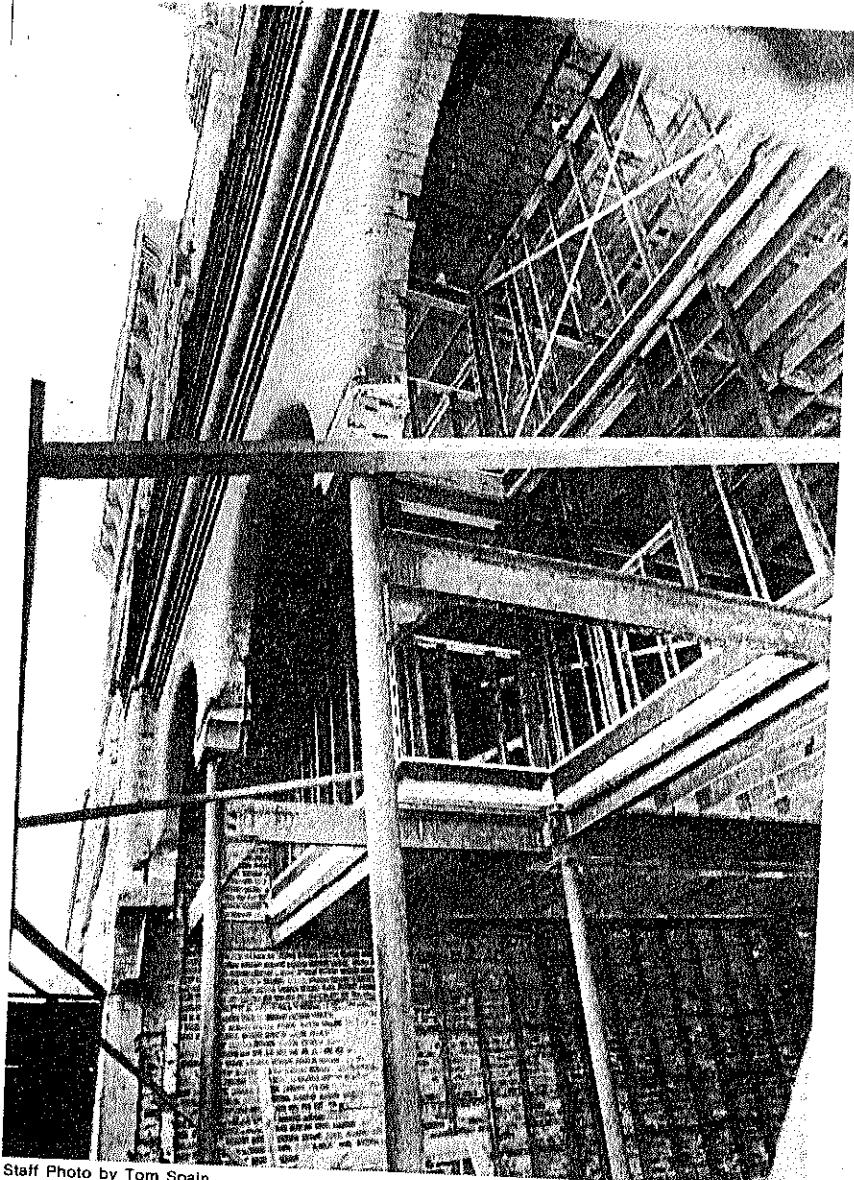


News + COURIER

9-25-81

363 King St.



Staff Photo by Tom Spain

New Steel Work

The former Moskin's Building at 363 King St. gets a new steel skeleton. The \$650,000 renovation project will provide new commercial space and 16 new apartments.

Charleston and The Exposition Illustrated—Wagener Day Edition.

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Continued.

MIDWAY ATTRACTIONS.

Midway attractions will put on extra fine features, and the amusement division will be open till nearly midnight.

At Bostock's, specially prepared performances will be given all day and evening, while the marriage ceremony to take place in the lions' cage, when J. D. Ledouceur and Miss Laura Hawkins will be made man and wife, will be the crowning feature.

At the Beautiful Orient, the Torture Dance will be performed at 9.30 in the evening, something never before seen in Charleston, and all the usual attractions will be in full swing.

Fair Japan, The Esquimau Village, Roltair's Darkness and Dawn, the Great Jim Key, the Palace of Life, and Cuban Theatre will all give special performances. The other concessions will be wide open for the people's enjoyment.

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SUCCESSORS TO C. P. POPPENHEIM,

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HARDWARE

363 KING ST., Charleston, S. C.

Charleston & The Exposition Illustrated

King St. Hardware Store Cited As 'Model Of Beauty' In 1892

By ROBERT P. STOCKTON
Special Writer

Architect W.B.W. Howe Jr. designed the building at 363 King St., built in 1891-92, for Christopher P. Poppenheim, hardware merchant. Completion of the building was reported by the News and Courier on March 23, 1892, in a story headlined, "An Ornament to the Street — Poppenheim's New Hardware Store — A Dream in Granite, Pressed Brick and Terra-cotta."

