

Property Name

314 King Street, Charleston SC

Property Address

Project Number

5. Description of physical appearance:

Built in about 1878, the Feldmann Building at 314 King Street is a three-story brick structure built with retail space at the ground floor and the owner's residence at the upper levels. The three-bay stuccoed facade has segmental arched windows with stuccoed surrounds, quions, and a bracketed cornice with decorative parapet that masks the low shed roof, sloping slightly from north to south. A two-tier piazza wraps along the south and rear elevations of the structure.

The upper facade is in poor condition, with stucco visibly cracked. The upper levels have been vacant for over twenty years. Window sash have been lost and openings blocked with plywood panels. The first level retail space has remained in use. It retains the stucco cornice of the original storefront; the corrugated metal fascia at the principal ground level retail space is a mid-twentieth century alteration, one of a row of replacement facades that extends to the north, across the ground level of the piazza. This space was infilled for commercial use in about 1921, and a street entry built to access an added stair. All ground-level columns and rails were removed. The 1921 storefront at 312-1/2 King Street remains, behind the metal fascia. The vertical-board plywood over the exterior of the second level piazza enclosure has a double window with horizontal 2/2 sash. It was remodeled ca. 1960.

Date of Construction: ca. 1878 Source of Date: News & Courier; City Directories

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Date(s) of Alteration(s): ca. 1921; ca. 1960Has building been moved? yes no. If so, when? _____

6. Statement of significance:

The Feldmann Building, a store at 314 King Street with residence above, was built about 1878 by Benjamin Feldmann and Robert Teskey, partners in the firm B. Feldmann and Co. It replaced a three-story frame structure on the site when they purchased it in 1871. The Feldmann family occupied the upper levels until about 1894 when Benjamin Feldmann died.

He deeded the "brick store and premises" to his son George A. Feldmann. B. Feldmann and Co., wholesale and retail grocers, wine and liquor dealers, remained here at least until 1897, but by 1899 J. N. Peecksen, wholesale and retail grocer, "successor to B. Feldmann & Co." was located at 314 King Street.

Beginning in 1895 the upper levels of 314 King Street were rented to a succession of boarding house operators. From 1909 until at least 1922 it was called Aragon Hotel or Aragon House and by 1930 the Wayside Home. Between 1940 and 1945 Mrs. Olissa M. Whaley, operating as the Magnolia House, rented furnished rooms at 314 King Street.

After World War Two the upstairs boarding house was discontinued. The upper levels were used briefly as a physician's home and office, but by 1950 there were four apartments on the second floor, and five on the third. In 1961 there were twelve units at "Liberty Apartments," but by 1968 the second and third levels of the Feldmann Building were vacant.

The ground floor has remained as retail/commercial space. In 1921-22 the piazza was enclosed as a separate business (the New York Lunch Room in 1922). The Feldmann Building is an important part of the historic commercial streetscape of King Street, typified by three-story buildings with retail space at the ground floor and residential occupancy above. In its design, setting, and material, it makes a significant contribution to the late-nineteenth century sense of time and place of the King Street retail corridor.

7. Photographs and maps.

Attach photographs and maps to application. Attachments: District Map with site located
Sanborn Map, 1888

Continuation sheets attached: yes no

CONTINUATION/AMENDMENT SHEET

Feldmann Building
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Historic Preservation Certification Application

Instructions. Read the instructions carefully before completing. Type, or print clearly in black ink. Use this sheet to continue sections of the Part 1 and Part 2 application, or to amend an application already submitted. Photocopy additional sheets as needed.

This sheet: continues Part 1 continues Part 2 amends Part 1 amends Part 2 NPS Project Number: _____

5. DESCRIPTION OF PHYSICAL APPEARANCE, CONTINUED

The north elevation is stucco over brick and retains several window openings and a simple corbeled cap. Its first level was covered when the piazza of the adjacent building at 316 King was infilled. The infill roof is flashed into the brickwork of the Feldmann Building.

