

From: [Wood, April](#)
To: [Emmons, Karen](#)
Subject: FW: 119 Broad HMA with cover sheet
Date: Thursday, August 03, 2017 12:59:29 PM
Attachments: [LSDevelopment_HMA_119Broad_FINAL.pdf](#)

Do you want this for your files? No easement. Christina Butler did the write up.

From: Chris Leigh-Jones [mailto:chrislj@luxurysimplified.com]
Sent: Thursday, August 03, 2017 12:13 PM
To: Wood, April
Subject: Fwd: 119 Broad HMA with cover sheet

April - as promised, always nice seeing your smiling self! No copywriter claimed on this so use as you please.

Chris

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HISTORICAL MARKET ANALYSIS
of 119 Broad Street

PREPARED FOR
The Catholic Diocese of Charleston



**119 Broad Street, Charleston, South Carolina:
A Comprehensive History of Current House and Study of Contextually
Appropriate Historic Architectural Precedents for New Units on Site.**

Client: Chris Leigh Jones/ Luxury Simplified Group

**Compiled June 2017
Christina Rae Butler, Butler Preservation L.C.**

Part 1A: History of 119 Broad

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119 Broad Street, Part 1A: History of the site, building, and occupants

Introduction and scope:

119 Broad Street is a significant early 19th century home that was updated in the Victorian era and clad in marble while it was owned by the Heyward family. It was also home to William B. Smith, one of the richest men in the city, from 1851 until 1892. One of his daughters married a Heyward, and it was owned Smith/Heyward families (and lived in by them for most of their ownership) until the 1940s. It was converted into apartments in the 1940s. In 1957 the Catholic Diocese of Charleston purchased the house and converted it into offices. They retain ownership of the property today and may have interest in improving part of the back of the large lot, currently in use as a parking lot.

In keeping with the downtown Charleston motif of a large, street-fronting house with auxiliary service buildings, the Diocese and Luxury Simplified are investigating the possibility of erected several small outbuildings, and converting/renovating existing rear structures for use as luxury pied-a-terre residential units. To inform plans going forward, the following report contains a comprehensive history of 119 Broad Street, including its owners, occupants, and changes over time, followed by a contextual analysis of existing Charleston detached rear buildings that would be contextually appropriate for duplication or might serve as models for new construction on the rear of the 119 Broad Street lot. The lot is uncharacteristically large, and its legal description indicates that it was formerly known as 119-121-123 Broad Street. About two thirds of the street frontage is occupied with formal gardens, which are described as early as the 1840s while Mordecai Cohen owned the property. Prior to the house's construction, the lot was part of the colonial era Orange Garden tract. The Diocese/Luxury Simplified intend to keep the large garden undeveloped as a community amenity, and will consolidate any new units towards the rear of the property, which is a historically accurate spatial arrangement.

Architectural analysis:

Like most historic properties in Charleston, 119 Broad has been known by several earlier addresses, including 101 Broad, 103 Broad, 107 Broad, and Town Lot 177 and 178 in the early colonial era.

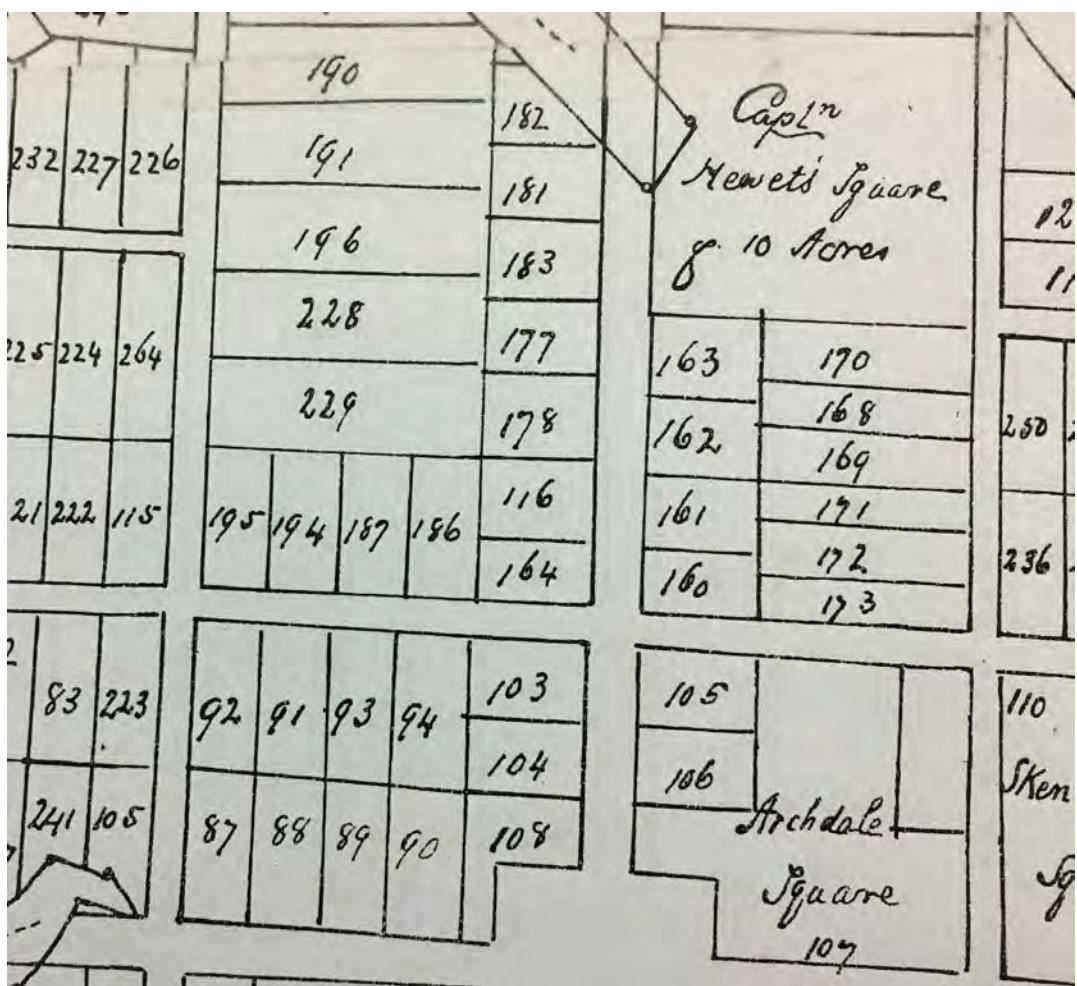
119 Broad was built in the early 19th century and is a Charleston single house, a vernacular form common in the city. These houses are one room wide with the narrow end facing the street, and stretch lengthwise into their lots. They have a central stair hall that allows access to parlors and bedrooms on either side. Many examples, including 119 Broad, have piazzas running the length of the house to provide shade and exterior recreational space. The house and most others in the city originally had detached kitchens, stables, and slave quarters that were later attached to the main house with a hyphen.

119 Broad Street is unique for its uncommonly large lot, which is actually a triple parcel. Interestingly, there has never been another residence along Broad Street on this large parcel since 119 Broad was constructed circa 1811.

119 Broad was clad in marble by the Heyward family in the late 19th century, making it a rare and unusual house; there is no native stone in the Lowcountry region so stone construction and veneers are uncommon. The marble would have been shipped from the northern states or overseas. A 1938 article about the house states that, "inside the first thing one notices is the fireplaces. Here are what many consider the most handsome grates in the city. Two brass pillars are at each side of the grate, molded carefully and shaped by a long-dead craftsman. Above are carved woodwork and a spacious mantel. The stairs do not wind and at each landing is an oval window typical of early houses in Charleston."¹

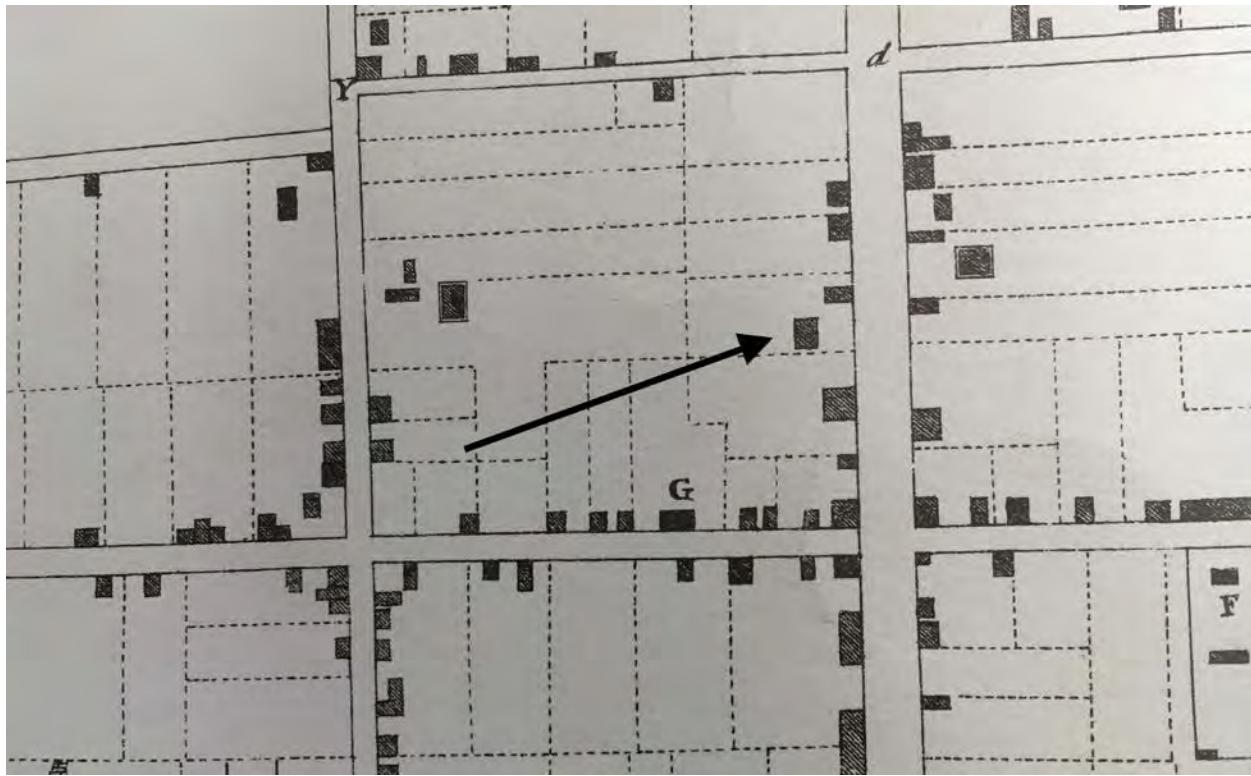
Colonial/ 18th Century:

