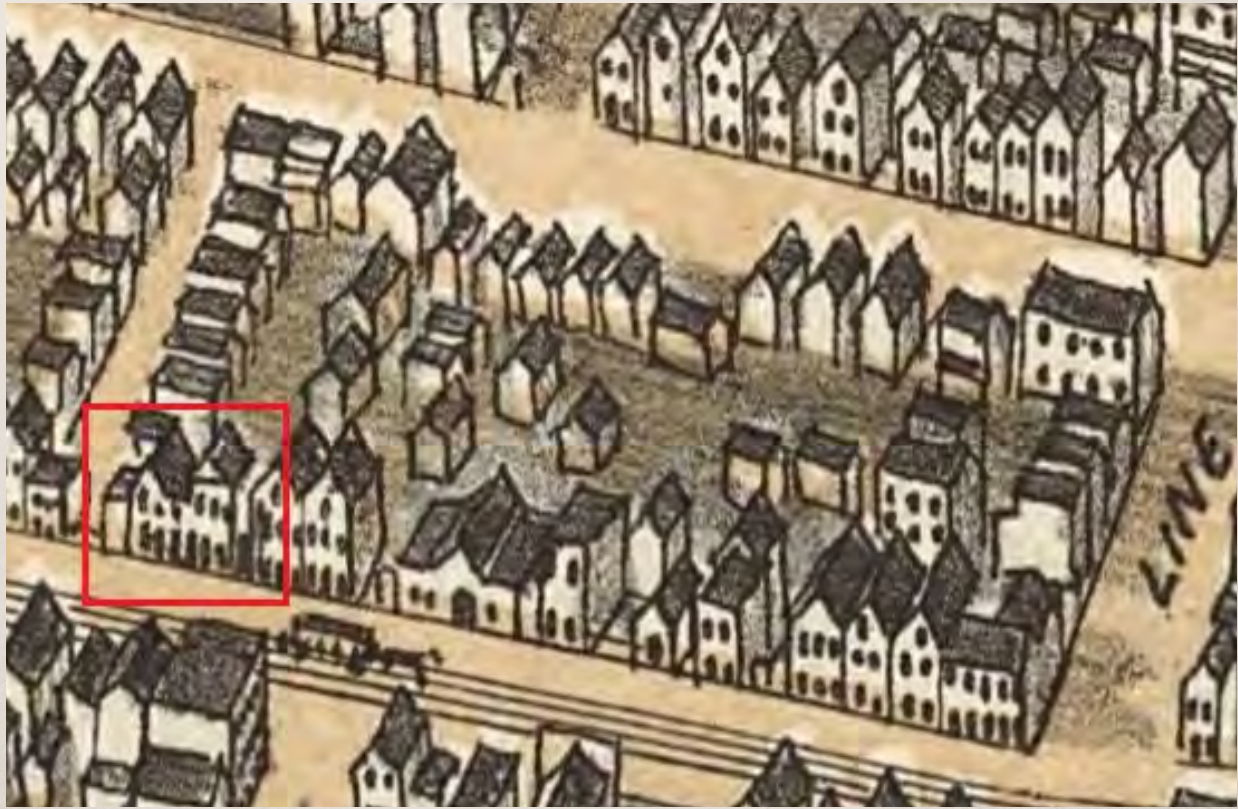


1864 Map by Robert Knox

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.

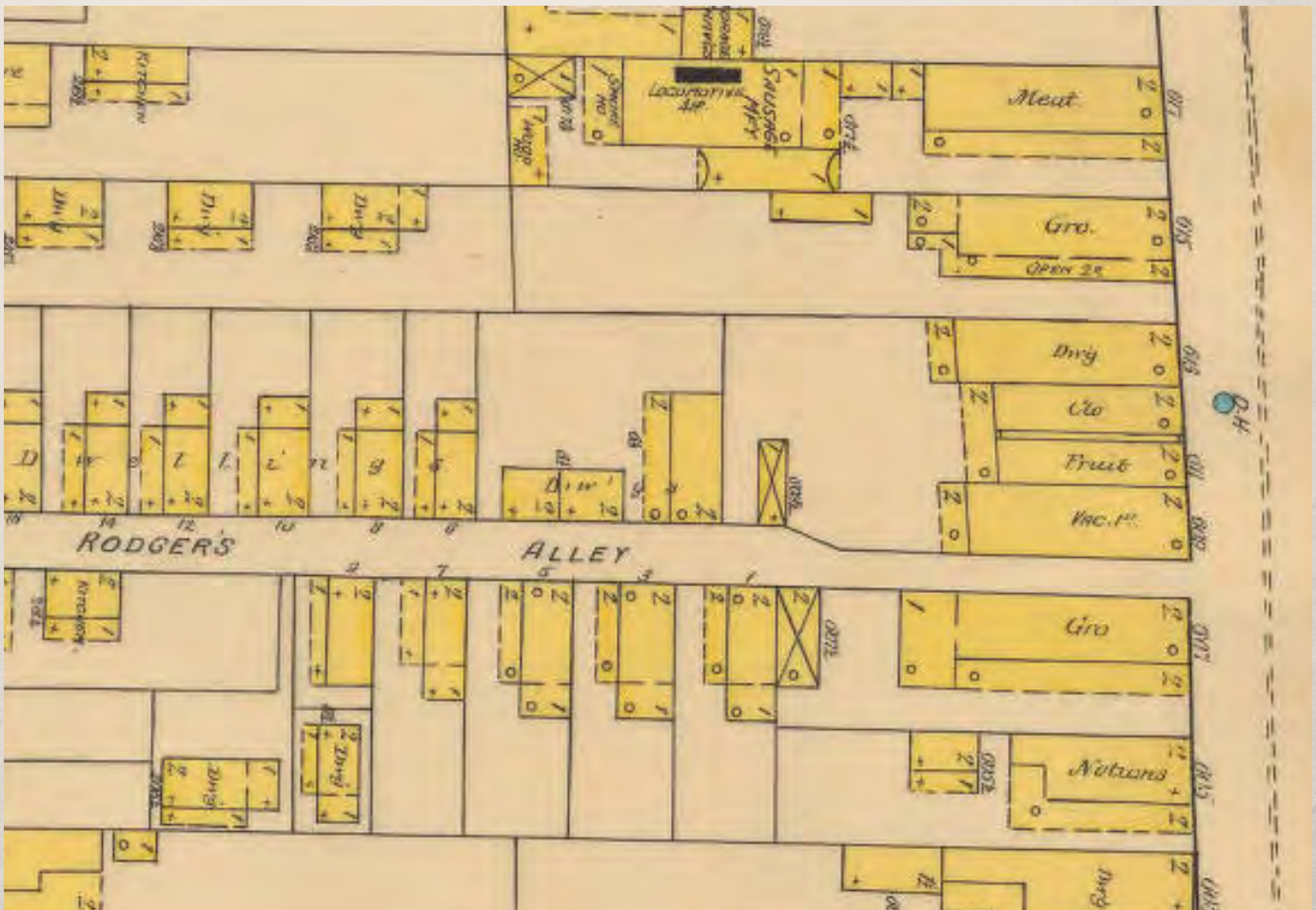
[illegible]

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 buildings 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



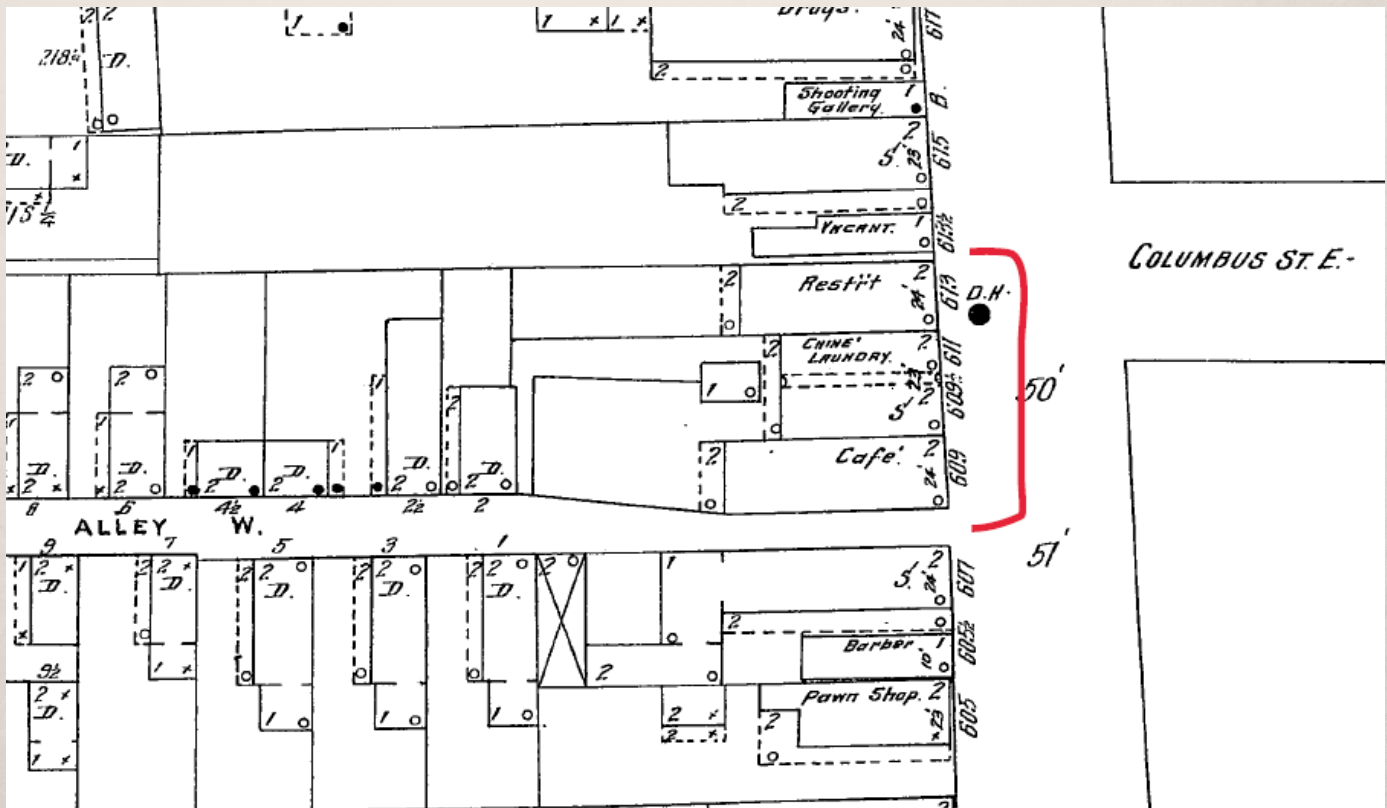
Sanborn Fire Map of Charleston, c. 1888.

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

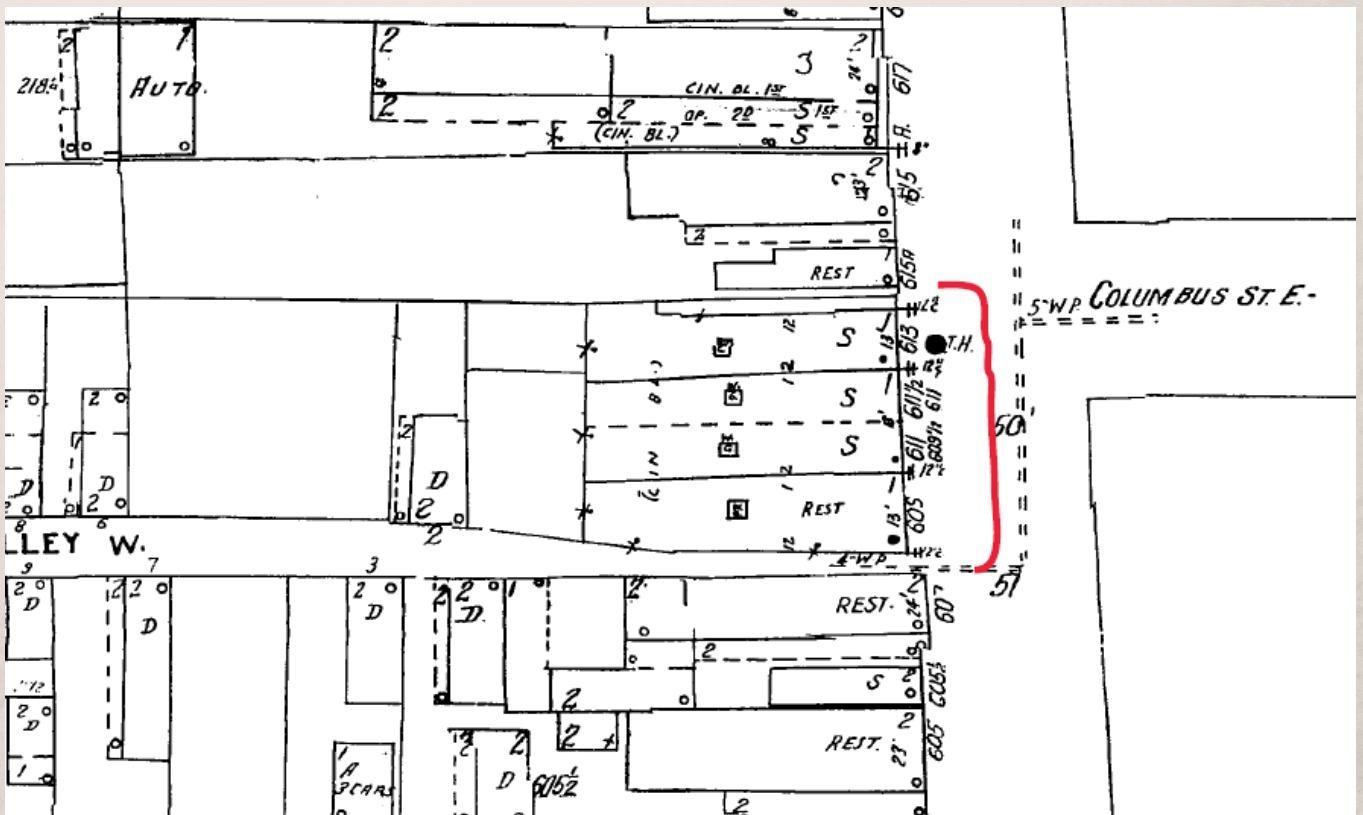


Sanborn Fire Map of Charleston, c. 1902

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.

