

Extra Story, Enclosed Piazzas Transform Original 320 King St.

By ROBERT P. STOCKTON
Special Writer

Samuel Pendergrass, a Sumter District planter, built 320 King St. as a 2½-story structure sometime before May 1807.

The half-story was elevated to a full third story after 1820 by Thoms Fleming, a merchant. Mordecai David, another merchant, transformed the piazzas of the building into a two-story wood-and-masonry building, now known as 318 King, around 1860.

Pendergrass acquired the site as part of a tract measuring 160 feet on King Street and 200 feet on George Street through the will of his father, Darby Pendergrass, a Charlestown merchant tailor.

The elder Pendergrass bought the tract in 1775, when it was described as being on the east side of "the High Road on Charles Town Neck in the Village of Ansonburgh."

The Phoenix fire insurance map of 1788 shows on the tract wooden buildings built by the Pendergrass family or by previous owners.

A 2½-story brick house, 25 feet wide and 50 feet long (the same measurements as the main portion of the present structure), appears on a plat dated May 1, 1807. The plat accompanied a deed from Samuel Pendergrass of Black River, Sumter District, to Tobias Cambridge, a Charleston merchant.

For \$2,000, Cambridge bought part of the Pendergrass tract, measuring 63 feet along King Street and 105 feet in depth. In addition to the brick

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house and its outbuildings, the plat shows a wooden store.

That property was purchased from Cambridge's estate in a Court of Equity sale on Jan. 13, 1820 by Thomas Fleming for a high bid of \$8,000. An advertisement for the sale described the brick building as having 2½ stories.

Fleming subsequently moved to Philadelphia. His real estate was advertised for sale in 1834, including the three-story brick house then known as 310 King St. and now known as 320 King.

The property was bought in 1834 by Lawrence Benson, whose heirs sold it on April 14, 1860, to Mordecai David for \$6,550.

David built the two-story building now known as 318 King, which is documented for the first time in the City of Charleston census of 1861.

Since 1939, the property has belonged to Hyman Karesh and his heirs.

The hipped roof of 320 King, added by Fleming after 1820, is tin with standing seams. The 1886 report of the earthquake damage inspectors describes it as having a tile roof.

Two chimneys are located on the north slope of the roof. The chimney nearest the street survived the earthquake and has a white stuccoed Charleston band below the cap and pointed arch rain hoods.

The facade of the building is three bays wide with a dog-tooth cornice of unstuccoed brick continuing around the sides of the building.

The unstuccoed brick facade shows Flemish bond. The sides are stuccoed and scored to resemble stone blocks.

The Greek Revival-style doorway, which opens to a stair, was probably added around 1860, when the piazzas on the south side of the building were converted into a separate building.

The interior of the building has Adamesque style architectural details that have survived later remodelings.

To the rear is an L-shaped one-story brick structure with a slate roof, which seems to have incorporated a kitchen building and another one-story brick outbuilding which appear on the 1807 plat. They were united as one building by 1852, when the distinctive L-shape appears on the Bridgens & Allen map.

The two-story building at 318 King St., which occupies the space of 320 King's former piazzas, uses as side walls the brick south wall of 320 King and the brick north wall of 316 King. The east (street) front and the west wall are of wood.

The facade is in the Italianate style, retaining on the second level paired windows (Venetian style), pilasters with round-headed sunk panels and a bracketed cornice.

Both buildings have remodeled mid-20th-century storefronts.



Staff Photo by Brad Nettles

Former Piazzas Now 318 King St. (Right)

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318
King
Street

Exterior Survey of King Street Buildings

Date of Survey: 7/26/2005

Address of Property: 318 King

Tax Map Number: 4570404011

Name of Current Occupant(s): Philips Shoes

Is the Building Under Single Ownership?: ☐ Yes ☒ No

Number of Stories: 2

Use of First Story: ☐ Office ☒ Retail ☐ Restaurant ☐ Bar ☐ Vacant ☐ Other

Use of Upper Stories: ☐ Same as First Floor ☒ Residential ☐ Office ☐ Retail

☐ Restaurant ☐ Bar ☐ Vacant ☐ Other

Number of Bays: 2

Building Shape: Rectangle

Is the Building Connected to Surrounding Buildings?: ☒ Yes ☐ No

Primary Building Material: ☒ Brick ☐ Wood Frame ☐ Stone ☐ Metal ☐ Other

Primary Façade Covering: ☒ Stucco ☐ Wood Siding ☐ Brick ☐ Terra Cotta ☐ Other

Roof Covering: ☒ Not Visible ☐ Slate ☐ Metal ☐ Tile ☐ Asphalt Shingle ☐ Other

Chimneys: ☐ Yes ☒ No – Materials: ☐ Brick ☐ Stucco ☐ Stone ☐ Other

Storefront: ☒ Modern ☐ Restored ☐ Other:

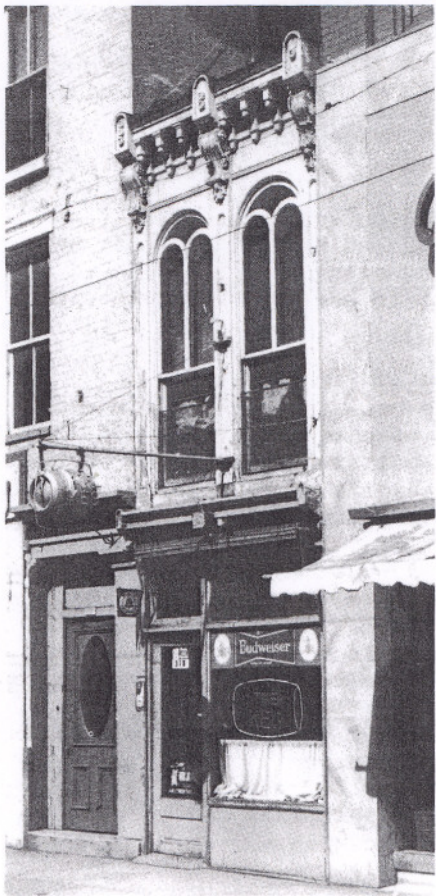
Evidence of Piazza: ☐ Yes ☒ No – If Yes, ☐ Enclosed ☐ Open

Type of Windows on Upper Floors: ☒ Sash ☐ Casement ☐ Dormer – Number of Lights: 2 over 2

Decorative Ironwork on Façade: ☐ Yes ☒ No – Location on Façade/ Description:

Significant Decorative Elements: Roof overhang with vertical brackets, coupled arched muntions in upper sash





318 KING STREET

Exterior Survey of King Street Buildings

Date of Survey: 7/26/2005

Address of Property: 320 King

Tax Map Number: 4570404129

Name of Current Occupant(s): Nula Clothing and Studio VSC

Is the Building Under Single Ownership?: ☒ Yes ☐ No

Number of Stories: 3



Use of First Story: ☐ Office ☒ Retail ☐ Restaurant ☐ Bar ☐ Vacant ☐ Other

Use of Upper Stories: ☒ Same as First Floor ☐ Residential ☐ Office ☐ Retail

☐ Restaurant ☐ Bar ☐ Vacant ☐ Other

Number of Bays: First Floor: 2 — Upper Floors: 3

Building Shape: Rectangle

Is the Building Connected to Surrounding Buildings?: ☒ Yes ☐ No

Primary Building Material: ☒ Brick ☐ Wood Frame ☐ Stone ☐ Metal ☐ Other

Primary Façade Covering: ☒ Stucco ☐ Wood Siding ☐ Brick ☐ Terra Cotta ☐ Other

Roof Covering: ☒ Not Visible ☐ Slate ☐ Metal ☐ Tile ☐ Asphalt Shingle ☐ Other

Chimneys: ☐ Yes ☒ No — Materials: ☐ Brick ☐ Stucco ☐ Stone ☐ Other

Storefront: ☒ Modern ☐ Restored ☐ Other:

Evidence of Piazza: ☐ Yes ☒ No — If Yes, ☐ Enclosed ☐ Open

Type of Windows on Upper Floors: ☒ Sash ☐ Casement ☐ Dormer — Number of Lights: 2 over 2

Decorative Ironwork on Façade: ☐ Yes ☒ No — Location on Façade/ Description:

Significant Decorative Elements: Dentils along roofline, entablature and Doric pilasters on storefront, lentils, small brackets along storefront cornice



320

318

316



316-320
320



308



306