The large lot on which 119 Broad Street sits was part of two original town lots (177 and 178), both granted to John Postell in 1694. The lot was sold and subdivided by various owners in the early colonial period before being consolidated in 1768.



Lots 177 and 178 on the Grand Modell of Charleston, 1672.

¹ DYKYC, Diocese Archive



Earlier buildings in the vicinity of 119 Broad Street, shown on the *Ichnography of Charlestown*, published in 1739.

From the 1730s, part of lots 77 and 78, and lot 229 (originally granted to John Elliott in 1694), which bounded them to the south were turned into the Orange Garden, which fronted on both Broad and Tradd Streets. In its earliest iteration, it was a test garden to determine viable local cash crops, and then became a pleasure garden. This colonial background is where the origin of the name Orange Street comes from. Dr. Samuel Carne bought the land in 1767 and sold it to Alexander Petrie the following year. Petrie divided it into 12 parcels for residential development, and created 20-foot-wide Orange Street to allow access to the lots.²

In 1768, Petrie's wife Elizabeth and executors of his estate offered sundry Orange Garden lots for sale; one unnumbered lot measured 52 feet on Broad Street by approximately 211 feet deep (measuring the depth of 119 Broad Street still today) with a passage of 31 feet onto Orange Street, "one which has a new chair house and stable", and several other lots all measuring 32 feet in front by 111 feet deep.³

No deed is available to determine how he acquired the property, but it came into the possession of Thomas Middleton (1753-1797), and then was owned by his widow Ann Manigault Middleton (1762-1811), who sold the lot to Morton Waring in 1803.⁴ At that time the lot measured roughly 160' on Broad, 147' on the back line, and 210' in depth, and a house was not mentioned.⁵ The

² Burton, *Streets of Charleston*, Orange Street entry.

³ SCG (*South Carolina Gazette*) 22 March 1768

⁴ vital dates from findagrave.com

⁵ Deed I7-130

house was built circa 1803-1807, during Waring's ownership.⁶ Due to financial straits following the Embargo Acts of 1807, Waring split the parcel into three lots, selling two to the Freemason's Hall Company.⁷ City Directories for that time period show Waring living at 55 Broad, which may be the current 109 Broad Street, although this could not be verified.



An arrow points to the vicinity of 119 Broad Street, vacant here on a 1788 map. "63" is Orange Street and "62" is Legare Street. The space between is the Orange Garden that was divided into buildable lots by Petrie in 1768.

Antebellum era:

Mordecai Cohen owned 119 Broad from 1811 to 1844. Cohen purchased Waring's parcels of the former Orange Garden tract and re-consolidated them. He first acquired a vacant parcel fronting 60' on Broad by 210' in depth from Morton Waring in March of 1811, then obtained the neighboring parcel the next month from the Freemasons' Hall Company, measuring 80' on Broad Street by 210' in depth, described as "all that brick house and lot known as 103 Broad Street and also all the outbuildings." The new parcel was 147' on Broad by 210' deep.⁸

⁶ Vertical file, "Charleston, Broad Street Properties, Correspondence, 1954-2011." 2002.02-01-03. Catholic Diocese Archives. The house history summary states, "the house was erected by 1807 when it was advertised for sale." This sale ad could not be located.

⁷ Vertical file, "Charleston, Broad Street Properties, Correspondence, 1954-2011." 2002.02-01-03. Catholic Diocese Archives; deed research appendix

⁸ Deeds indicate that Waring transferred the large lot to the Freemasons the day they sold it to Cohen. D8-140; Y8-395; C8-274.

Mordecai Cohen (1763-1848) was born in Poland and emigrated to South Carolina sometime in the late 1700s. He rose quickly to wealth in his new country, becoming a shopkeeper, then merchant and planter. He owned land in Charleston, upstate South Carolina, and North Carolina. Cohen served a commissioner of the Charleston Poor House (1811-1818), Charleston Orphan House (1838-1844) and Commissioner of Markets (1826-1832.) He was also briefly the president of the Wilmington and Raleigh Railroad (1836).⁹ Cohen lived at 119 Broad with his Leah Lazarus Cohen and their child, and seventeen slaves who maintained the house and grounds.¹⁰ Cohen died of old age 4 July 1848. He was interred in the Jewish Burial Ground on Coming Street.¹¹



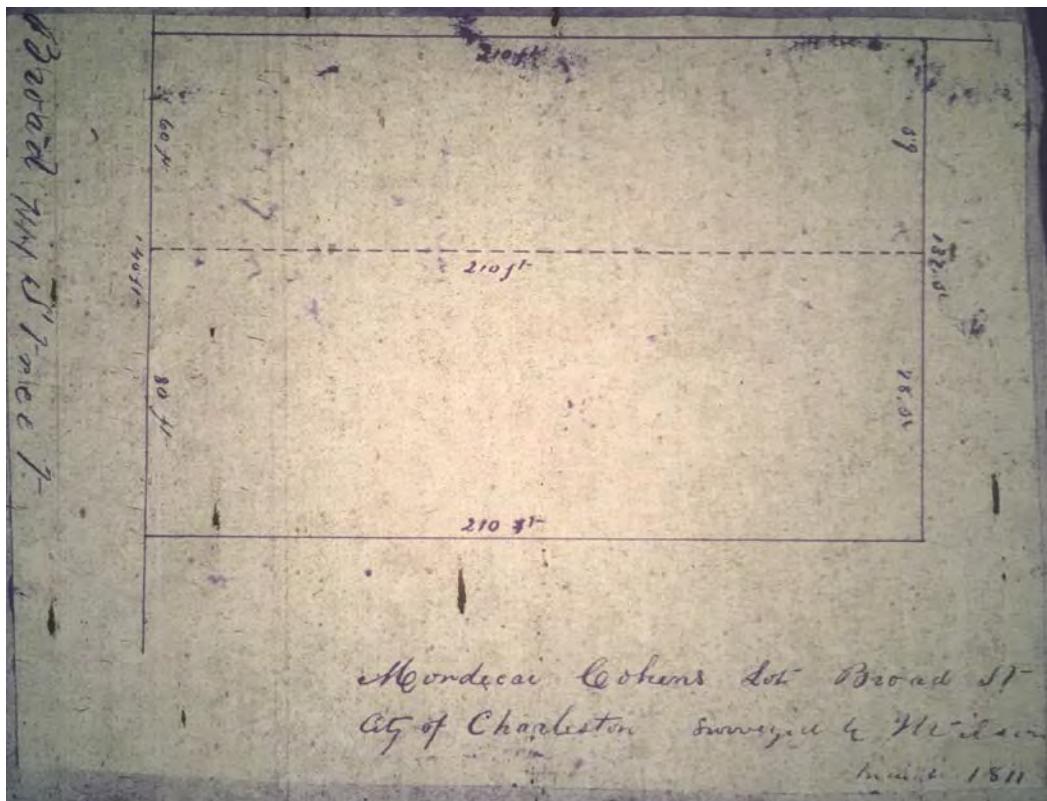
A portrait of Mordecai Cohen, early nineteenth century.¹²

⁹ Theodore Rosengarten. *A Portion of the People: 300 Years of Southern Jewish Life*, McKissick Museum, 2002. Catalogue entry 16

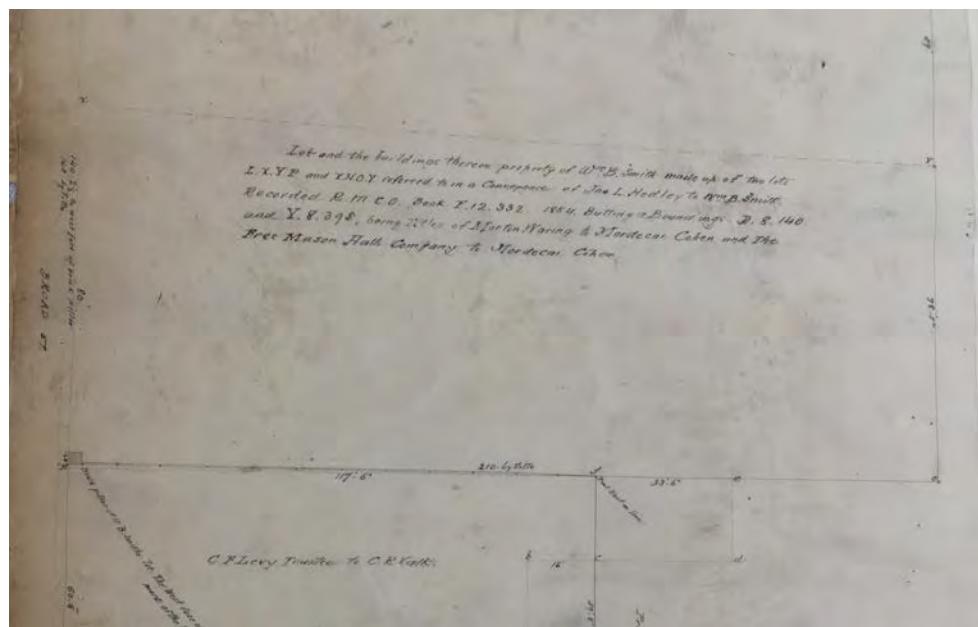
¹⁰ 1840 Census

¹¹ City death record

¹² Photo accessed through findagrave.com



McCrady plat 7114, showing Cohen's lot, 1811.