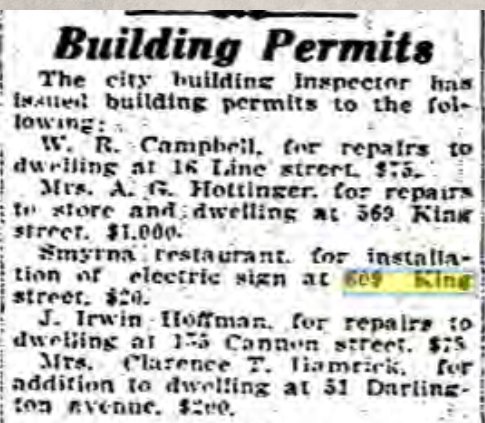
The most notable differences are that the middle building, previously 611, is now split between 609 1/2 and 611. There is also a small new 1 story free standing structure behind the middle of the building.

1944

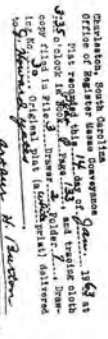


Sanborn Fire Map of Charleston, c. 1944

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.



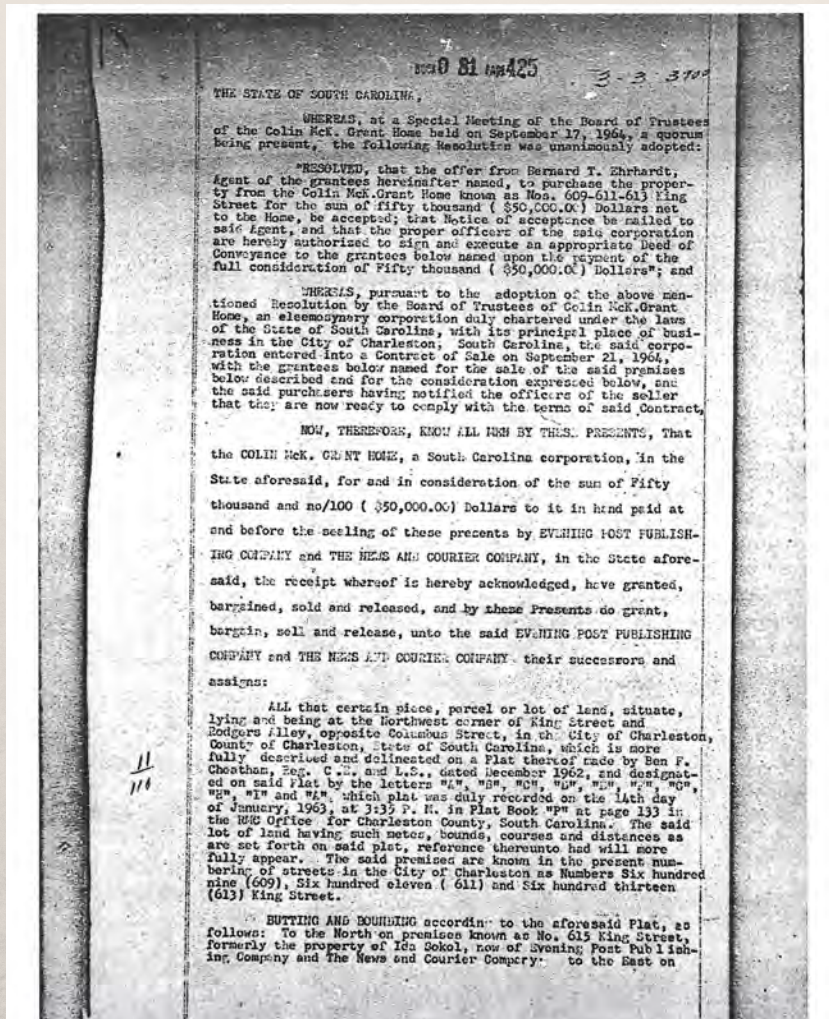
(Left) Several alterations were made to the new facade throughout the 1930s, as indicated in this notice from the News and Courier in 1935.

[illegible]

Plat of 609/611/613 King Street was completed in 1962. It shows that as of 1962, the property was owned by J. K. Grant Home.

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, Count of Charleston, State of South Carolina, which is more fully described and delineated on a Plat thereof made by Ben F. Cheatham...dated December 1962."

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

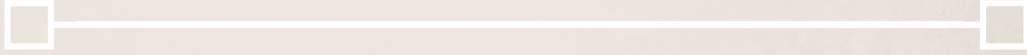


In the ensuing years between 1964 and 2017, the property at 609 King Street has been used for a variety of commercial purposes, including a pawn shop, furniture store, antique store, and newspaper distribution warehouse.

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

Aerial view of 609 King Street, c. 2017

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.

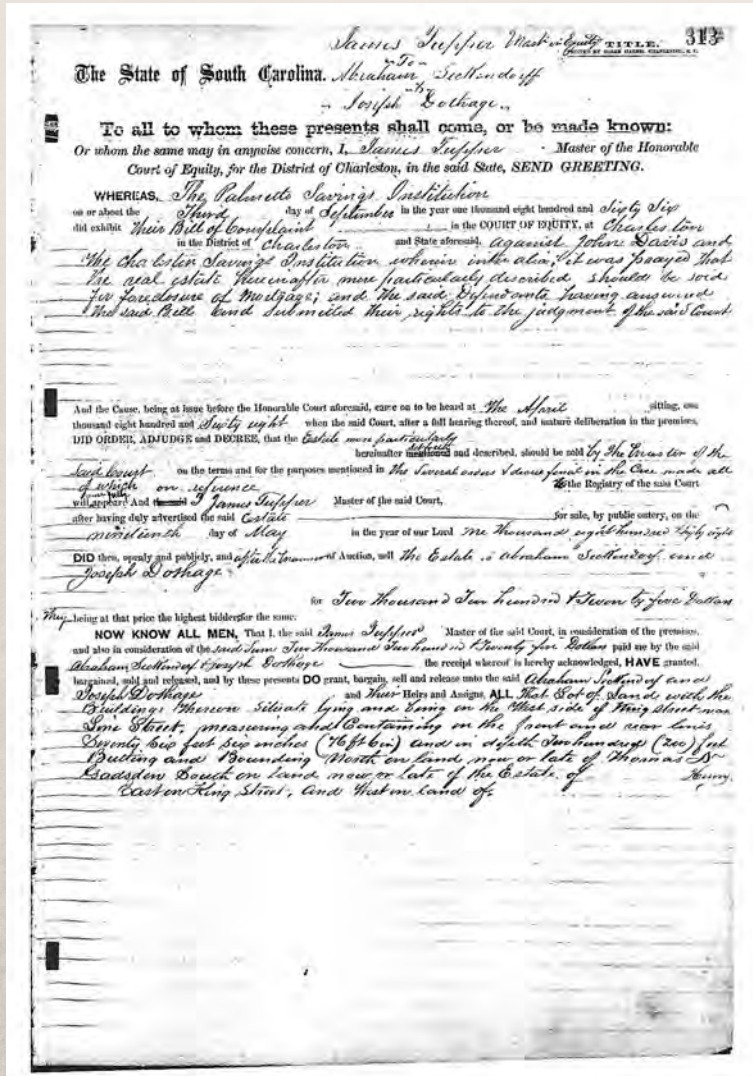
629/631/633 King Street Charleston, SC 29401

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."