The second level of the rear elevation is the original piazza, enclosed during the 20th century. Two columns are visible at the rear corners of the enclosure. At the northernmost bay is a single door with transom and sidelights. The ground level area that was occupied by service structures and the storehouse wing for 314 King Street is today part of the surface parking lot between George and Society streets.

Except at the facade, most of the exterior openings have been altered over time to accommodate the boarding house and eventually single-room apartments. The second level piazzas were enclosed, apparently also in stages. There are five interior brick chimneys. One rises along the westernmost bay of the north wall, and one is centered at the rear wall. Three interior brick chimneys are located along the piazza wall.

The interior of 314 King Street reflects its continuing use as active retail businesses on the ground floor, residential use at the upper levels into the late 1960s, followed by twenty years of vacancy. Very little historic fabric remains at the ground floor.

The ca. 1921 piazza infill contains the entry to the upper floors, and a 20th century storefront at 312-1/2 King. A raised stoop accesses the simple entry to the upper level with its ca. 1921 stair enclosure. The narrow stairhall retains beaded board trim and a "Minton" style tile foyer floor. A turned newell in poor condition remains of a former handrail.

The main entry to the upper floors is a good example of a late-nineteenth century doorway with transom and sidelights. Along the piazza is a series of french doors flanking the three south elevation chimneys. Just to the east of the main entry is an enclosed bay of the piazza. After two open bays, a third enclosure extends out to the south property line, with two rooms cantilevered from the piazza floor beam. The rear bays of the south piazza, wrapping along the rear, have been enclosed for bathroom, living, and kitchen space. Several

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Name	<u>314 King St, A Partnership</u>	Signature	<u>on cover sheet</u>	Date	<u>8/5/93</u>
Street	<u>227 King St.</u>		city <u>Charleston</u>		
State	<u>SC</u>	Zip <u>29401</u>	Daytime Telephone Number	<u>803-577-0265</u>	

NPS Office Use Only

- The National Park Service has determined that these project amendments meet the Secretary of the Interior's "Standards for Rehabilitation."
- The National Park Service has determined that these project amendments will meet the Secretary of the Interior's "Standards for Rehabilitation" if the attached conditions are met.
- The National Park Service has determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation."

CONTINUATION/AMENDMENT SHEET

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5. DESCRIPTION OF PHYSICAL APPEARANCE, CONTINUED

paneled french doors with transoms remain. Much of the historic paneled ceiling remains, often hidden above dropped ceilings; the flooring is replacement material of poor quality. There is a good bit of the original cornice of the piazza still in place.

The principal entry stair rises north and west from the second to third level. The principal residential level consists of a front parlor, entry hall, and four parlors or bedrooms. Additional rooms have been created within original spaces. The rear stair is a straight run west to east along the north elevation. Toilets were added at two waterclosets within this hallway; sinks built into the middle rooms; and a tub and toilet at the north wall under the stair. A single shower stall was added at the north bay of the rear piazza enclosure. The third level consists of two front bedrooms, a bath, and five rooms accessed by the hallway connecting the two stairs.

Walls throughout the second and third levels are plaster on lath, and ceilings at both levels are smooth plaster. The second level stair and main parlor have notable plaster ceiling and cornices, and an interesting curved wall. Walls are typically in poor condition, and ceilings have failed completely in places due to moisture infiltration and mildew, and have deteriorated severely since Hurricane Hugo.

The interior of the upper levels retains integrity to the original construction, despite alterations over time. The changes that were made to accommodate multiple apartments beginning in 1895 have achieved their own significance. The building is a very good example of historic adaptive reuse that retained significant fabric and design features.