A copy of a 1811 plat showing Cohen's consolidation of his Broad Street lots. "City Engineer plat pg. 100, number 1."

By 1844, Cohen was in financial straits and was trying to sell 119 Broad to alleviate his debts. A newspaper advertisement that year gives an excellent description of the house:

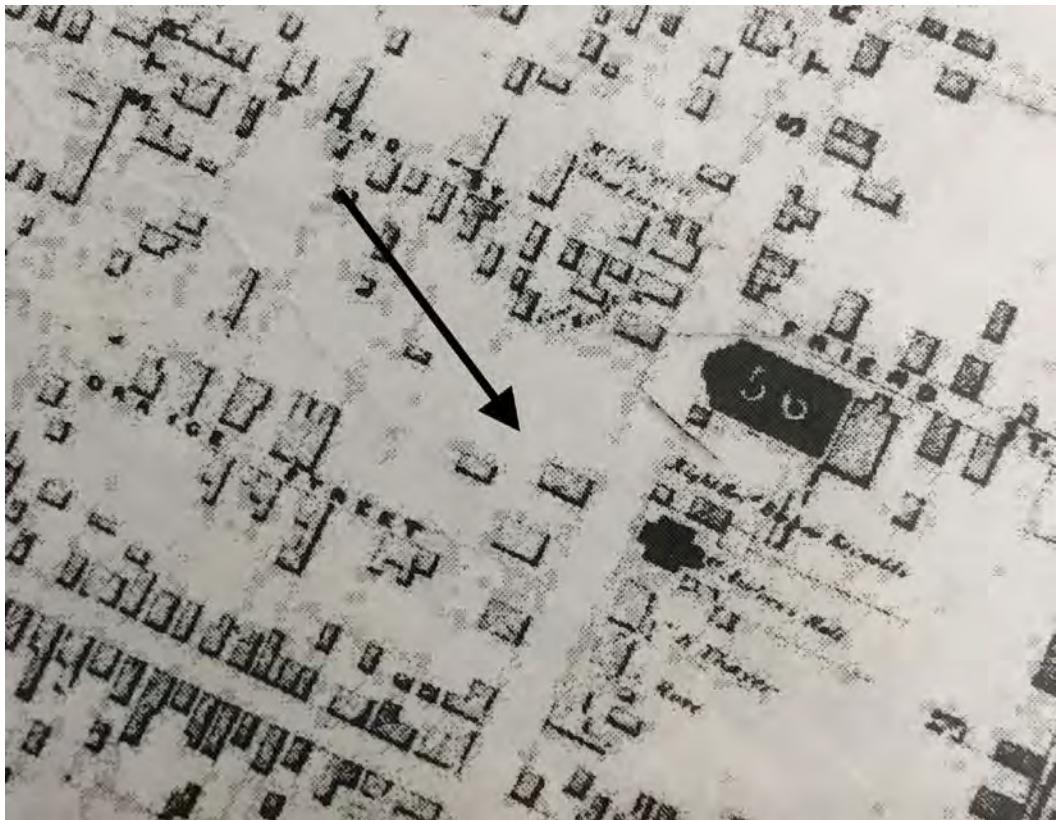
Valuable residence at private sale. That elegant and commodious brick mansion on Broad Street, between Orange and Friend, opposite St. Andrew's Hall. Residence of the subscriber. The house, built of best materials, and finished in the best manner, contains six upright and two excellent garret rooms, upper and lower piazzas, dressing room, pantries, and extensive wine and wood cellars, and every convenience for a large family residence. Along with the house and be obtained handsome ornamental fixtures and furniture to suit. Attached to the house is a two and a half story double brick kitchen bathing house, double carriage houses, hay lofts and roomy accommodations for servants. In addition to the above is a building containing several apartments used as washing and ironing rooms, extra stables, etc. on the lot is a sheltered cistern, two wells of good water, poultry houses and a detached space for a wash yard and vegetable garden. The lot measures 140 on Broad and 218 feet deep, open to the south and west. On it is an elegantly arranged garden, containing rare fruit, flower, and ornamental trees and plants, with a spacious grape arbor and pavilion. The whole of the premises is in excellent condition, and present in local attraction and convenience, one of the most delightful and central situations in the city. Apply to Mordecai Cohen 107 Broad Street or at his counting house, Dewees Wharf. NB- those desiring to purchase can view the premises every day in the week except Saturday and sundry, between the house of 4 and 6 pm.

Also for sale as above: coachman, carriage, and horses. A handsome and substantial Newark Carriage, built express to order but little use, with a handsome pair of large black horses, 4 years old, sound and gentle. And a prime Fellow the coachman, who will be sold or hired, about 28 years old, warranted sound, sober and honest, good disposition and one of the best and most experienced drivers in the city. The subscriber having no use for the above property, is the only reason of his desire to part with it.¹³

Merchant and banker John L. Hedley purchased 119 Broad Street in the wake of Cohen's financial troubles. Cohen was heavily mortgaged to Hedley and transferred 119 Broad to him in 1844. He lived in the house in 1850 with his wife Harriet T. Hedley sold the house in 1851 to business partner and fellow director of the Union Bank, William B. Smith.¹⁴

¹³ *Southern Patriot*, 28 March 1844.

¹⁴ Deed F12-332; 14 August 1851 *Charleston Mercury* lists them both as Union Bank directors; 28 November 1848 *Southern Patriot* lists them applying for a license together with City Council.



The arrow points to 119 Broad and its large lot on the 1852 *Bridges and Allen Map*. Note St. Finbaree across the street. The map does not show the several outbuildings known to exist at that time and described in Cohen's sale ad of 1844.

Postbellum- Present.

William Boroughs Smith (November 1815-1892) was a prominent merchant and one of the richest men in Charleston. He, his wife Frances "Fanny" Susan Smith, and daughters Frances (Heyward), Helen (Whaley), and Pauline (Heyward) lived at 119 Broad. After his death, Pauline and her husband and their children lived in the house; it stayed in the family for nearly 100 years and was their primary home. 119 Broad did not become a rental property until the 1940s, and then only briefly until the Diocese made it their offices.

During the Civil War, the house miraculously survived the Great Fire of 1861 that destroyed St. Finbarre Cathedral across the street, but had shell damage to the pantry area during the Union siege that lasted from Summer 1863 until the end of the war.¹⁵ According to historian Jack Thompson, the "*Charleston Mercury* reported 'that the whole of Broad Street is on fire from Mr. Gadsden's to Mazyck Street. The residences of Messrs. Geo Coffin, Jas Pettigue and others nearby are consumed. The flames have now crossed Broad Street and as the wind has not lulled, it is impossible to say where it will stop, short of the river. "the flames seemed to devote their whole fury against the elegant private houses which for so long have been the pride of the southwestern portion of our city. As their beautiful homesteads succumbed, one after another, the resistless march of the destroying element, the scene was awful . . . the cathedral, which was filled to overflowing with the silver, clothing, and furniture and valuables of scores of people, believing it to be fireproof, [was

¹⁵ DYKYC article, Diocese Archives

lost]. Bishop Lynch's library was also lost there. The residence of the Sisters of Mercy was also partially burnt.”¹⁶ A 1938 article states, that “during the War Between the States, a bomb hit the pantry of the house, ripping up a few boards, but otherwise doing little damage. The family had already moved out of the city and the negro servants left the house a short time after the bomb struck. Subsequently, another bomb was dug up in the yard of the place.”¹⁷



The ruins of St. Finbarr's Cathedral, looking north from near the intersection of Legare and Broad Street, 1865.¹⁸

The Smiths weathered the war financially and were able to employ household help by 1870, when their staff included a nurse named Ellen Loyde (to care for the Smith children), an 85-year-old carpenter named William Fairley and his wife Rose (possibly former family slaves), a drayman named Peter Roberston, his wife Eliza who was a domestic servant at the house, and their children. In 1880 the household included the following servants: African Americans Peter Clink and Eliza Clink; mulattos 19 year old Pauline, 12 year old Eda, and 9 year Jane Jenkins; Jim Peters, black servant 13, at school; Jack Smith, 20 black; Susan Brown, 36 mulatto; Minnie Gowand, a 45 year old white cook; German baker John Merkhardt, and his wife Marta, from Ottenburg. Pauline Smith (1850-1904) married Irvine Keith Heyward I (1840-1880) and they lived in the house with her parents. William Smith died at home at 119 Broad at age 76 in 1892 and was buried at Magnolia Cemetery.¹⁹ His obituary speaks to his prominence:

¹⁶ Thompson, *Charleston At War: A Photographic History*, 68.