The Courier described the building as "a model of architectural beauty and convenience. The architectural design ... was furnished by Mr. W.B.W. Howe, Jr., formerly of Charleston, and now a prominent citizen of Knoxville, Tennessee, and is a model of modern architecture."

"The construction of the building," the Courier continued, "is the work of Mr. J.D. Murphy, builder and contractor, and has been admirably performed in every detail and particular ..."

"The front of the store is of Philadelphia pressed brick and terra-cotta combined after a tasteful design. The portal is supported by handsomely wrought pillars set upon pedestals of Winnsboro granite.

"The vestibule is of the same stone, flanked on either side by finely carved mill work and large plate glass windows, both of which were furnished by Messrs. Wetherhorn & Fisher, manufacturers of sash, doors and blinds.

"The floor of the vestibule is formed by the largest single block of granite ever brought to Charleston, being sixteen feet square."

Do You Know Your Charleston?

"From the doorway running down the centre of the room extends a railway track one hundred feet in length.

"The store room on the first floor is nineteen feet in height and either wall is fitted up with the most convenient drawers and shelves.

"Each side of the room has a patent suspended ladder, operated by means of a track placed in the ceiling, which renders it perfectly easy to reach conveniently any and all articles from the floor to the ceiling."

Howe, the architect, was a son of the Rt. Rev. William Bell White Howe, Protestant Episcopal bishop of South Carolina from 1871-1894.

Howe's earlier work in Charleston included the Charles H. Drayton House, 25 East Battery, built in 1884-85 and St. Michael's vestry room, built in 1883.

Poppenheim, a native of the Goose Creek area, turned to retail hardware after the Civil War. In 1883 he built a store at 345 King St.

He bought the site of 363 King in 1886. There were on the lot two buildings, where he operated a branch store.

In June 1891, Poppenheim announced his plan to erect "an elegant store," and in September applied for

a city permit to build a "two story brick, stone front building, roofed with corrugated iron, estimated cost \$15,500."

Murphrey, his contractor, was a prominent local builder whose work included the new guardhouse that stood on the present site of the Charleston County Library at King and Hutson. The stonemason for Poppenheim's building was Thomas H. Reynolds, who acquired material from the Winnsboro Granite Co.

Poppenheim moved his entire business to his new building, and continued to operate it there until his death in 1901.

His widow, Mary E. Poppenheim, sold the property to the Coleman-Wagener Hardware Co. in 1901.

The building was subsequently occupied by various businesses until about 1967, when it became vacant.

Several times during the mid-1970s the building's owner applied for permission to demolish. After local preservation groups pleaded for its retention as an unusual architectural example, the demolition requests were denied.

The property is undergoing a \$650,000 renovation. The facade is to be restored and new construction within the original walls will provide 16 apartments over a retail space.

Carolina Design and Construction Co. is completing the project with public and private funds. The city's Downtown Local Development loaned \$100,000, the U.S. Department of Housing and Urban Development loaned \$300,000 and First Federal Savings and Loan Association loaned \$250,000 for the project.

By gutting the deteriorated interior of the building, the developers were able to erect a steel skeleton which provides three floors in the former two-story building.



Staff Photo by Stephanie Harvin

363 King St.





NRC Dec 27

Demolition Requests Sought For Nine City Structures

By ROBERT P. STOCKTON

Charleston preservationists received an unwelcome Christmas present in the form of nine requests for demolition of houses and structures.

The demolition requests will be presented at a public hearing Wednesday at 5 p.m. in the meeting room of the City Office Building, 116 Meeting St., before the Board of Architectural Review (BAR).

Up for rehearing is an application for demolition of the three story commercial building at 363 King St., built in 1891 by Christopher P. Poppenheim, prosperous hardware dealer.

A request to demolish the building was denied in October by the BAR. A second request was deferred in November, pending a report from the City Engineer's Office on the building's condition.

Preservationists have pleaded for retention of the building which has an unusual facade. The second demolition request is for permission to tear down the one story masonry building at 10-14 Chapel St. It was constructed in 1866-67 as the depot of the North-Eastern Railroad Co. and is considered a valuable example of mid-19th Century industrial architecture.

A third application is for demolition of a wooden fence on the front of the lot known as 138 St. Philip St.

Preservationists requested that this

The News and Courier

Do You Know Your Charleston?

application be given a public hearing, because, although they do not oppose demolition of this particular fence, they fear a bad precedent would be set by allowing such a demolition in the "Old and Historic" District without a public hearing.

A fourth application is expected to draw a mixed reaction from preservationists. It is a request to demolish part of the rear of 160 East Bay St. and to remove a Victorian sheet metal parapet on the facade of the building.

Also known as 154-162 East Bay St., and popularly known as the Luden Building, this is actually a row of commercial buildings unified by a Greek Revival style street facade.

The row appears a "Plan of five brick stores belonging to the estate of Dr. P.G. Prioleau," surveyed in February, 1850. However, the row, and especially individual portions of it, are presumed to be older.

The rear portion of the building has settled badly, requiring reconstruction, a preservationist said.

Rebuilding of a structure behind an historic facade has been accomplished previously in the city, although some have expressed fear of the city becoming a "Disneyland" of propped-up facades. Some preservationists are expected to oppose removal of the Victorian cast metal parapet.