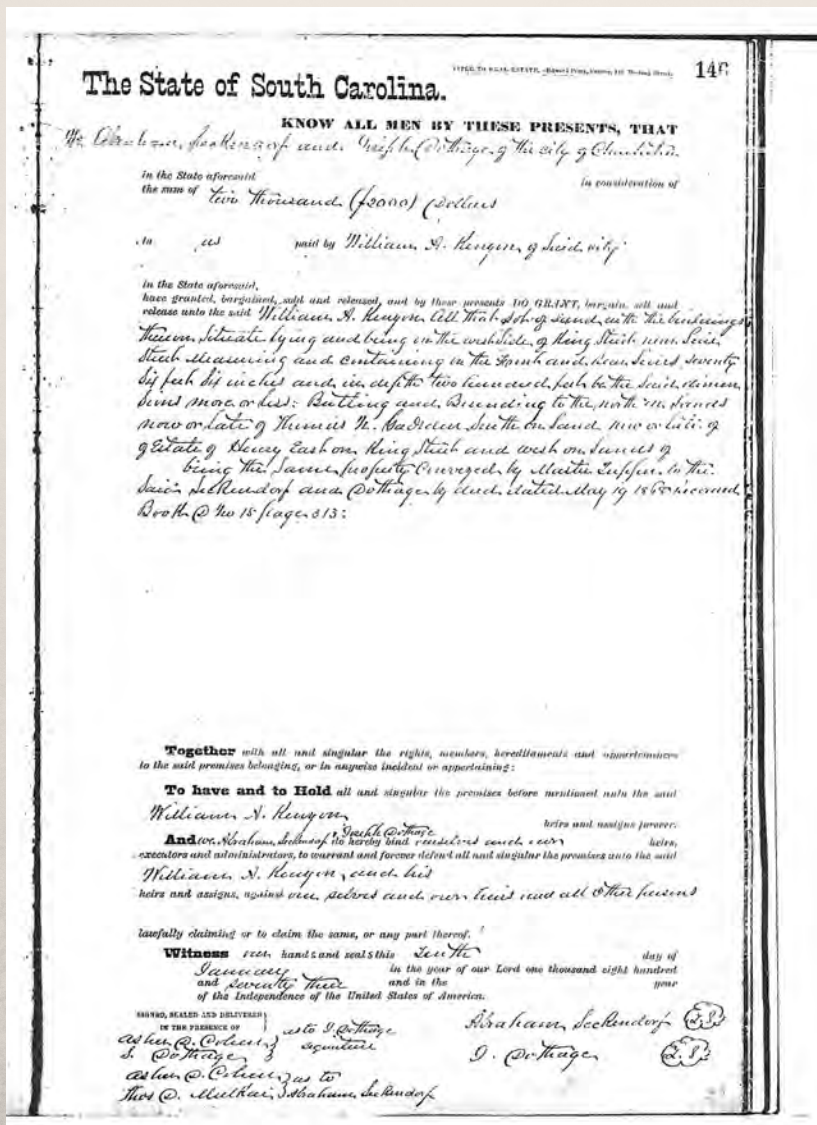
1872



**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

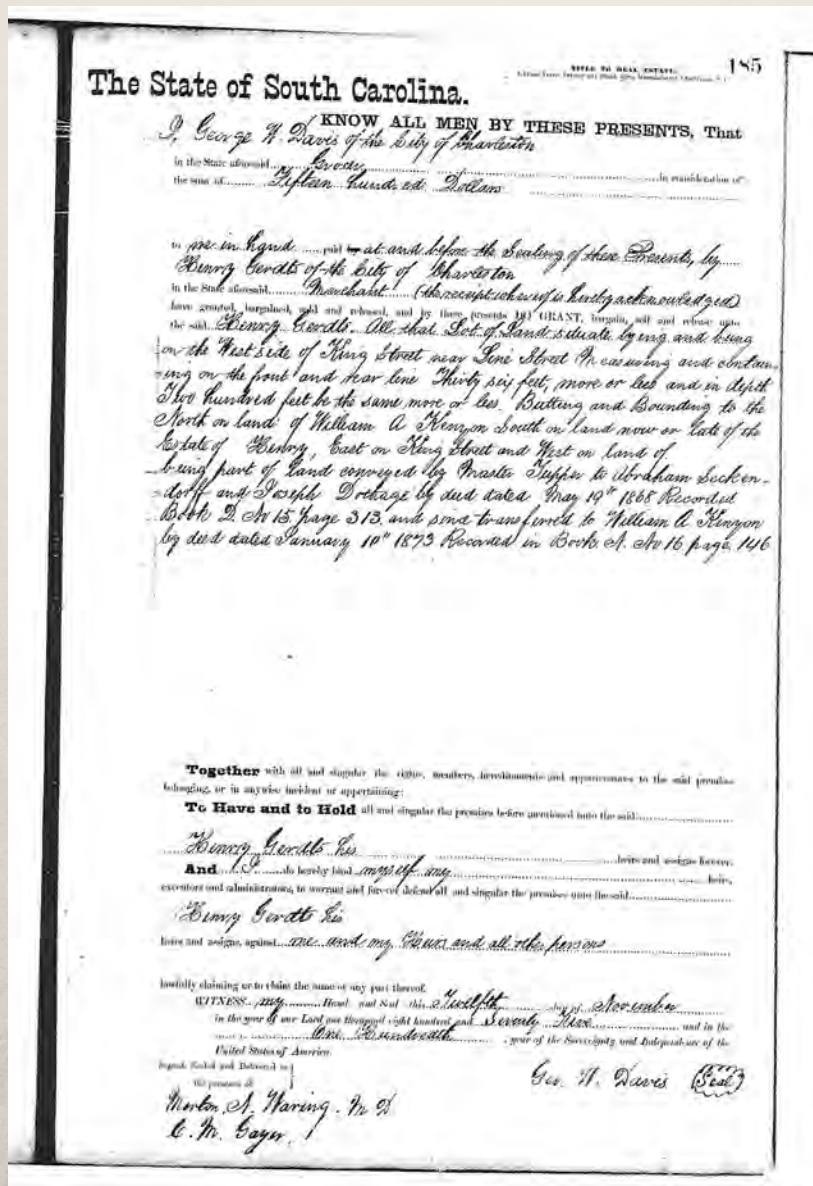


A deed dated January 10th, 1873 conveying the property from Abraham and Joseph to a William A. Kenyon for the sum of \$2,000.

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

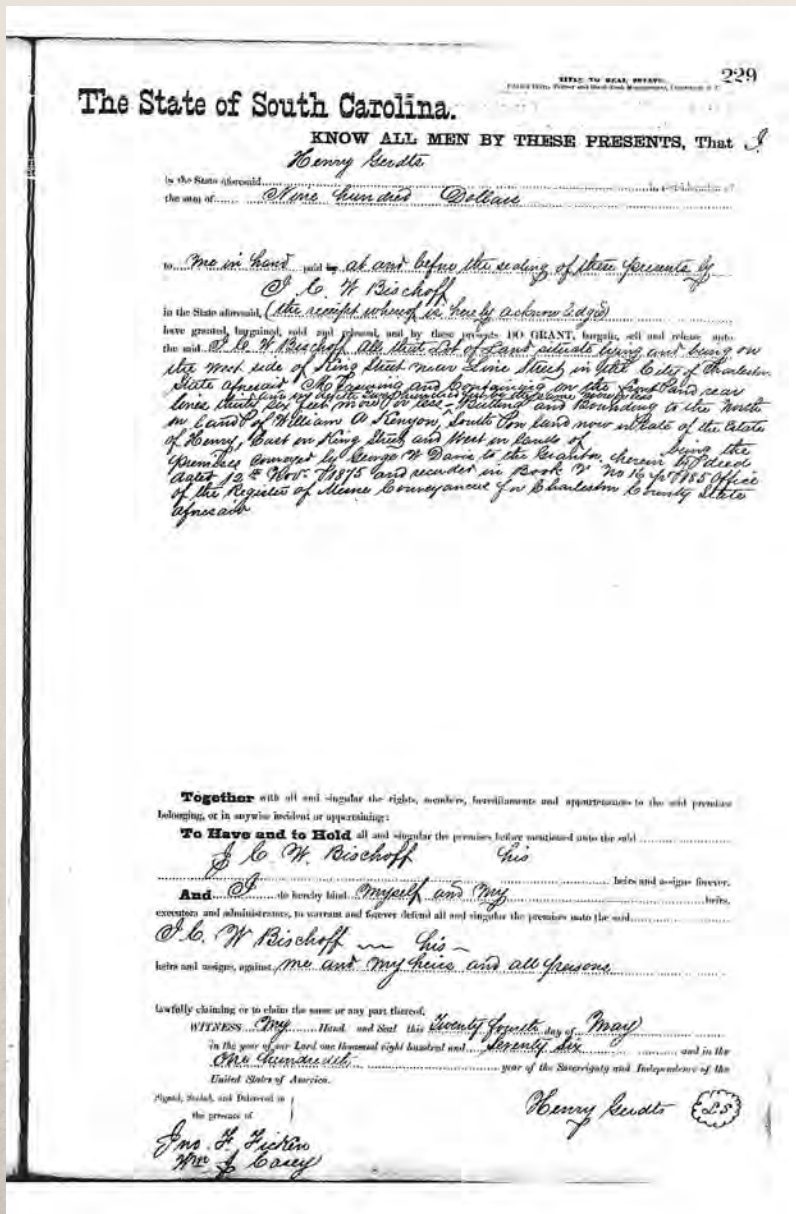


A deed dated November 12th, 1875, conveying 631 King Street from George Davis to Henry Gerdt for the sum of \$1,500.

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

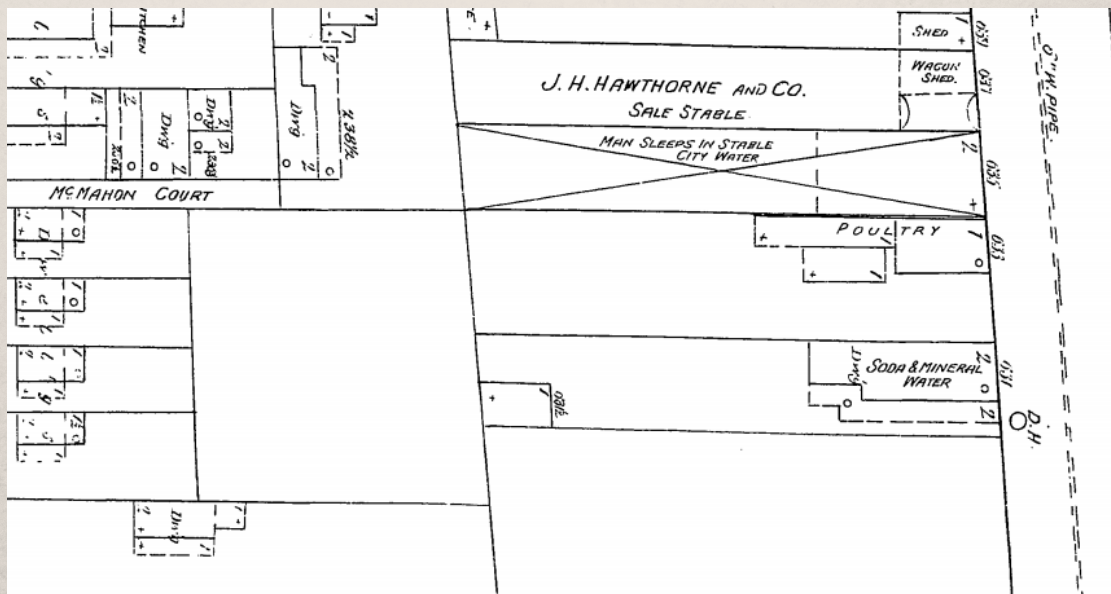
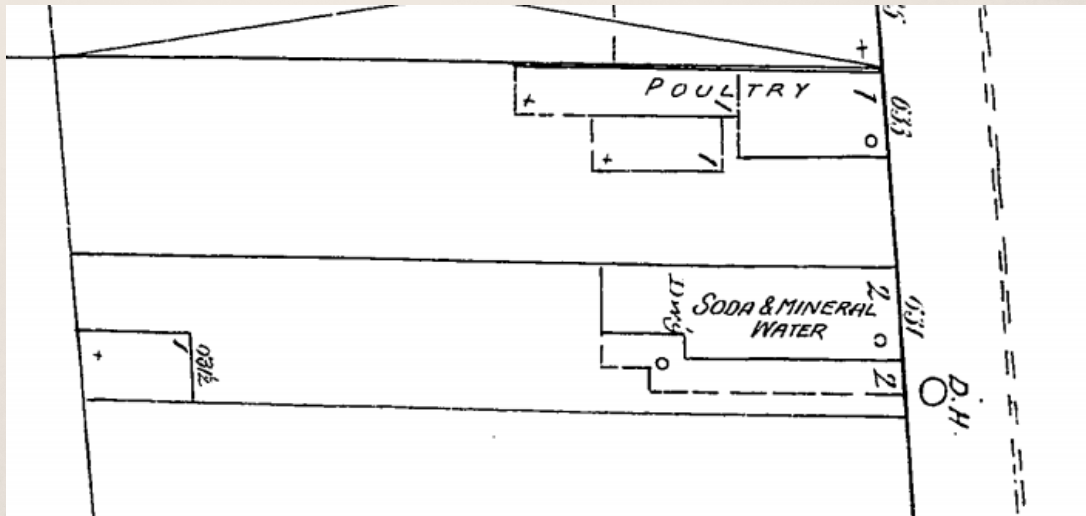


A deed dated May 24th,
1876 conveying 631 King
Street from Henry Gerdt to
J.L. Bischoff for the sum of
\$900.

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 Davis to the Grantor herein by deed."

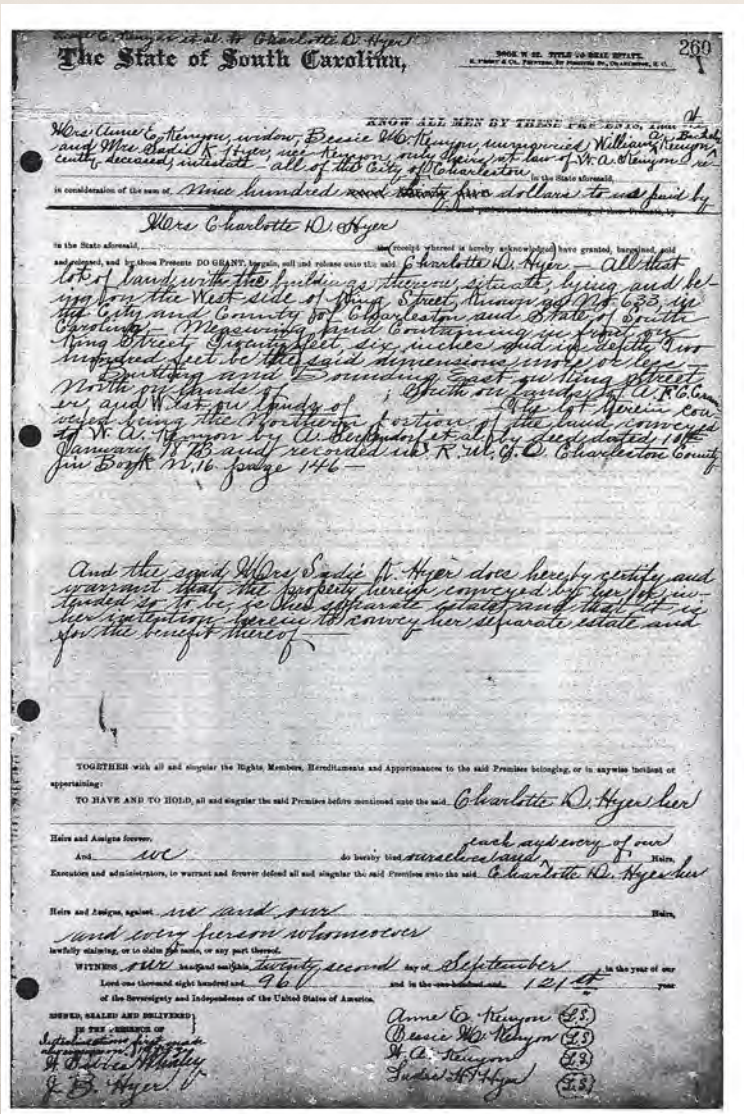
1888



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.