¹⁷ DYKYC article, Diocese Archives

¹⁸ *Charleston, S.C. Cathedral of St. John and St. Finbar; another view*]. Charleston South Carolina United States, 1865. April. Photograph. Retrieved from the Library of Congress, <https://www.loc.gov/item/cwp2003000811/PP/>. (Accessed June 15, 2017).

¹⁹ City death record

Mr. Williams Burroughs Smith, the richest man In Charleston, died at his residence on Broad Street at 7 o'clock this morning. The name of W. B. Smith is one well known throughout the State. He was born In Charleston seventy-seven years ago, being the son of Robert Smyth, an obscure citizen.

Young Smith (or Smyth as he was then called—he changed his name subsequently, on account of some family affair) went into the cotton business at the age of fifteen with an old factor named Hatchins, who left Charleston subsequently. His next connection was with the firm of Jones & Co., which became Jones & Smith, and finally Wm. B. Smith & Co. As a dealer in cotton and as a merchandise broker Mr. Smith was eminently successful. In early life he married, a Miss Jones, daughter of his partner.

Mr. Smith was for a long-time president of the old Union Bank, and he managed its affairs as he did his own with a wonderful degree of acuteness. He turned every dollar that he made to account and fortune seemed to favor all of his investments. He gradually accumulated a large fortune which amounts to upwards of two and a half millions of dollars.

He leaves three daughters, the eldest of whom is the wife of Mr. A. H. Heyward. The second is the wife of Mr. W. B. Whaley, and third of the late I. K. Heyward. Between these three families, therefore, this large fortune will be divided. Mr. Smith has always led a very quiet and retired life and he never made any show of his wealth. He was at all times courteous in the extreme. Mr. Smith had been critically ill for some time and his end was not unexpected.²⁰

Smith is buried in the famous pyramid tomb at Magnolia Cemetery. His body was temporarily interred in the Receiving Tomb while the mausoleum was under construction. It was designed by noted Charleston architect Edward C. Jones and built by Charleston Granite Works. Also in the tomb are his wife Frances, daughter Helen Whaley, his grandson Richard Smith Whaley (a US Congressman and SC Representative), and several other grandchildren.²¹ Smith willed the house to Fanny but outlived her, so it passed to his children. His will indicates that he owned real estate all over the city, including commercial shops on East Bay, tenements on Meeting, and houses in Ansonborough.²²

²⁰ *The State*, 24 June 1892.

²¹ Findagrave.com; *City of the Silent*.

²² estate case 358-001; see also appendix 3.



The famous pyramid tomb in Magnolia Cemetery, final resting place of William B. Smith

While W.B. Smith lived in 119 Broad, Charleston suffered the worst earthquake on record for the Lowcountry. The Great Earthquake of 1886 was estimated to be a 7 on the Richter scale and caused widespread damage. The city engineers compiled a street by street report of damage to buildings, to determine which were not safe for habitation, and which owners might be entitled to city relief to help with repairs. 119 Broad, which had a slate roof at the time, suffered \$1000 in damage. The north and south wall were cracked, while the east and west outer walls were listed as “good.” The engineer recommended the chimneys be rebuilt, that the north wall be rebuilt from the foundation and anchored to the other walls, and that the “stable in rear should come down-dangerous.” Smith did not apply for any aid to finance his repairs.²³ The house survived well for a masonry structure, because it is located on high, original dry land rather than fill, which is found at both ends of Broad Street.

After her parents’ deaths, Pauline Smith Heyward lived at 119 Broad with her son Irvine Jr., cousin Hannah Adams, and two servants.²⁴ Pauline inherited an interest in the house through her father’s will, and bought out her siblings to obtain full title of 119 Broad in 1892.²⁵

²³ City Engineer’s Damage Report, Earthquake of 1886. South Carolina Room, Charleston county Public Library.

²⁴ 1900 census; City Directories

²⁵ Deed R21-96

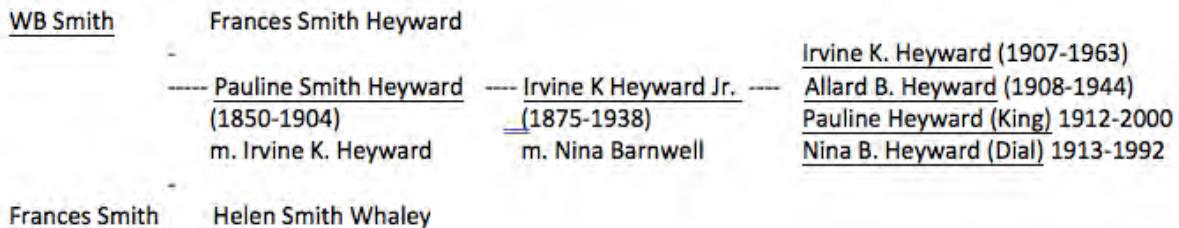


Diagram of ownership of 119 Broad Street. The four siblings (right column) sold the house to B. Rivers in the 1940s.

Irvine K. Heyward Jr. (1875-1938) married Nina Barnwell (1880-1966) and they were the next generation of the family to live in the house. Nina and Irvine II had the following children: IK III (1907-1963), Allard Barnwell Heyward (1908-1944), Pauline Heyward King (1912-2000), Nina Barnwell Heyward Dial (1913-1912).²⁶ The family lived at 119 Broad Street with various servants. Irvine Jr. was a banker.



Nina Heyward in 1901, and a portrait of her husband Irvine Heyward Jr. from around the same time.²⁷

The family regularly advertised in the newspapers looking for household help. In 1905, they solicited a “negro butler”, and in 1908 they looked for “a settled German woman as a house maid.”²⁸

Allard and his sisters were regularly in the society section of the local newspapers, Allard for his sailing activities and his sisters as debutantes and social club members. In 1937, Allard made a solo

²⁶ Dates taken from headstones accessed on findagrave.com

²⁷²⁷ Nina’s photo from “Charleston Exposition Pass Book”, Charleston Archive at CCPL. Irvine’s portrait from findagrave.com

²⁸ 26 November 1905 NC (*News and Courier*); 22 May 1908 NC.

canoe trip from New England to Florida in an 18-foot-long canoe with sailing rig; he resigned a position with SC Highway Department during the Great Depression to make his journey.²⁹ Pauline married Hugh Legare King in 1935.³⁰



Nina Heyward (Dial, left) and Pauline Heyward (King, right) in the early 1930s when they lived at 119 Broad.³¹

The large garden on the west side of the house attracted attention as early as the 1930s: "Charleston is a better-looking city than it was fifteen years ago. Many more gardens are affectionately nursed and there are verdant lawns where there were unkempt side and backyards. Still there is opportunity for improvement in and near Charleston. The groomed attractiveness of one yard is marred by the tangled growth across the street or next door. No person with a taste for beauty can pass 119 Broad street without refreshing the eyes with the sight of an incomparable formal garden."³² The family vacationed each summer at their cottage in Rock Hill, and also had a house at Station 11, Sullivan's Island.

Irvine Jr. died at home in the garret in 1938, of a fatal shotgun wound that was likely self-inflicted.³³ His obituary read:

Found dead in the garret of his house at 119 Broad Street about 10:30 yesterday morning. A discharged shotgun was nearby. Mr. Heyward had been in failing health for some time. He was a native of Charleston. Son of I. Keith Heyward and Pauline Smith Heyward. He was formerly interested in yachting and owned several fine craft. He had lived in retirement for some time. He formerly conducted a real estate investment business. Surviving are widow

²⁹ CEP (*Charleston Evening Post*), 22 February, 1937.

³⁰ CEP, 28 January 1935.

³¹ NC 2 November 1930; NC 4 June 1932.

³² NC 19 October 1931

³³ State death certificate

Nina G. Barnwell, sons IK of Edgefield and Allard of Charleston, daughter Mrs. Hugh King of NJ, and Mrs. Dial of Miami. No inquest will be held. Funeral this afternoon at 119 Broad Street. Interment at Magnolia Cemetery.³⁴

Widow Nina lived in the house until 1945. Irvine III married Cornelia Smith Coombs in 1929 and relocated to Edgefield, South Carolina. He committed suicide by pistol shot to the forehead for unknown reasons in 1963.³⁵

Nina applied for a permit in 1939 to alter and put additions on 119 Broad, at the expected cost of \$5,000.³⁶ The Heywards sold the house to B. Rivers in May 1946, who converted it into apartments shortly after.³⁷ Newspaper ads listed “newly decorated” 1 and 2 bedroom apartments in 1948, as well as a 5 room unfurnished unit, studio apartments, a one bedroom/one bath unit with private entrance from Broad Street and piazza access, a four bedroom unit “with a large side porch overlooking extensive grounds.”³⁸ In 1949 River sold the house to the Beinstein (altnernately spelled Bernstein) family, who did not live in any part of the house but rather rented it as the previous owner had done. Various tenants lived in the five apartment units, including servicemen in the Air Force and the Navy, and insurance brokers and managers of small local businesses, many of them with their wives.³⁹

In 1957, the Beinstins sold 119 Broad to the Catholic Diocese of Charleston, who converted the apartments into a variety of offices, including Catholic schools and the Catholic Banner. They applied for a permit in April of 1957 to make interior alterations and convert the three-story masonry building into offices officially.⁴⁰ In 1968, the Diocese earned a Carolopolis Award from the Charleston Preservation Society for their preservation of the house.⁴¹

Appendix 1: Additional selected newspaper references:

CG (*City Gazette*) 18 august 1819. “Exchange for US Bank stock: also, three lots of land situated on south side of side of Broad Street, between Friend and Logan. Enquire at 103 Broad. “; Cohen investment advertisement.