CONTINUATION/AMENDMENT SHEET

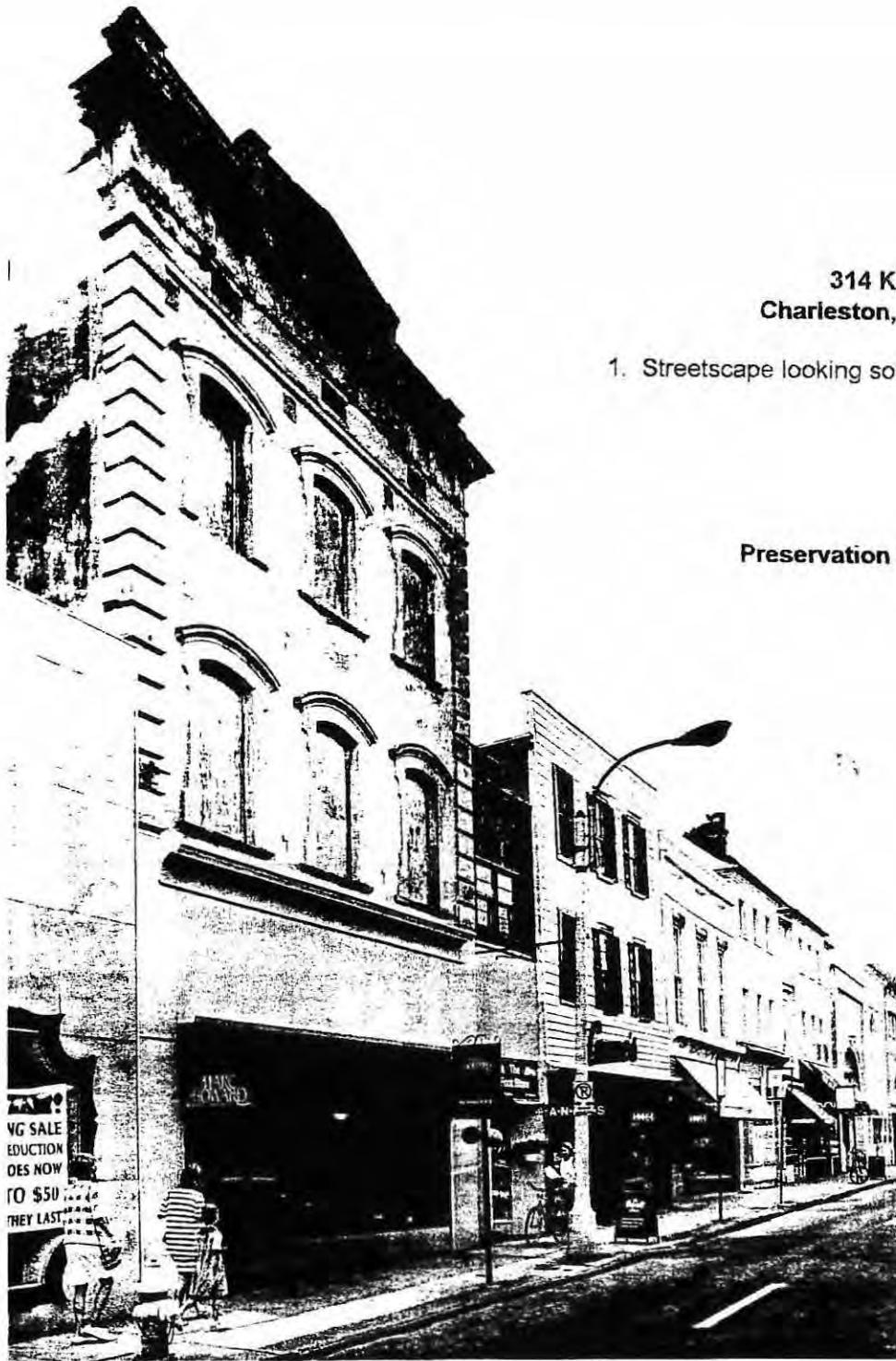
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314 King Street
Charleston, South Carolina

1. Streetscape looking south along King Street.

Preservation Consultants, Inc.

CONTINUATION/AMENDMENT SHEET

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**314 King Street
Charleston, South Carolina**

2. Streetscape looking north along King Street.



Preservation Consultants, Inc.