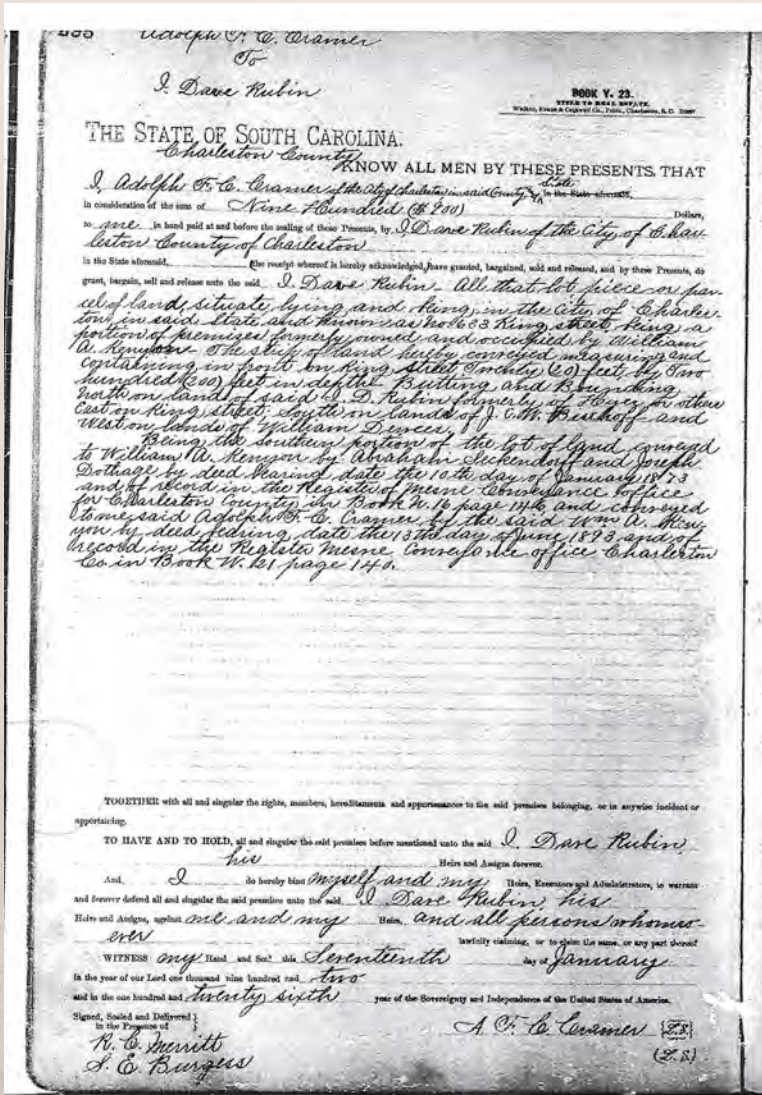
Description of the property is as follows below:

"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.

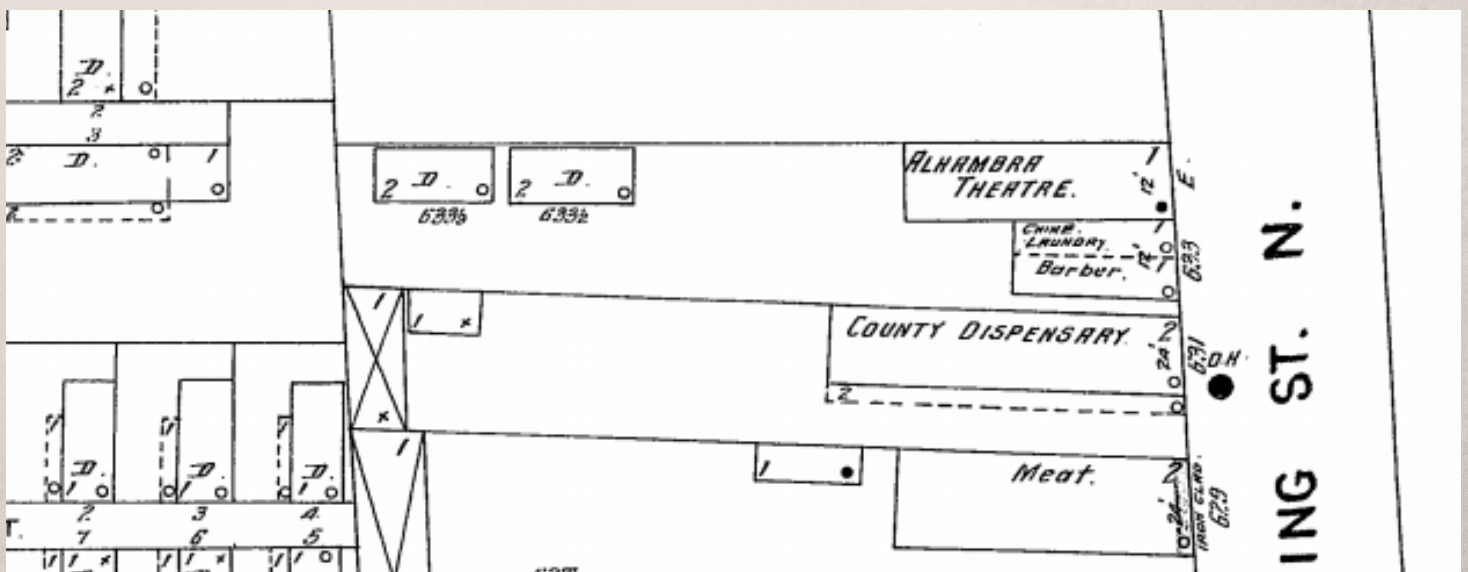
The description of the property is as follows below:



"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.

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."



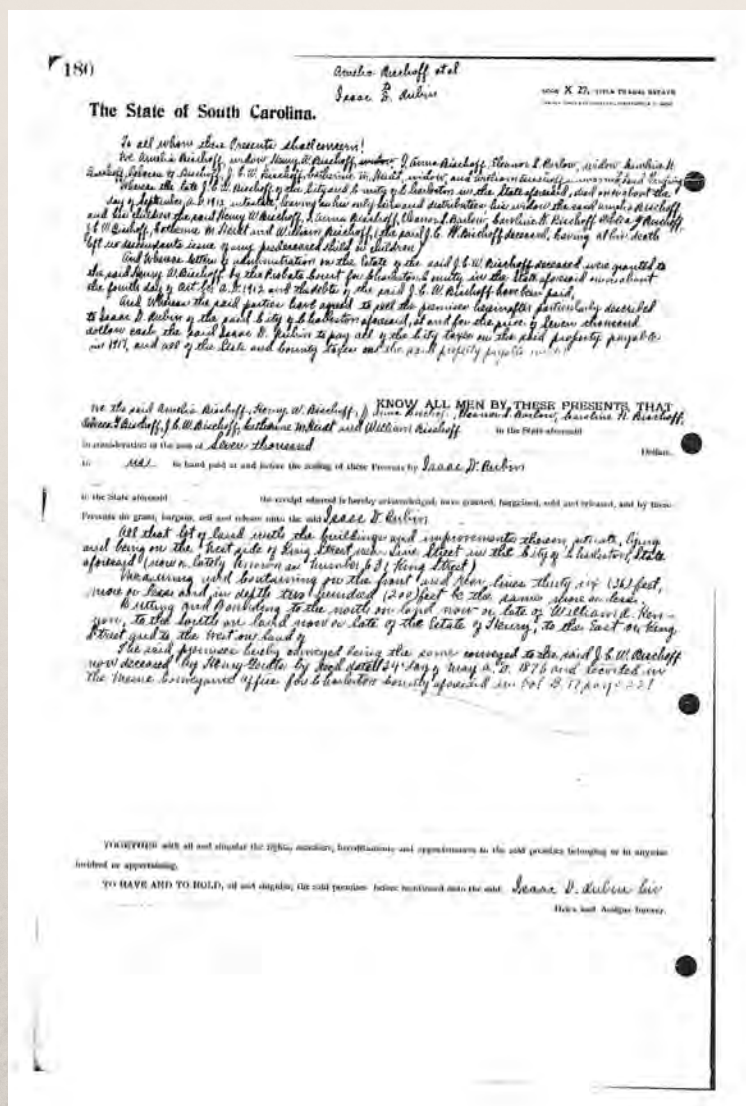
Sanborn Fire Map of Charleston, c. 1902

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.

1917

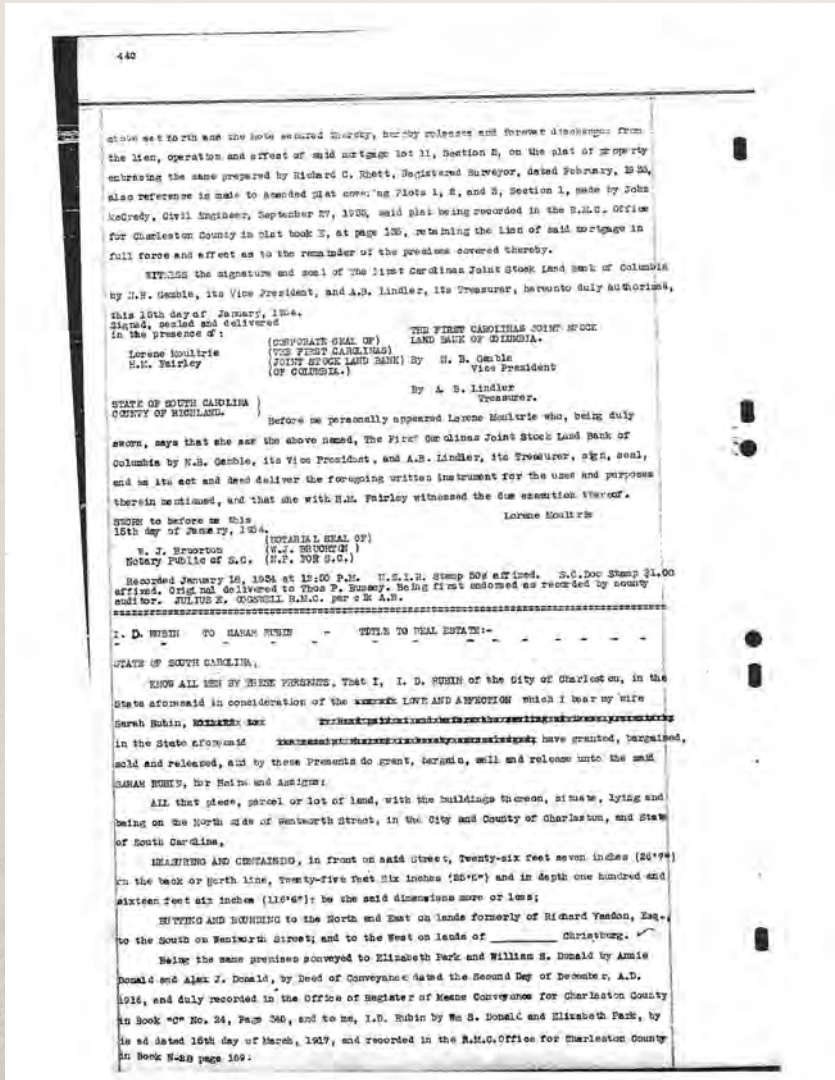
Deed dating April 3rd, 1917
conveying 631 King Street from
Amelia Bischoff et al. to Isaac
Rubin for the sum of \$7,000.

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 Gerdt by deed dated 24th day of May AD 1876."