SP (*Southern Patriot*): 20 January 1838. “left on Monday last a piece of linen at the house of Mr. Modecai Cohen, No. 107 Broad, supposed by mistake. The servant who received it said it was left by a white man. The owner can have it proving property, and paying for this advertisement.”

NC 25 March 1903. Lost, young St. Bernard dog. In color tan, white collar, chest, pays and end of tail. Reward upon his return to 119 Broad, two doors west of Broad.

³⁴ NC 25 March 1938

³⁵ NC 20 August 1929; state death certificate

³⁶ NC 27 June 1939.

³⁷ Deed U45-597

³⁸ See Appendix 1 for dates and details

³⁹ See appendix 4, City Directories

⁴⁰ NC 20 April 1957

⁴¹ *Preservation Progress*, No. 3, pg. 2. 1968

NC 6 April 1912- wanted at 119 broad street. Competent nurse to take charge of two boys. Recommendations required.

NC 5 February 1917. Wanted at 119 Broad, a competent settled colored woman, willing to sleep in nursery. First class references required.

NC 20 December 1920. Madeira wine for sale. A few dozen very superior old Madeira Wine, remained of a stock of a gentleman who has given up housekeeping. Apply to Thomas Cochrane, 119 Broad.

NC 21 July 1929- Eveline Grant, negro of 119 Broad, was bitten by a dog

CEP 28 January 1935. "King Heyward marriage held. Mr. and Mrs. Irvine Keith Heyward of 119 Broad announce the marriage of their daughter Miss Pauline Smith Heyward to Hugh Legare King. He is the one of Richard Thomas King in Georgetown. Mrs. Smith made her debut here during 1931-32 season and is in the Junior League."

NC 2 March 1940. Vida Chisolm Barnwell lives at 119 Broad; she came out there as a debutante and was junior league choice for Azalea Festival.

CEP 8 August 1948. "119 broad, newly decorated 1 and 2 bedroom apartments. Water included. Adults."

NC 24 November 1948. 119 Broad, 5 room unfurnished apartment for rent with 2-3 bedrooms

CEP 19 March 1949: for rent, very fine bedroom and bath apt. in exclusive apartment building. Private entrance 119 Broad. And beautiful 4 room and bath apt. with large side porch overlooking extensive grounds. 119 Broad.

NC 9 June 1949. Unfurnished modern apartment, 4 spacious rooms and bath. Also large furnished bedroom and bath, private entrance. Adults. References required.

CEP 15 March 1950. "119 broad, studio apartment, 2 rooms and bath completely furnished."

NC 9 August 1951- apartments for rent. 119 Broad, beautifully unfurnished apartment, ground floor, five rooms and bath

NC 1 October 1956- last ad for apartments at 119 Broad, prior to Diocese purchase

Appendix 2: Chain of Title:

M64-113

Manning A. Bernstein and Mildred L. Bernstein to Bishop of Charleston
March 1957

- Beinstein received through estate; Nathan Beinstein died 26 May 1954; David died 7 December 1950, and Sallie died 22 March 1956.
- 119,121,123 Broad, measuring 140'6" on Broad by 210' deep, between Orange and Legare Street.

- Known in 1851 as the number 103

T50-193

B. Rivers to Davis M. Beinstien, Nathan W. Beinstein, and Sallie B. Nachman
23 June 1949
\$22,000

- subject to a mortgage made 1948
- same description as above
- bounded east on FW Wagener, south on FW Wagener and Valk, west on Valk, and north on Broad Street

U45-597

Estate of Irvine K. Heyward et al. to B. Rivers
May 1946
\$40,000

- mentions two wills: Allan Heyward and Irvine K. Heyward, 1938
- Irvine's wife Nina B. Heyward, children Allard Heyward, Pauline King, and Nina Dial were the heirs. Allard died 7 June 1944. And his portion passed to his mother

R21-96

W.B. Smith (estate) to Pauline Heyward
21 July 1892

- Smith's will made in 1882 and probated in 1892
- Hiers of Smith, including Tammy R Heyward, Helen Whaley, and Pauline Heyward transfer to Pauline Heyward.
- Same description; 137.5 feet on the back line

F12-332

John Hedley to W.B. Smith
8 February 1851

- Mentions the brick house

*Cohen was heavily mortgaged to Hedley and lost the property (mortgage recorded in M11-501)

Y10-763

Mordecai Cohen to John Hedley
12 December 1844

- Property is 144 by 210'

D8-140

Morton Waring to Mordecai Cohen
19 March 1811

- All that lot of parcel of land on south side of Broad Street measuring 60' on Broad Street and 210 feet deep. South on Dr. Alexander Banov and Helen Puy, east on William Inglesby formerly Thomas Buckel, and west on lands of Morton Waring.

Y8-395

Freemason's Hall to Mordecai Cohen

1811

- Referenced 1811 survey plat, not included
- Property is 80' on Broad Street by 210' deep
- "all that brick house and lot known as 103 Broad Street and also the outbuildings, measuring 147 feet by 210 feet,

C8-274

Morton Waring to Freemason's Hall
April 1811

I7-130

Ann Middleton to Morton Waring
28 March 1803
\$2000 pounds

- 160' by 210' (147' on the back line). Bounded east by estate of Thomas Buckley, west on estate of Francis Bonneau and estate of Edward Hughes and estate of George Rout, south on Helena Perry and estate of Edward Rutledge and north on Broad.

Lot 178/Orange Garden

(possibly 119 Broad) G5-158.

29 December 1779.
Benjamin Guerard to Abigail Minis.
part of 229 and 178 lately called Orange Garden. Southernmost moiety of late Riggs' land purchased from Petrie.

(possibly 119 Broad) A5-99

2 January 1772.
John Forbes to James Laurens.
Lot number 2 in Orange Garden.

(possibly 119 Broad) A5-77

3 May 1769.
Petrie to Philip Hawkins
Lot on Broad Street number 178 called Orange Garden. Adj. to Petrie and conveyed by him to Forbes and Burn.

(possibly 119 Broad) Z5-104.

Lease.
23 January 1769
Elizabeth Petrie to Elizabeth Harvey.
Two lots 229 and 178.

(possibly 119 Broad) T4-454.

22 December 1768. Eliz. Petrie to Alexander Rigg.
Two lots on Broad known as Orange Garden.

(neighboring) R3-82.

24 April 1769.

Elizabeth Petrie executrix to Charles Pinckney.

A subdivided lot marked 8 on the plat of the Orange Garden. E 32 on Orange, 11 ft deep, and another 24' on Orange.

I3-112.

23 December 1767

Alex Petrie and Elizabeth to John Forbes merchant.

Lot 2 of Orange Garden, N 32 feet on Broad Street, E 1818 on Orange Street, W on lot 1, S on lot 3 sold to John Burn in trust for negro woman Amy.

I3-1. Oct. 1767

Samuel Carne, now merchant in London to Alexander Petrie
2 lots, 229 and 178

A3-330

13 June 1763

Deed of surrender

William Mathewes Esq., to son Anthony Mathewes and wife Mary

- Half of lot 178, N 50' Broad, E 200' on John Drayton, S and W on Sam Carnes
- Lot formerly owned by William's wife Mary

B3-169

19 September 1763

Anthony Mathewes to Samuel Carne

Half of lot 178, with buildings thereon, 50' N on Broad, S and W on Carne, E 200' on Drayton . . formerly of William Mathewes.

B3-177

2 December 1758

Alexander Chisolme vintner to Dr. Samuel Carne physician

half of lot 178 and lot 229, adjoining each other. Making one lot fronting both Broad and Tradd, known as the Orange Garden.

- He purchased 178 from Benjamin Smith, fronting 50 N on Broad, S on lot 229, E on 178 belong to Mathewes, W 200' on Mary Ellis formerly Edward Croft.

C5-395.

28 November 1740.

Robert Brewton and wife late Mary Loughton to William Mathewes and his wife Mary Loughton to Benjamin Smith and wife late Ann Loughton.

- Deed of partition out of wills
- Part of lot 178, not described

Lot 177

2B-308

1745

Cooper to William Hopton, merchant

Part of lot 177 with the house of Thomas Corbet. N 38' on Broad, E on heirs of Lawton, W same lot, S on William Hancock

Z-247.

Croft to Capt. Thomas Cooper, merchant

12 April 1744.

Part of lot 177 with the house of Thomas Corbet. N 38' on Broad, E on heirs of Lawton, W same lot, S on William Hancock

Z-239.