A fifth request is for demolition of a two story frame house at 5 Henrietta St. The house has a rare example of eastward facing piazzas and is part of a diminishing group of small 19th Century houses on Henrietta Street, which before the Civil War had a high percentage of free black residents.

Permission to demolish the rear frame part of the two story masonry and frame house at 51 Laurens St. is being sought. The frame portion of the house is possibly older than the masonry part, which is apparently early to mid-19th Century.

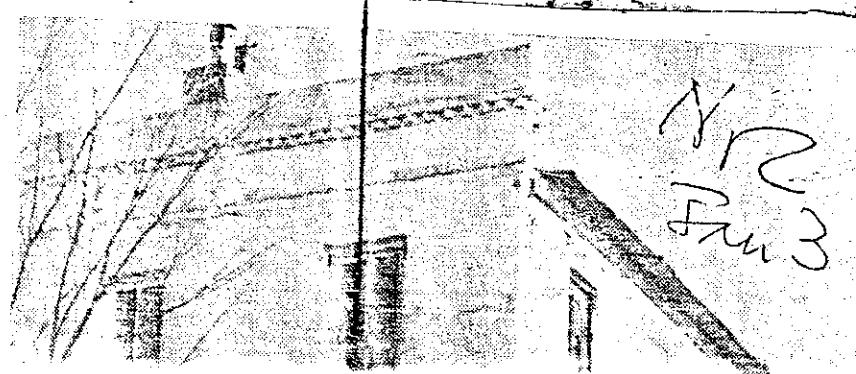
Permission is being sought to remove brick walls around parking lots at the northeast and southeast corners of Bull and Gadsden streets.

The eighth and ninth applications are for demolition of two 19th Century two-story frame dwellings at 10 and 12 Clifford St.

Preservationists consider these structures necessary to provide balance to the valuable historic houses at 14 and 26 Clifford St.

St. — Changes Sought

Jan 3/77
over there



NR
Jan 3

The News and Courier

Do You Know

BAR To Determine Fate Of King Street Building

Nr. Dec 25th

By ROBERT P. STOCKTON

The continued existence of the late 19th Century commercial structure at 363 King St. will depend on a decision to be made Wednesday by the Charleston Board of Architectural Review (BAR).

The BAR, at its regular September meeting, deferred action on an application for permission to demolish the c. 1891 structure. The application was the second to be filed by the owner of the property, the first permit having been denied previously by the BAR.

Contending the building is "ready to collapse," the owner says the building cannot be salvaged.

Preservationists counter that the destruction of the building would leave a gap in the row of old buildings in that block of King Street, just when plans for revitalizing the retail street seem about to become reality.

The possibility of saving the facade (which one preservationist describes as "grotesquely handsome"), while permitting the remainder of the building to be rebuilt, has been mentioned.

The building's grandiose facade, constructed of red brick and terra-cotta ornamentation, is of a composite Victorian style which a preservationist has compared with the work of the American architect Henry Hobson Richardson (1838-86).

The News and Courier

Do You Know
Your Charleston?

Christopher P. Poppenheim, a prosperous hardware dealer, built 363 King St., and placed the date of construction, 1891, in a panel on the upper part of the facade.

A photograph, obviously taken just before the adjacent Rhodes Furniture building was completed the same year, shows Poppenheim's commercial palace dominating that block of King Street.

Poppenheim, according to his obituary in The News and Courier, May 31, 1901, was born Dec. 10, 1839, on his father's plantation, "Gallant Hill," at Goose Creek.

He attended the school of "Mr. B. Carroll" and was employed as a clerk by Marshall & Burge, wholesale Meeting Street establishment.

During the Confederate War, he served in Co. A, Washington Light Infantry, Hampton's Legion and took part in several major battles before being shot in the arm while acting as color bearer at Sharpsburg, Va.

The wound was so serious, he was furloughed for the rest of the war.

According to his obituary, "After the close of the war Mr. Poppenheim started a hardware store at No. 363 King street and at the time of his death had the satisfaction of controlling one of the most prosperous retail hardware concerns in the South." It was in 1866 that Mr. Poppenheim started business at the number indicated.

"At that time Calhoun street was almost a wilderness compared to what it is now, and as he did not own the store in which he had opened, he moved further down King Street, remaining at his new stand for several years. He finally bought the old property at No. 363 and moved into it again."

After Poppenheim's death in 1901, the stock of hardware and other merchandise at 363 King St. and other hardware and merchandise which he had stored in the rear of his home at 31 Meeting St., was appraised at \$37,637.80.

Subsequently, his heirs, including his widow, Mary E. Poppenheim and daughters Mary Barnett Poppenheim, Louise Burknight Poppenheim, Christie Hamilton Poppenheim and Ida Huet Ravenel, the wife of Daniel Ravenel, sold the King Street property to Coleman-Wagener Hardware Co. for \$18,000.

In addition to his hardware business, Poppenheim had been president of the Royal Fertilizer Co.

Handsome' 363 King St.

Votes To Rezone; line May Get Dock

there is no other
in the community

Former Mount Pleasant

warned council of the dangers
facing a compromise, he said