1932

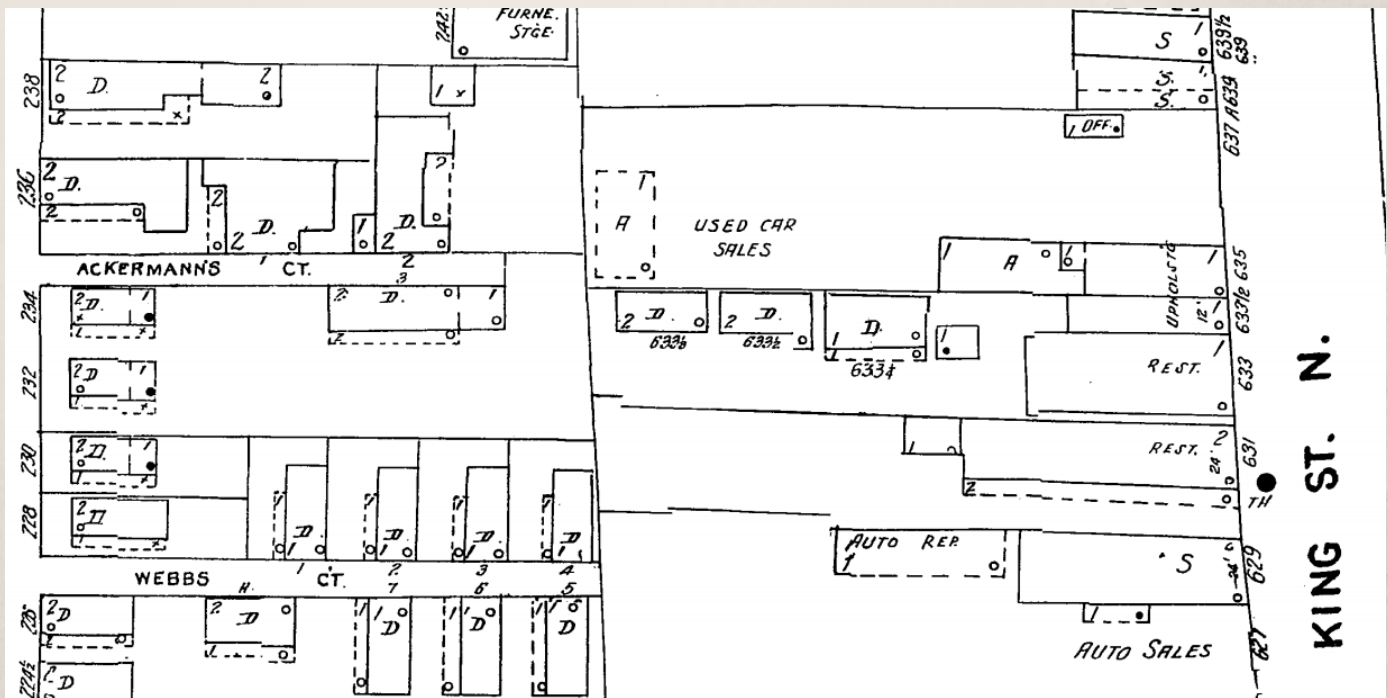


Deed dated July 30th, 1932 conveying 631 and 633 King Street from I. Rubin to his wife Sarah Rubin in love and affection. Recorded in 1934.

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:

BOOK 51 PAGE 445
Form 14 Title to Real Estate Revised 1923

STATE OF SOUTH CAROLINA

WHEREAS, Thomas G. Pappas, the grantee herein, has heretofore filed a Lis Pendens in the Office of the Clerk of Court of Common Pleas for Charleston County in an action entitled "Thomas G. Pappas, Plaintiff, vs. Sevasty Pappas, Defendant", in which Lis Pendens it is stated that the object of the action was to have it adjudged that the consideration for the premises hereinafter described and the premises known as Lot 16 on a plat of thirty-nine (39) lots of land of Mutual Real Estate Company made January 15, 1903, by J. B. Dingle, Surveyor, and located on the North side of Fishburne Street between Ferry and Tracy Streets, Charleston, South Carolina, was paid by the said Thomas G. Pappas and the said property was purchased in the name of Sevasty Pappas, the grantor herein, but for the benefit of the grantee herein, and that the same is held in trust by the grantor herein for the benefit of the grantee herein, and

WHEREAS, the grantor herein and the grantee herein have agreed to adjust their differences and that the grantor herein shall convey the premises herein described to the grantee herein and that the grantee herein shall add no further claim to the said premises located on the North side of Fishburne Street, Charleston, South Carolina, and to discontinue the action referred to in the said Lis Pendens;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT in consideration of the premises, I, Sevasty Pappas,

in the State aforesaid and in consideration of the sum of One (\$1.00) Dollar,

to me in hand paid at and before the sealing of these presents by Thomas G. Pappas,

in the State aforesaid 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 Thomas G. Pappas, his heirs and assigns:

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 on front on King Street, forty (40') feet, six (6") inches, more or less, and in depth, two hundred (200') feet, more or less; and bounded on the North on land now or late of Estate of Iust, West on Fish Street, South on land now or late of J. C. W. Bischoff, and East on land now or late of _____ and land now or late of William Dawes.

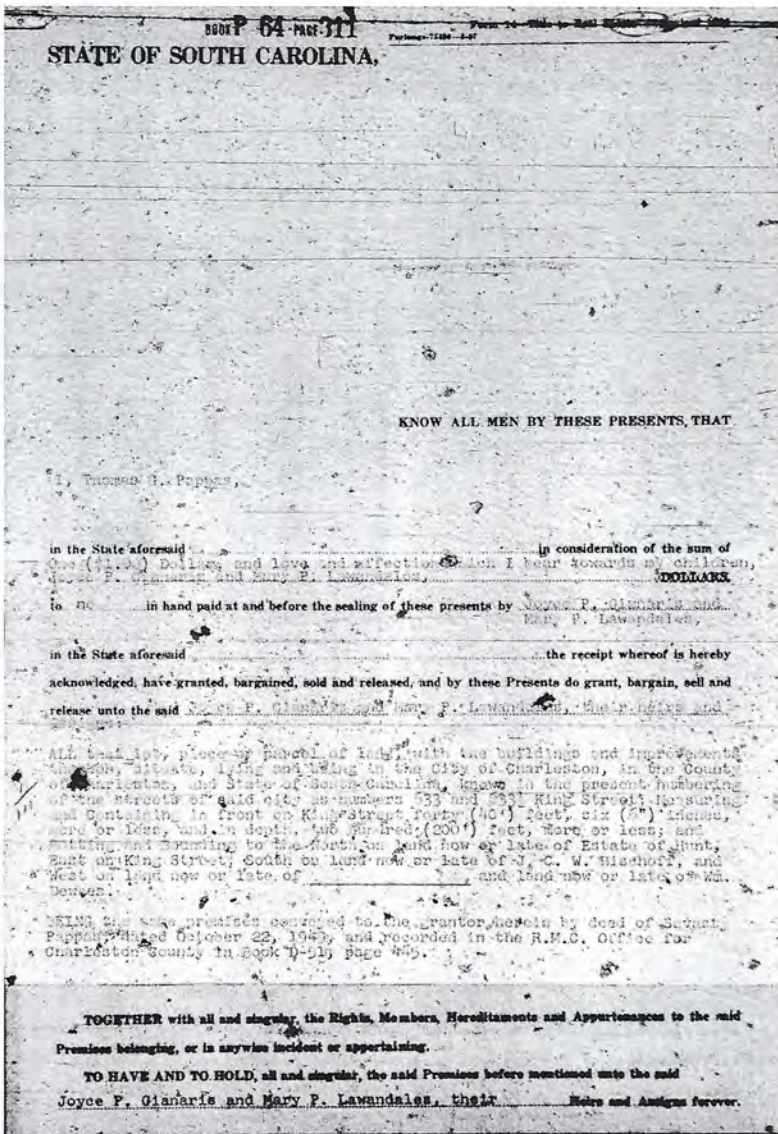
Said premises consisting of two adjoining lots, of which the north front was conveyed to I. D. Rubin by Charlotte D. Hye by deed dated December 3, 1902, and recorded in the R.M.C. Office for Charleston County in Book Q-2, page 310, and the South front to the said I. D. Rubin by A. F. C. Crater by deed dated January 17, 1902, and recorded in the R.M.C. Office aforesaid in Book K-23, page 295; both of said lots having been conveyed by the said I. D. Rubin to Sarah Rubin by deed dated January 18, 1934, and recorded in the R.M.C. Office aforesaid in Book Q-37, page 440.

"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."

1957

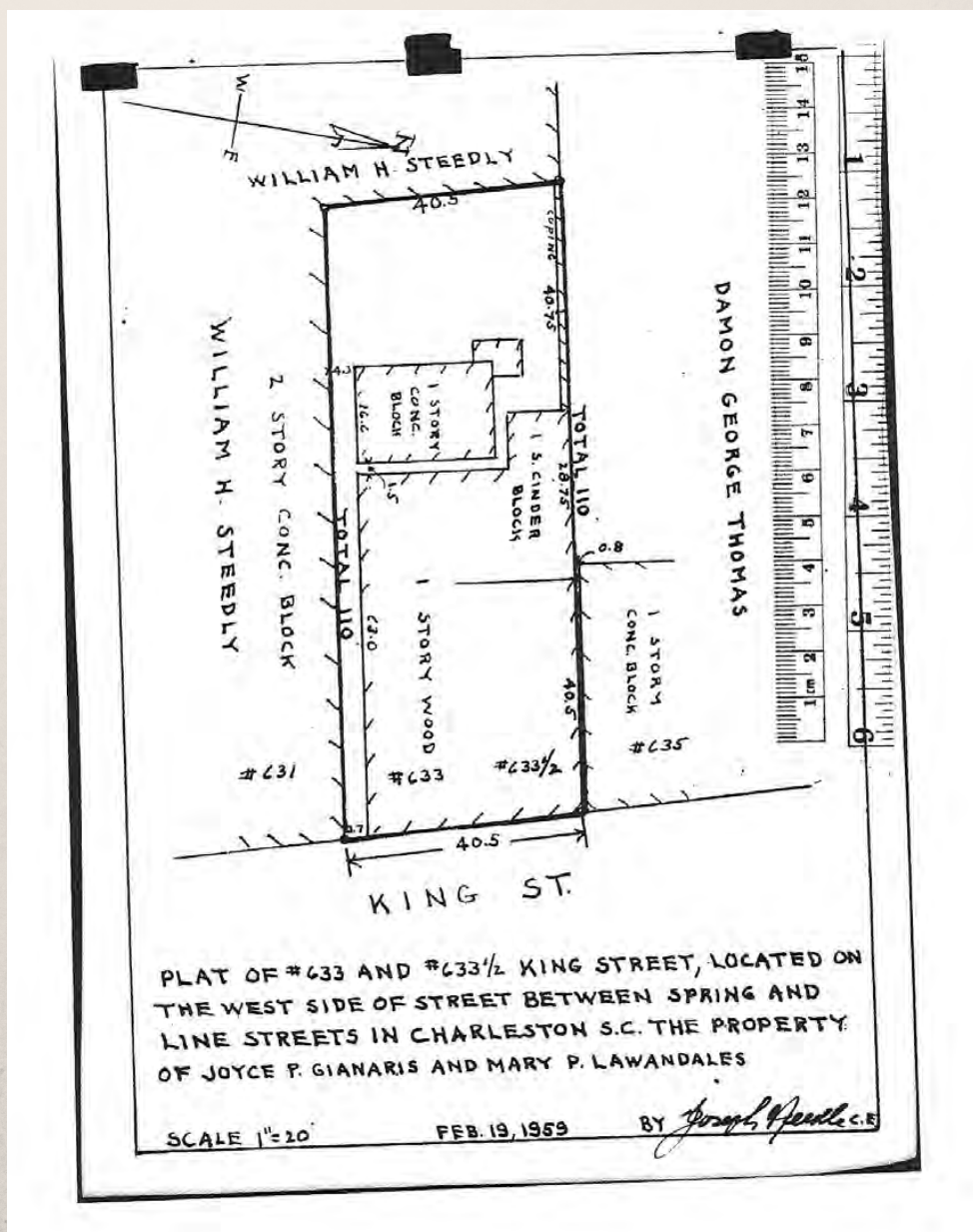
Deed dated September 12th, 1957 conveying 633 and 633 1/2 King Street from Thomas Pappas to Joyce Gianaris and Mary Lawandales for the sum of \$1 (love and affection).

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."

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

STATE OF SOUTH CAROLINA,

Form 14-725a to Real Estate
BOOK 77 PAGE 191 city

KNOW ALL MEN BY THESE PRESENTS, THAT

JOYCE P. GIANARIS AND MARY P. LAWANDALES,

in the State aforesaid, in consideration of the sum of Five Thousand Six Hundred Seventy-nine and 33/100 (\$5,679.33) DOLLARS, to us in hand paid at and before the sealing of these presents by WILBUR H. STEEDLY, and the assumption of the below listed mortgage, in the State aforesaid, 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 WILBUR H. STEEDLY, his heirs and assigns forever:

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 12, 1959, by Joseph Needle, C. E., which plat is recorded in Book N-69, Page 65, in the RAC 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 RAC Office for Charleston County in Book P-64, Page 311.

THE ABOVE 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 RAC Office in Book M-70, at Page 96, Balance assumed being \$9,320.67.