Edward Croft to Henry Ward

12 April 1744.

- - part of lot 177 with house where James Greene now lives. North 62' Broad, E on part of lot 177, S on Henry Bedon, W on William Ellicot.

Proprietary Grant

John Postell, town lots 177 and 178, 1694.

“by a warrant dated 12 June 1693 . . . I have laid out until Mr. John Postell one town lot at Charles Towne known by the No. 177, butting Northward upon the Great Street that leadeth from Cooper River to the Market Place, Westward upon the lot of Mr. Pere Cullendrough, south upon lots not yet laid out, and eastward upon one other lot belonging to the sd. Mr. Postell.”

21 June 1693 . . . unto Postell one town lot at Charles Towne known by the No. 178 butting northward on the Great Street, west on another lot belonging to the sd. Postell, eastward upon the lot of Due Gue and southward upon lots not yet laid out.”⁴²

Appendix 3: William Broughton Smith estate files, case 357-001.

- left property to daughters Fanny Heyward, Pauline Heyward, and Helen Whaley

- grandson T B Whaley also had a claim on the probate case

“I give and bequeath my loving wife Fanny S Smith the house and lot and all the buildings thereon known as number 101 Broad Street in which we now reside with all the silver, furniture, picture, bedding, carpets, linen, crockery and all other such like household articles and housekeeping equipment in the said residence and other buildings contained as they shall stand at the time of my death. And I also give Fanny Smith 100,00 dollars with six percent bonds and stack. I give my brother Theodore Smith 2,000 dollars. I give to the vestrymen and wardens of the Protestant Episcopal Church known as Grace Church 2,000 dollars

- 1,000 for Orphan House, 1,000 for Holy Communion Church Institute.

- “daughter Pauline Heyward widow of late I Keith Heyward my lot with the store and buildings at corner of East Bay and Cordes Street number 86. Also my lot with the two

⁴² Bates, Vol. 3, *Proprietary Records of South Carolina*, pg. 78

tenement buildings at 64-66 East Bay, building on west side of East Bay formerly known as the Coroner Office and now known as 111. Also my lot with its banking house and other buildings on the north side of Broad Street formerly known as the Office of the Charleston Insurance and Trust Company and now known as number 8. Also my house and lot on northeast corner of Anson and Society.

- I give to my grandson William B Smith Whaley my two lots and tenement buildings known as Court House Square and Blake's Range also two tenements on west side of Meeting Street
- Daughter Fanny Heyward wife of A Hasell Heyward my lot and other buildings thereon on the north side of Broad known as number 104. And my lot with all buildings on the west side of Broad Street known as 127, also my lot on west side of King known as 104, and building at northwest corner of Logan and Gibbes known as number 9.
- Daughter Helen Whaley wife of William B Whaley, 1 and 3 Prioleau Street. Also 70 and 72 East Bay. Also 74 east bay store. Also Cordes Street. Residence at 16 Legare.
- To son in laws: Boyce Wharf and store houses

Appendix 4: Selected *City Directory* data showing occupants of the 119 Broad Street.

Year	Name	Occupation	notes
1970	Various Catholic offices		
1958	Catholic Banner, Catholic Charities, Catholic School offices		
1955	A- vacant B- none C- Harry Brown D- Frank Best E- Vacant F- James Peeler	- - - manager Chas Auto - USAF	- - - wife Thelma - wife Helen
1950-51	A- vacant B- none C- Eugene Key D- G Branum E- Wm Perske F- Geo Latham	- - manager Crawford Ins manager Southern rail Chas. Medical equip. Lt. USN	- - - wife Idelle wife Sally wife Esther
1948	Earl Douglas	Manager, Palmetto Venetian Blind Co.	
1938-1945	Nina B. Heyward, widow of I.K.		
1905-1933	Irvine Heyward (Nina B.)	Real estate sales, 12 Broad	In 1914, Irvine was vice president of Johnston Crews Real Estate, 12 Broad
1893-1905	Mrs. Pauline .H. Heyward	Widow, Irvine K.	Address listed as 119-123 Broad. RC Valk at 125-127

1867-1892	William B. Smith	Banker, office 12 Broad	Listed as 101 Broad prior to 1886; 119 after
1861	Wm. B. Smith		Listed as 101 Broad
1855			Smith still a 60 East Bay, merchant
1849	JL Hedley	Merchant	97 Broad
1822-1840	Mordecai Cohen		Alternately listed as 97 and 103 Broad
1819			Cohen is still on Tradd Street
1807			Morton Waring, 55 Broad
1803	Ann Middleton	Plantress	95 Broad
1801	Anne Middleton	Plantress	81 Broad
1796	Widow Middleton		East Bay

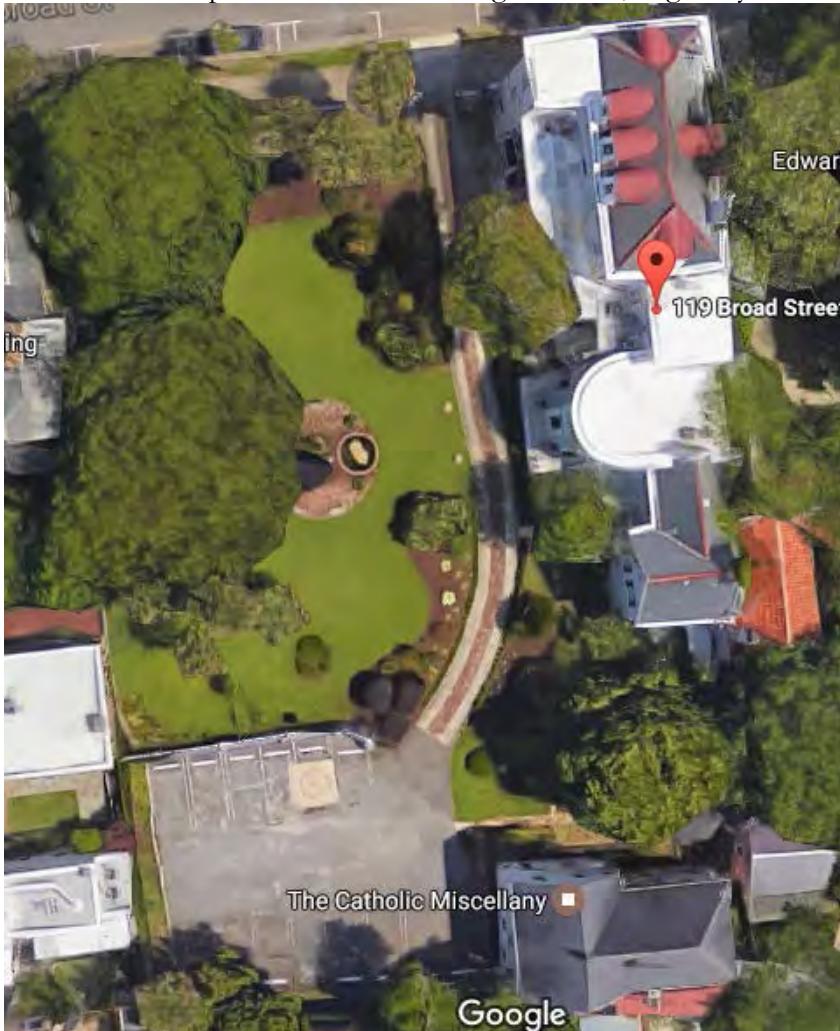
119 Broad Street, Part 2A: Outbuildings and alterations to 119 Broad; Historic context for local outbuildings

Client: Chris Leigh Jones/ Luxury Simplified Group
Compiled June 2017

TOC:

- Scope
- Possible configurations for new buildings at 119 Broad
- Outbuildings and alterations at 119
- Historic context of outbuilding typology in Charleston
- Garden context for 119 Broad and surrounding neighborhoods

Scope: Proposed new buildings and/or relocation of historic buildings to the rear portion of 119 Broad Street are a Planned Urban Development (PUD) in the sense that the site features a mix of scales of residential units, and well as community amenities (the park). However, the proposed new development is more a reflection of the existing big house/out building or “urban plantation” configuration common in antebellum Charleston than a large scale new development. 119 Broad Street is not a new subdivision but rather an expansion of existing historic residential fabric. In fact, the lot on which 119 Broad Street now sits was part of a real estate subdivision speculation of the Orange Garden, begun by Alexander Petrie in 1768.



A Google Earth image showing the 210' deep lot at 119 Broad Street.