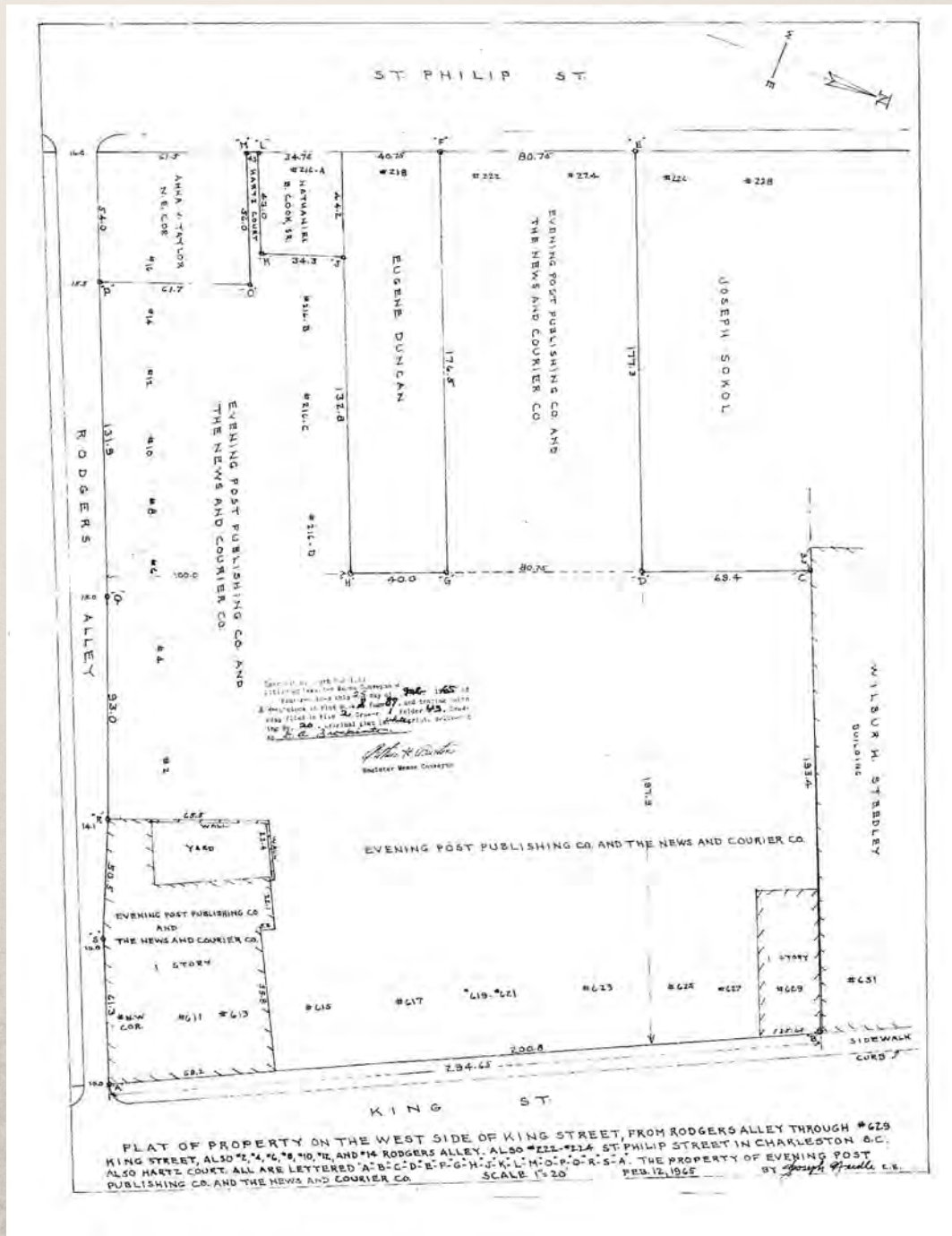
Deed dated September 4th, 1963 conveying 633 and 633 1/2 King Street from Joyce Gianaris and Mary Lawandales to Wilbur Steedly for the sum of \$5,679.33.

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

1965



1971 - 1980

Charleston County, South Carolina

generated on 12/29/2017 7:41:12 PM EST

Property ID / PIN	Alternate ID / PIN	Property Address	Date refreshed as of	Assess. Year	Ed. Year
4600802013		631 KING ST, CHARLESTON	12/15/2017	2017	2017

Supporting Property 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 PolTwp 004		

Historic 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 Information

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

Building Information

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

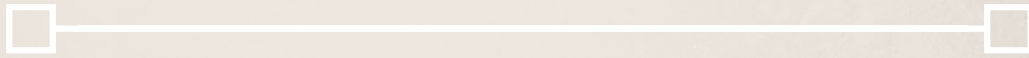


**(Left) 331 King Street
c. 2017**

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



Summary and Recommendation



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

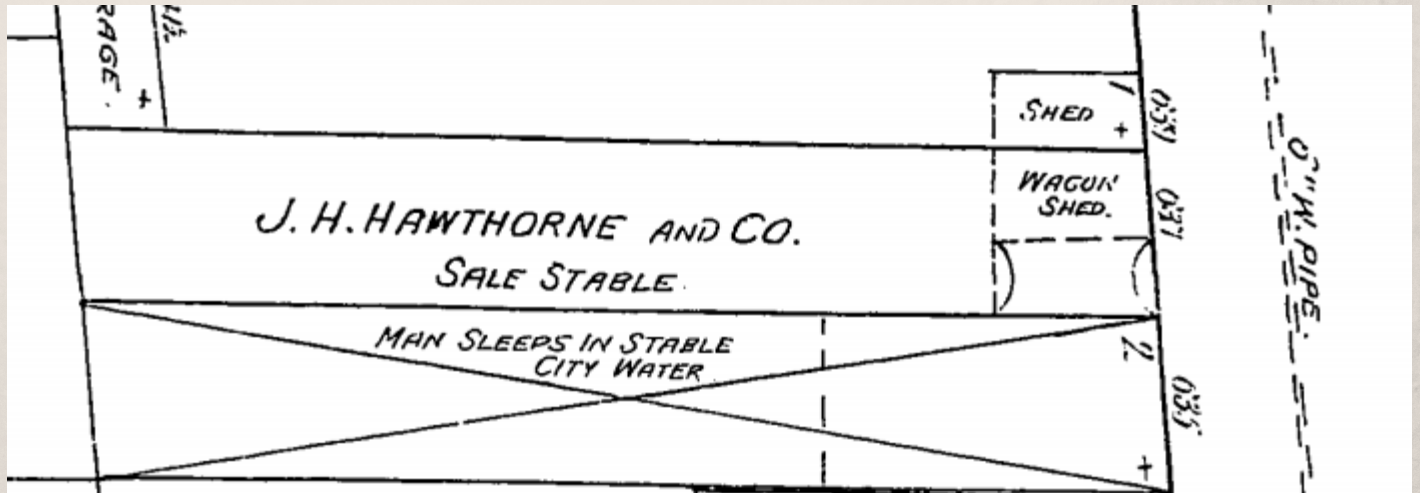
After thorough historical research, it is the conclusion of Houselore and its representative, Alexandra Jones, that the properties known as 631 and 633 King Street may be demolished without significant negative impact on the historic tapestry of Upper King Street.

635 and 637 King Street
Charleston ,SC

635 King St: Circa 1951-59

637 King St: Circa 1985

1888

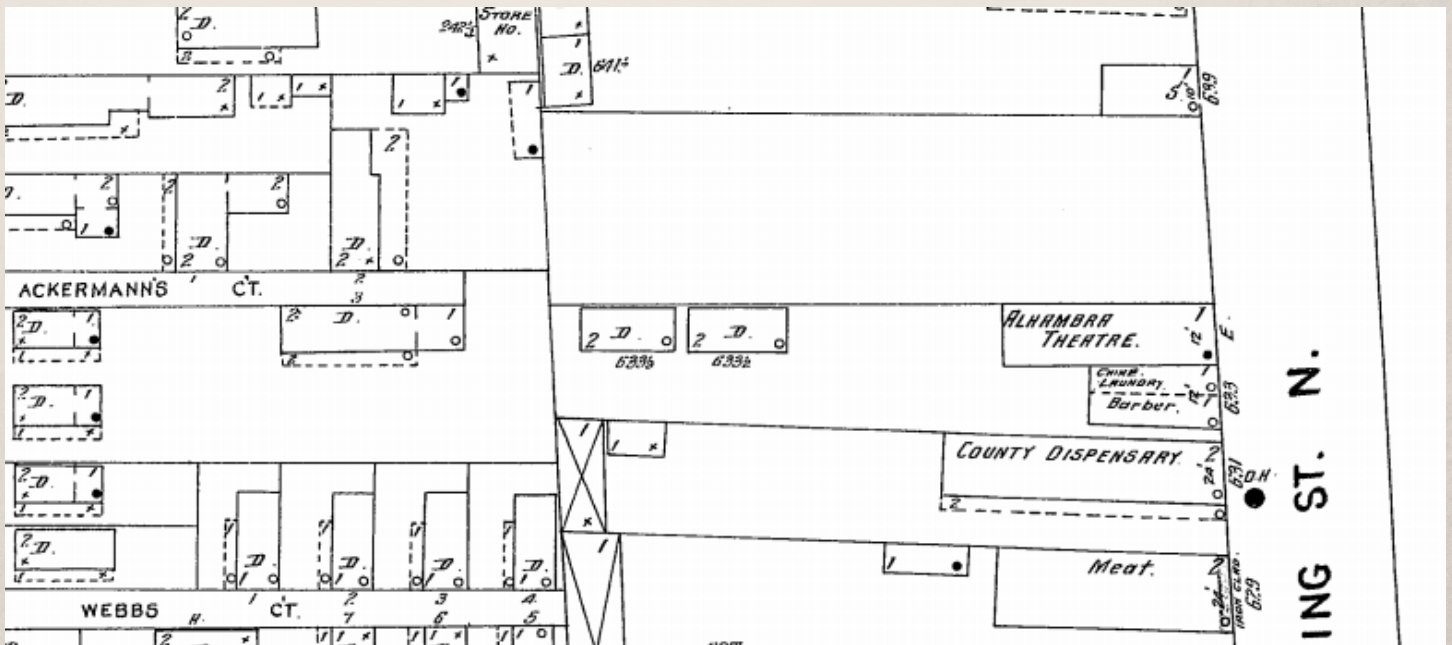


Sanborn Fire Map of Charleston, c. 1888

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 has been demolished, and the lot sits empty.

1939

348

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. Love witnessed the execution thereof.

Given to and subscribed before me this the 26th day of June, A.D. 1939 Fred W. Graham

J. L. Love (Seal)
Notary Public for State of S. C. (W.P. F.W.G.C.)

Recorded July 6, 1939 at 11:05 A.M. S.C. Doc. Stamp none affixed. U.S. Doc. Stamp none affixed. Original delivered to C. M. Howe, Jr. Being first endorsed as recorded by County Auditor. JULIUS E. DOUGHERTY, R.M.C. per clk. A.C.C.

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 hereinafter 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 Linnie 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 "D-24", at page 119; and thereafter conveyed by Uptown Improvement Company to J. S. R. 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 Standard Corporation, by deed dated April 30th, 1918, and recorded in said Office in Book "I-28", at page 134; and thereafter conveyed by F. R. 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 30th, 1933, and recorded in said Office in Book "G-35", at page 458.

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:

D. IRELAND THOMAS
TO
D. IRELAND THOMAS, TRUSTEE, ET AL.
STATE OF SOUTH CAROLINA,

Form 14-A, 1942 EDITION TO REAL ESTATE
STATUTE, 1930 & 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942

KNOW ALL MEN BY THESE PRESENTS, THAT
I, D. IRELAND THOMAS, of the City of Charleston, is the State aforesaid
in consideration of the sum of Fifty (\$50.00) Dollars,
to me in hand paid at and before the sealing of these Presents by D. IRELAND THOMAS, Trustee,

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 D. IRELAND THOMAS, his successors and assigns forever:

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 land now or late 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 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; BUTTING AND BOUNDING to the North on Ackerman's Court, to the East on property now or formerly of Christopher Johnson.