Possible configurations for new buildings at 119 Broad Street:

The parking lot area at the back of the 119 Broad Street lot measures approximately 80 feet by 70 feet, and there are several possible configurations that would allow 3-4 new buildings, while keeping most if not all of the side garden intact. Each of the following is explored in more detail later in this report:

- Option A: two buildings arranged perpendicular to main house, set on back lot line, and 141 Ashley as standalone building parallel to main house (would require slight reduction in garden size.)
- Option B: Three small standalone buildings parallel to main house on back lot line
- Option C: ell of buildings: conjoined carriage house style, with standalone studio type unit
- Option D: ell of buildings: attached, courtyard style arrangement

The proposed new outbuildings at 119 Broad are in keeping with the City of Charleston's current goals for planning, sustainability, and new development through the use of small infill construction. The recent city *Land Use* report states that, "to foster the sustainable growth of the City through encouraging infill, redevelopment, diverse, walkable neighborhoods and park spaces, well located mixed-use centers, and protection for our surrounding natural and rural areas."¹

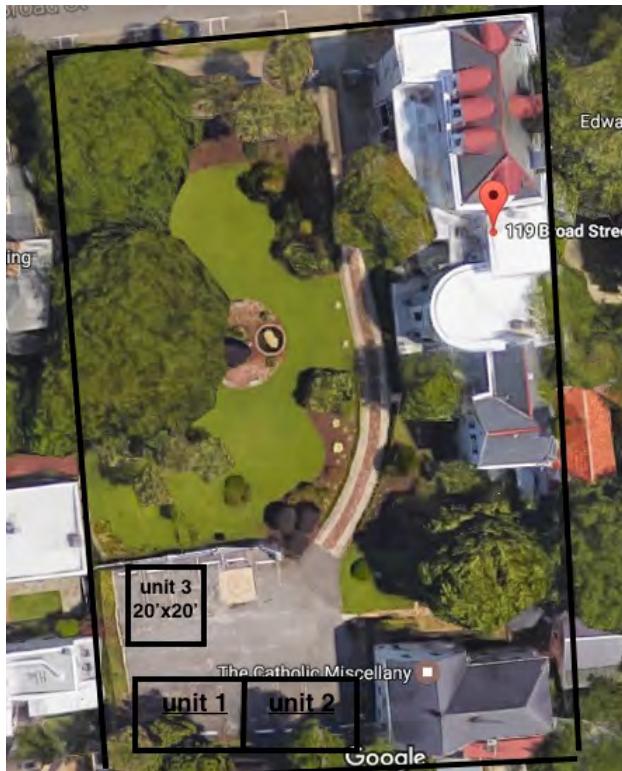


Option A: two rear buildings and 141 Ashley Ave.

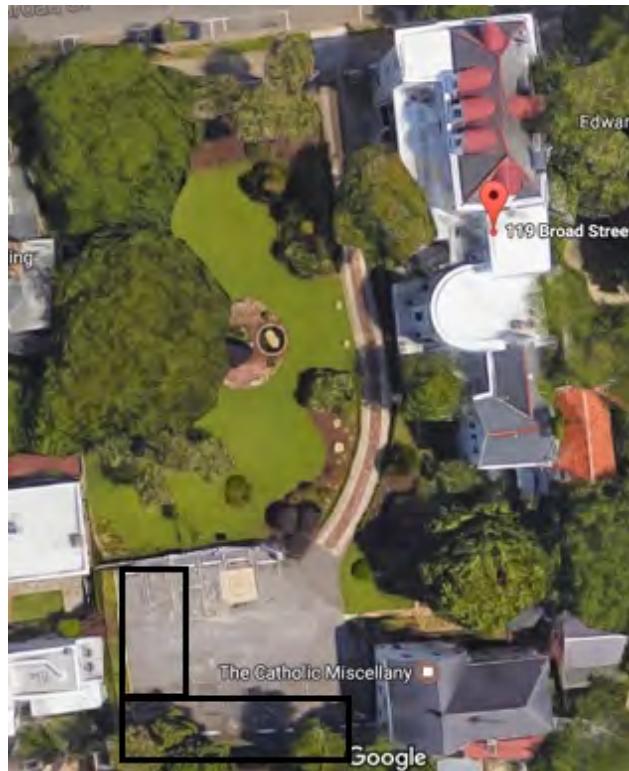


Option B: three detached buildings, rear property line

¹ City of Charleston, *Land Use*, 57.



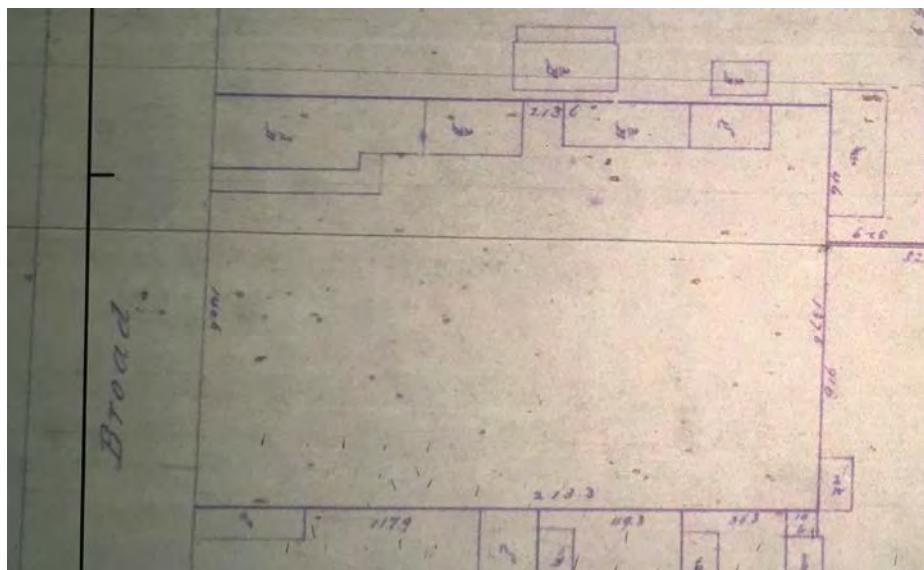
Option C: carriage style buildings and detached unit



Option D: ell of attached buildings

Historic outbuildings and alterations at 119 Broad St:

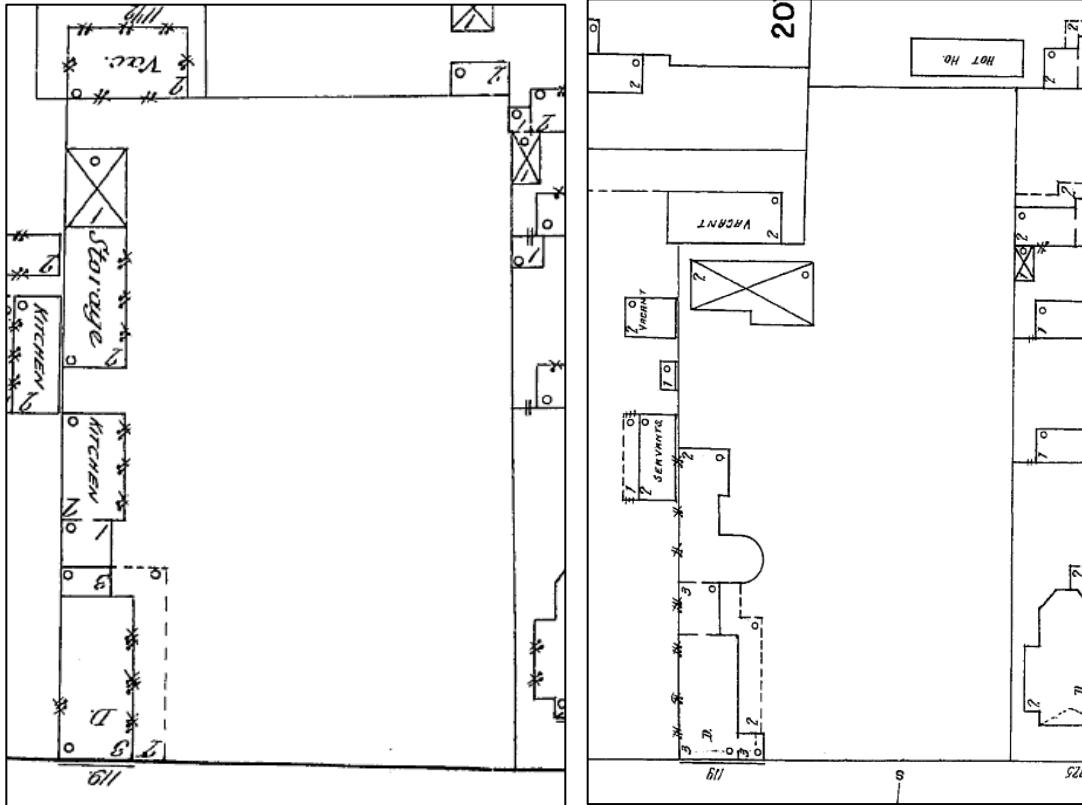
Before the Victorian era stylistic changes to the house, 119 Broad Street had several detached outbuildings. During William B. Smith's ownership, the three-story brick main house and two-story rear building beyond were not yet hyphenated. Integration of kitchen outbuildings into the main house was common in the postbellum era in both the North and South, as electricity and other modern amenities rendered kitchen and laundries less of a fire risk and unwanted heat source.²



119 Broad on an 1882 Block Plat Map compiled by the City Engineer.

² Garret, *At Home*, 101.

Between 1888 and 1902, the outbuilding configuration and hyphen arrangement at 119 Broad was altered. A two-story storage building was demolished, and a new two-story outbuilding was constructed near the back of the property, perpendicular to the main house. The hyphenated kitchen house received Victorian updates with a new bay window, and it was around this time that the marble façade was added to the main brick residence.