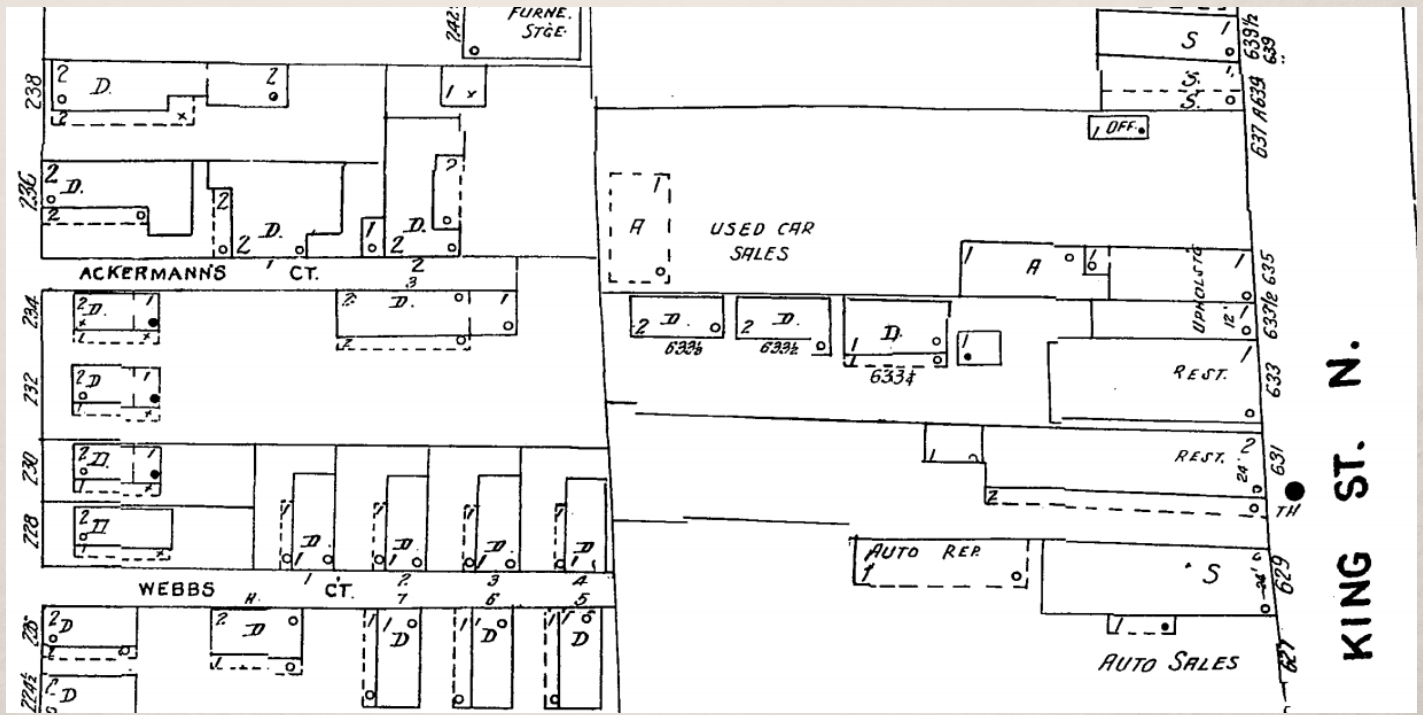
The premises herein described being the same as described and conveyed by the Deed from Home Building and Loan Association, bearing date the 1st day of June, 1938 and recorded in Book 141 at Page 84, in the Public Office for Charleston County, South Carolina, and all and singular the rights, tenures, 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 D. IRELAND THOMAS, his successors and assigns forever.

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 for and during the term of his natural life, and from and after his death the said property shall vest in his wife, Georgie A. 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

"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..."

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.

1955

TITLE NOT SEARCHED BY
JOSEPH KIRK MYERS

Form 14--Title to Real Estate
6790

State of South Carolina.

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."

[illegible]

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 (PIN)	Alternate ID (AIN)	Parcel Address	Initial Assessment Date	Assessment Year	Pay Year
4600802011		637 KING ST, CHARLESTON	12/15/2017	2017	2017

Section 2 - Property 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		

Historic 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

Grants & Deeds						
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	

Improvements							
Building	Type	Use Code Description	Constructed Year	Stories	Bedrooms	Finished Sq. Ft.	Improvement Size
C01	GENOFF	General Office	1985	0	0	2,880	
C01	PAVING	Paving	1990	0	0		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

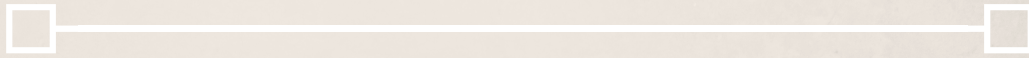


**(Left) 635 King St
c. 2017**



**(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.

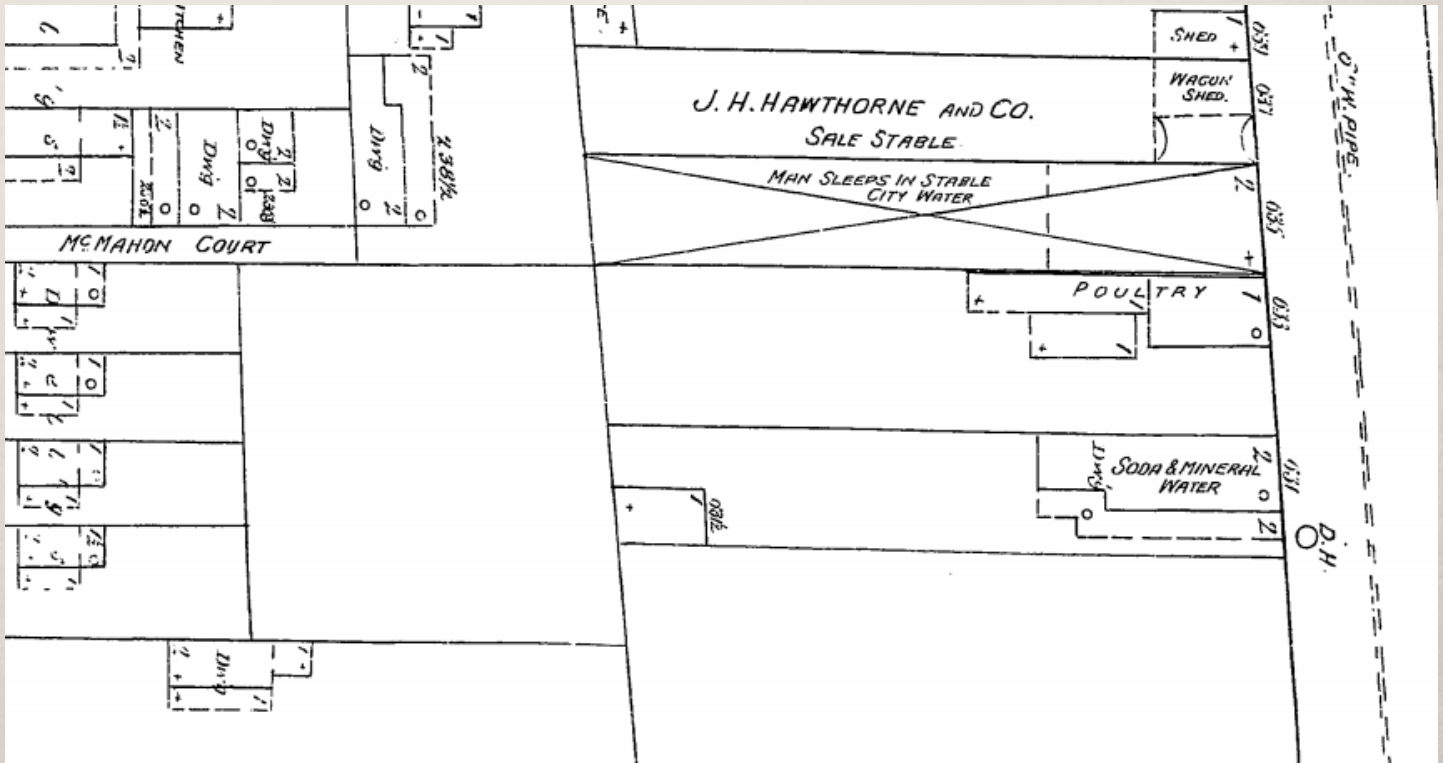
Conclusion

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

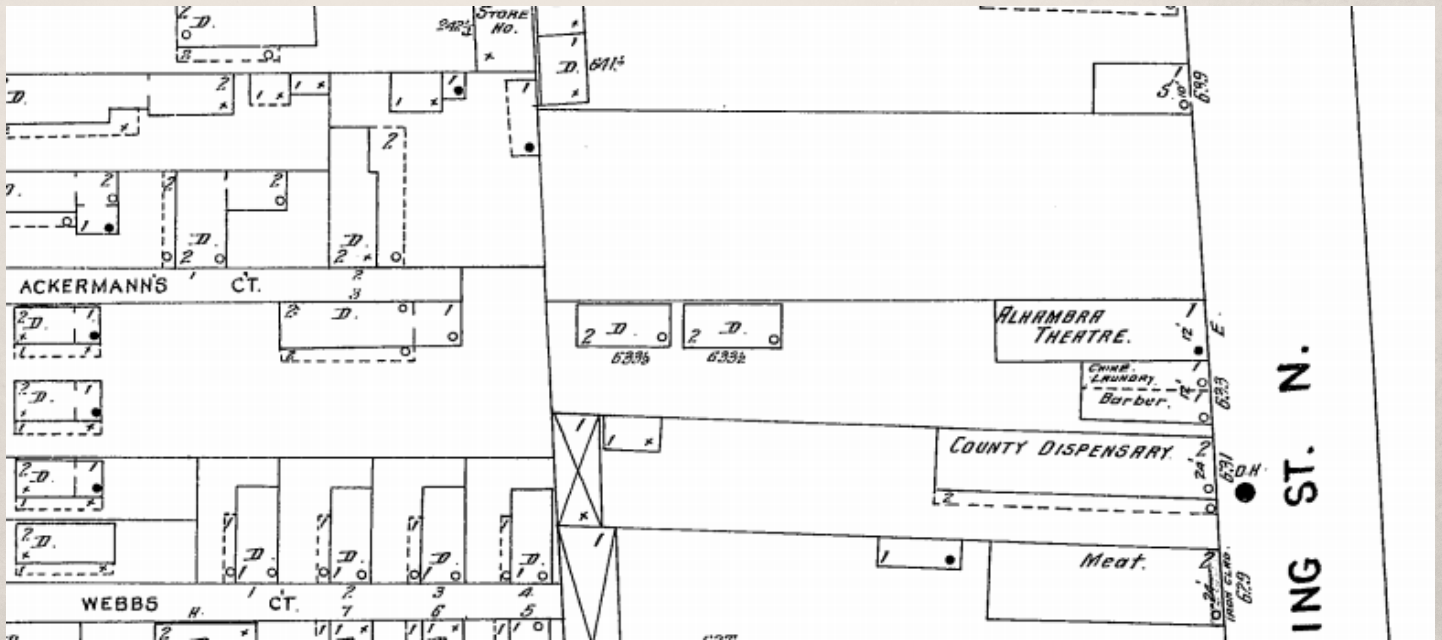
1888



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.

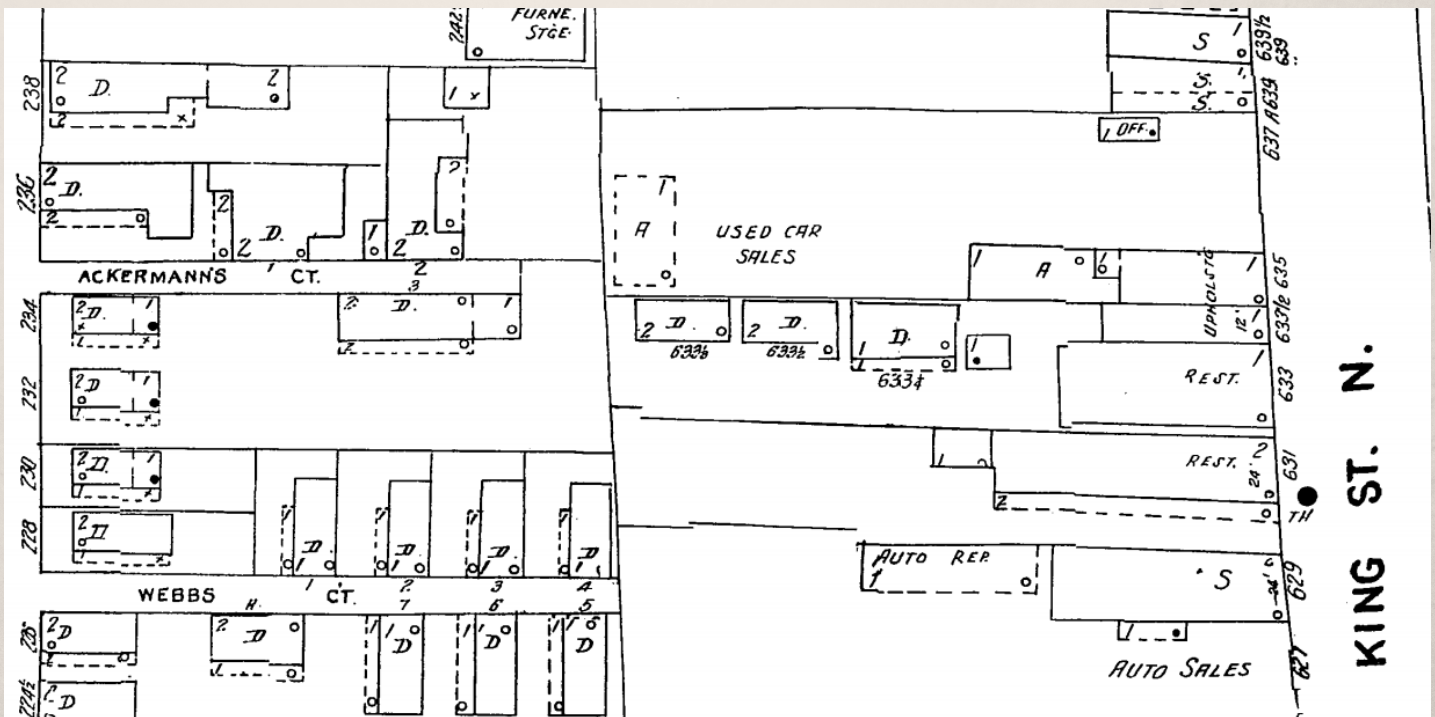
1902



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.

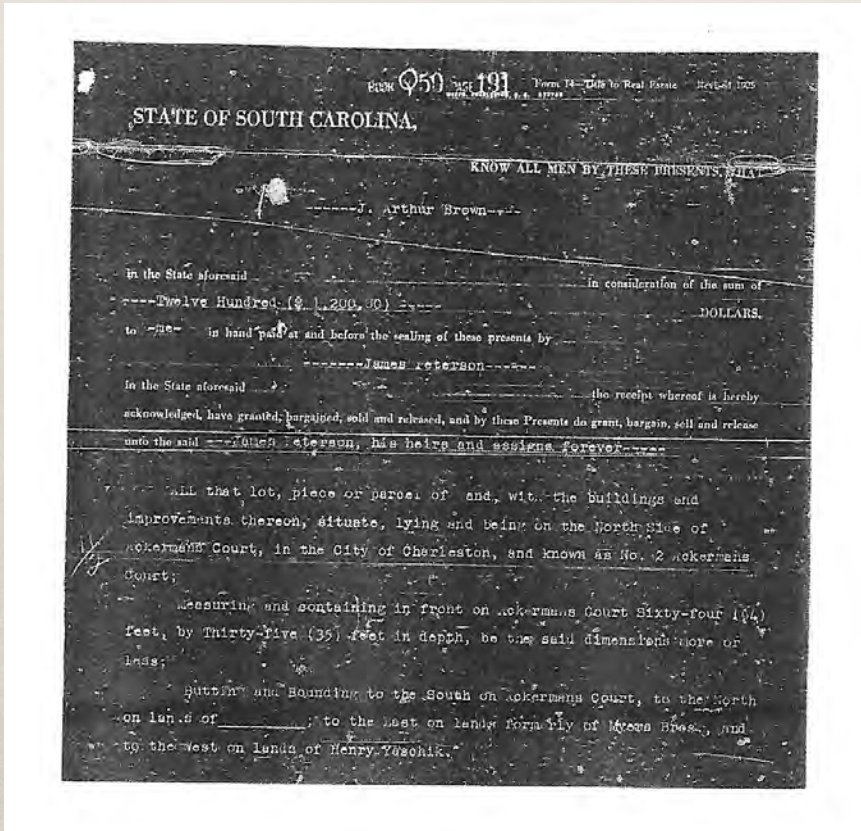
1944



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

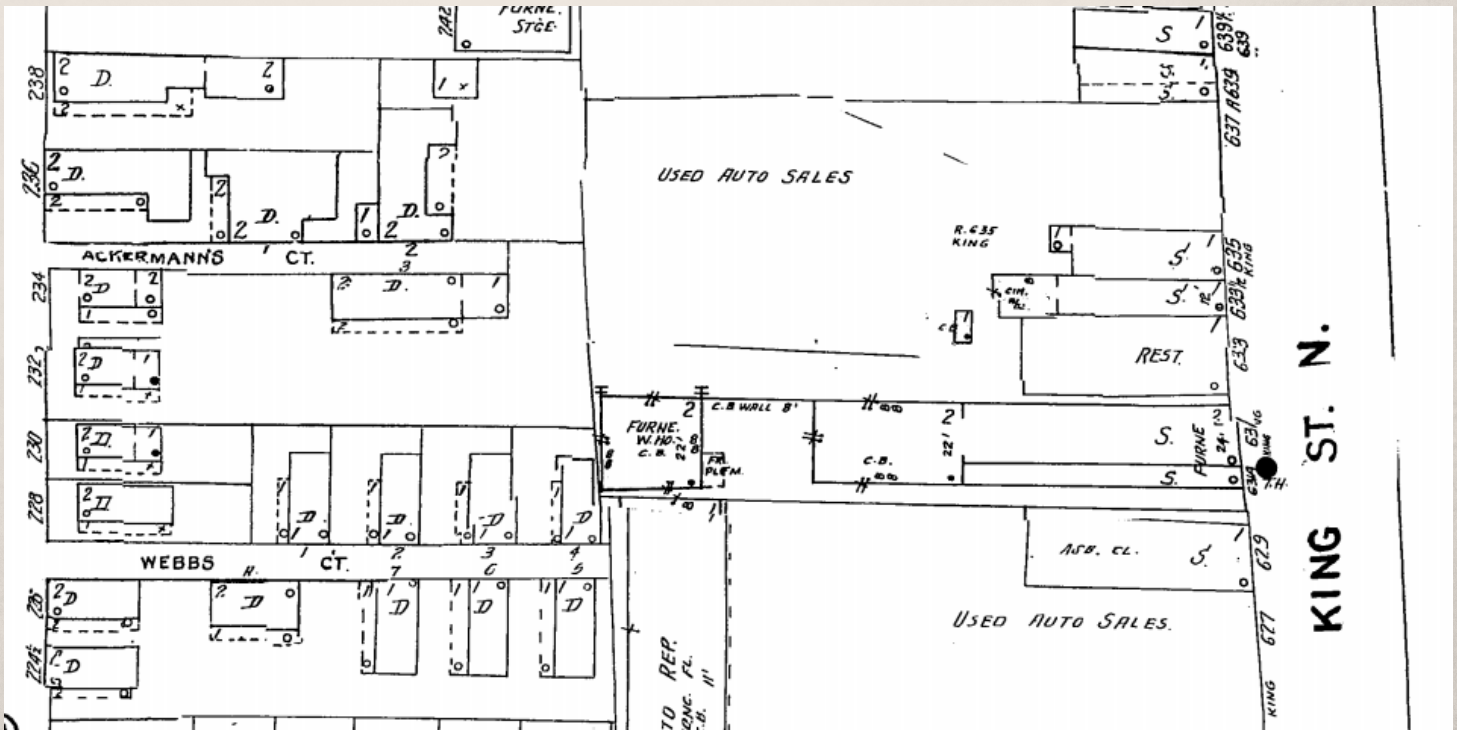


Deed dated April 20th, 1949 conveying 2 Ackerman Court from J. Arthur Brown to James Peterson for the sum of \$1,200.

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 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."

1951



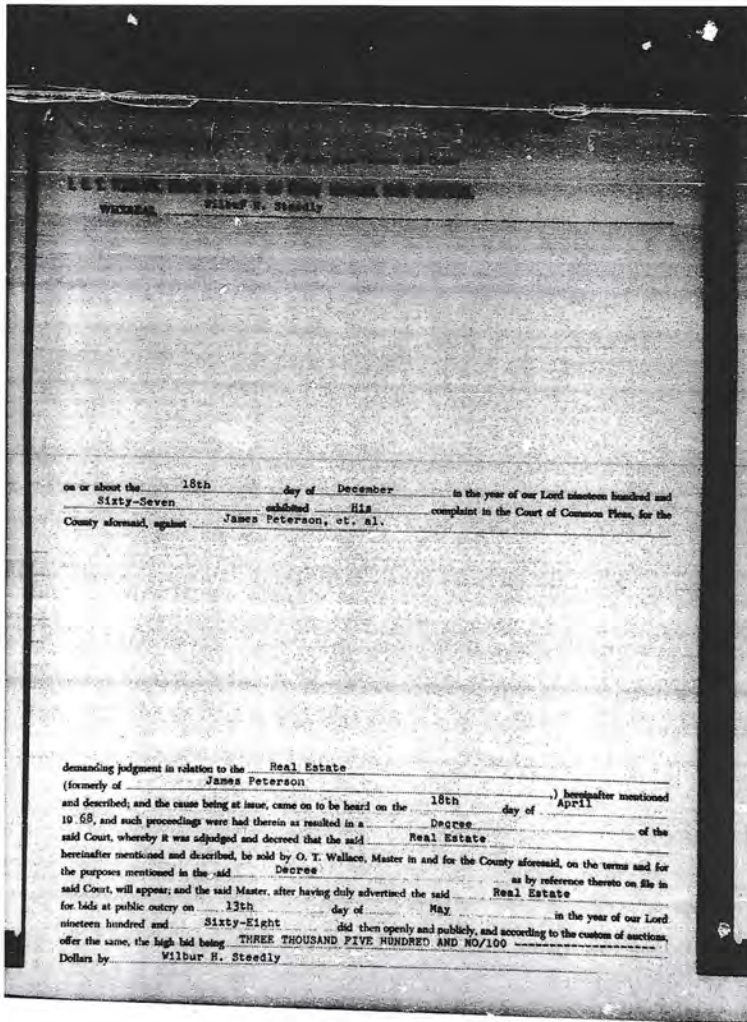
Sanborn Fire Map of Charleston, c. 1951

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	MAILING ADDRESS				
3.	PETERSON, James			4-49	Q50	191						
4.	STEEDLY, Wilbur H.			6-11-68v	L90	163	3,500	18				
5.	STEEDLY, Annie L. ETAL			1984	83E	289	By Will	40 Joyce S. Murphy 2740 6300 Morris Avenue Rd. 10/9/84				
6.												
7.												
8.												
9.												
10.	PROPERTY LOCATION						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 75	x 65±	x 76	x	x	x	
14.	PLATS RECORDED IN: *										COPY OF CURRENT PLAT IN TAX MAP WORK SHEET FOLDER	X
15.	11/2 N ACKERMANS CT NO 2											
16.	YEAR ASSESSMENT FOR:		1969	1970								
17.	LAND ASSESSMENT		\$		COMPUTERIZED							
18.	BUILDING ASSESSMENT		\$		OCT 1 1984							
19.	TOTAL ASSESSMENT		\$	450	450	By 10/17/84						
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	1960-68 TAX MAP CODE				
23.	City of Ches.	3949	3-13-69	Demolition				TMS	95	BLOCK	3	LOT 33
24.												
25.	"X" IN LAST COLUMN, SEE REVERSE SIDE FOR ADDITIONAL REMARKS											

LINE #14--The original deed for this property called for 60' x 75' 2" which was J14-176 in 1863. The lot remained the same until it was sold for taxes in 1938 in E40-166. 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 83ES10-00289. as 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**

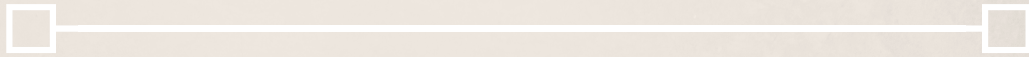


Western facade of 2 Ackerman Court



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

Source Documents

Master in Equity (Judge) C. S. Jackson
The State of South Carolina.

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

On 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.

WHEREAS, William C. Duke

on or about the seventeenth day of June in the year one thousand eight hundred and fifty three did exhibit his Bill for account and relief in the District of Charleston and State aforesaid, against Mrs. Elizabeth A. Gray Administratrix of the Estate of Jesse R. Gray deceased and Louisa E. Gray in which and on other things was prayed a sale of the property therein after conveyed and the said Defendant duly filed their separate answers to the said Bill of Complaint; all which will more fully appear by the proceedings in the Registry 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 thereof, and mature deliberation in the premises, did Order, Adjudge and Decree, that the

hereinafter mentioned and described, should be sold at public outcry on the terms and for the purposes mentioned in their decretal order as by reference there to in the Registry of the said Court will appear: And the said James W. Gray Master of the said Court,

after having duly advertised the said lot of land for sale, by public outcry, on the twenty eighth day of July in the year of our Lord one thousand eight hundred and fifty three and fully then, openly and publicly, and according to the contract of Auction, sell & dispose of the said lot of land below described into John Watson

for one thousand seven hundred & fifty two dollars (1752) being, at that price the highest bidder for the same.

Now Know all Men, That I, the said James W. Gray Master of the said Court, in consideration of the premises, and also in consideration of the cash sum of one thousand seven hundred & fifty two dollars paid me by the said John Watson 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 Watson and his Heirs and Assigns, All that lot of land situated

on the west side of King Street between Columbus and Pine Streets in the City of Charleston being part of a lot late of the Estate of Jesse R. Gray deceased and Messrs. lying in front on King Street thirty three feet three inches (33'3") by about two hundred feet in depth (200') to the same more or less. Bounding north on land of Mr. McBride South on land of Mr. McLean East on King Street and West on land of