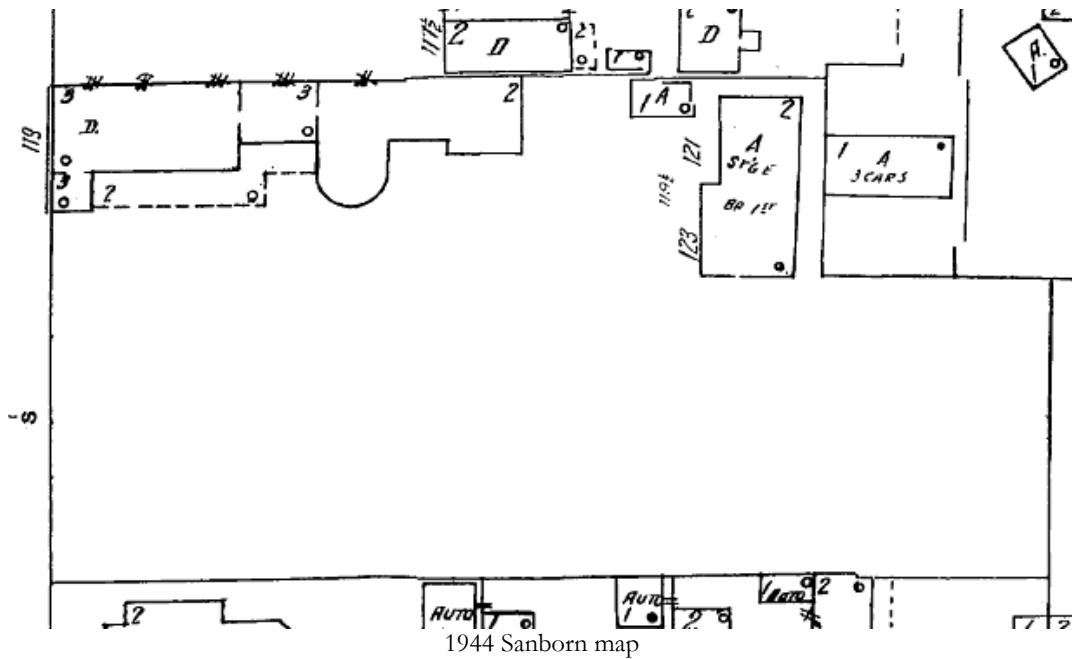
1888 Sanborn fire insurance map

1902 Sanborn insurance map

119 Broad Street was first used as apartments in the 1940s, but prior to that, and during most of its history, numerous slaves and servants lived in outbuildings at the rear of the property, setting a precedent for detached rear units on the large lot.



The circular projection and L-shaped extension to the earlier detached kitchen house building.



In 1944, more detail is given on the Sanborn Fire Insurance map about the rear building. It had a brick first floor, and was used as auto/storage and listed as 121/123 Broad. Also newly constructed was a one-story auto building directly behind but detached from the kitchen house section. The map shows the property extending south of the two-story rear building but this is erroneous; the property's dimensions remained a consistent 210 feet deep, and roughly square shaped, throughout the centuries. 119 Broad's conversion into multiple rental units and new residential outbuilding in the rear are part of a common theme in World War Two era Charleston and the period right after the war, when there was a housing shortage on the peninsula as people flocked to the city and region for Navy Base and affiliated work.³



The two-story, turn of the twentieth century outbuilding with brick first floor. It is not known when the fretwork and other exterior details were added. The Diocese parking area is to the right, and the side of the one story auto building of the same era is shown on the left.

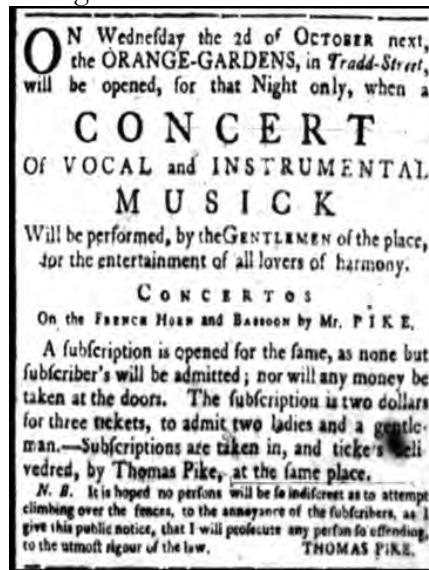
³ Shaw 30; Hamer, *Charleston At War*, introduction.

Garden precedents at and near 119 Broad Street

In the colonial and early antebellum era (when 119 Broad was constructed), large formal gardens with rear or side work spaces for main houses were common, especially for double lots. Features included tree alleys, hedge mazes and geometric gardens, fruit tree orchards, bordered flower beds, water features, folly buildings and garden maintenance structures for the formal or entertaining spaces. Kitchen gardens, storage buildings, and food processing spaces were adjacent to the kitchen houses, toward the rear of the lot. A sale ad from 1749 for a downtown house boasted “a garden, genteelly laid out in walks and alleys, with flower-knots, & laid round with bricks” and a 1775 ad for the Josiah Smith house at today’s 7 Meeting Street described, “a HOUSE, on White Point, having a convenient Family Garden on the south Front, bounding on a street of thirty Feet which will prevent any Obstruction to the Southerly Breezes, so wholesome and refreshing in the Summer Season. The Outbuildings are good, and contain very comfortable Accommodations for Servants.”⁴

119 Broad Street has a legacy of garden history dating back to the 1730s, when the lot was part of the “Georgia Garden”, where trial plants were grown in order to be transplanted and shipped the fledgling Georgia colony. It was later renamed the Orange Garden.

Private gardens had size limitations and there were few public green spaces in the early days of Charleston (and those that did exist were either flooded by the tides or used for market purposes), so entrepreneurs saw a niche and began to create pleasure gardens that could be visited for a ticket fee. The Orange Garden operated in this way from 1760 to 1768. There was other such garden in the town, following the model of English and French pleasure gardens in Europe that were popular in the eighteenth century. Orange Garden featured concession stands, musical entertainment, exotic plantings, and paths for genteel strolling. The Garden was comprised of lots 78, 229, and part of 77 and extended roughly the whole block of Tradd-Legare (Friend)-Broad-Orange Streets. It was not until after Petrie’s subdivision in 1768 that residents began to build houses on this block. Edward Rutledge (115 Broad) and John Stuart (106 Tradd) were some of the first to be built on the former Orange Garden.



An Orange Garden even advertisement from the 21 September 1795 *South Carolina Gazette*

⁴ *South Carolina Gazette*, accessed through Accessible Archives.

The slightly later Vauxhall Garden was located just across the street from 119 Broad and was in operation when Cohen built his mansion there. The site of St. John the Baptist Catholic Cathedral was purchased by Bishop John England on behalf of the Catholic Diocese in 1821.⁵ Prior to that, Vauxhall Garden was in operation from around 1799 until 1819. From 1799 until 1812 it was operated by French Haitian refugee Alexander Placide, and subsequently by other Frenchmen who took over the lease. Vauxhall was bordered by Broad, Friend/Legare, and Queen Streets.



Boundaries of Orange Garden (right) and Vauxhall Garden (left), courtesy of Dr. Nicholas M. Butler

Alexander Placide announced his enterprise in 1799:

“VAUX-HALL GARDENS, Corner of Broad and Friend streets. Mr. Placide respectfully informs the Ladies and Gentlemen of the city and neighborhood of Charleston, that in consequence of the advice of his friends, he has established that extensive Garden now in his possession, as a Vaux-Hall; where every kind of accommodation and refreshment will be given to those who wish to spend an agreeable evening. The airy and healthful situation of the Garden; a Military Band, composed of musicians, masters in their profession; elegant illuminations in the many avenues and arbours, the low price of admittance, and the particular attention that will be paid to the visitors—are considerations which induce him to think that he will be highly compensated by a generous public, for all the very great expenses he has incurred by establishing this novelty in the summer amusements of the citizens of Charleston. N. B. The Vaux-Hall will open on Monday evening next, and continue for the summer season two evenings a week, viz. Monday and Thursday: the doors to be opened at half past seven, and shut at eleven o’clock. The Band will play from eight to half past ten. Tickets of admittance, half a dollar., to be delivered at the door of the Garden, corner of Broad and Friend street.”⁶

Placide, a dancer, acrobat, and theater impresario and his wife Charlotte, a singer and actress, provided much of the entertainment. They also staged concerts, replete with illumination and ice cream refreshments for sale. In 1804, Placide installed warm and cold bathing facilities at Vauxhall, reflecting a growing trend toward healthful and relaxing bathing in the United States and abroad at the turn of the nineteenth century.

⁵ Deed book L10- 467

⁶ *City Gazette* 19 June 1799

After Placide's death in 1812, a New York theater company took over the site and constructed an amphitheater, but by 1816 the buildings and movable stage sets were being sold off.⁷

Historic context for outbuildings in Charleston

Arguing for the reuse of outbuildings, Elizabeth Shaw has noted that, “growth and preservation are typically framed as being mutually exclusive. Since growth is inevitable, it behooves cities and towns to focus on growth that collaborates with preservation. This can be successfully achieved by creating plans that use existing infrastructure, promote mixed use neighborhoods, and encourage sustainable building efforts. In Charleston, the main dwelling of an individual lot is often accompanied by separate outbuildings such as carriage houses, kitchen houses, privies, and laundry buildings. Many of these outbuildings remain, and provide an opportunity to create sustainable smart growth and sensitive density.”⁸ While Shaw's thesis focused on reusing existing buildings, new outbuildings or pieds-a-terre of similar scale and character to historic outbuildings can be a model of sustainable and sympathetic new development within the historic district. In other words, small infill buildings that reference the variety of sizes, designs, and finishes of the vernacular fabric of the city's outbuildings is a good way to meet real estate market desires and rising density needs, in a historically and contextually accurate way that defers to the main historic building.

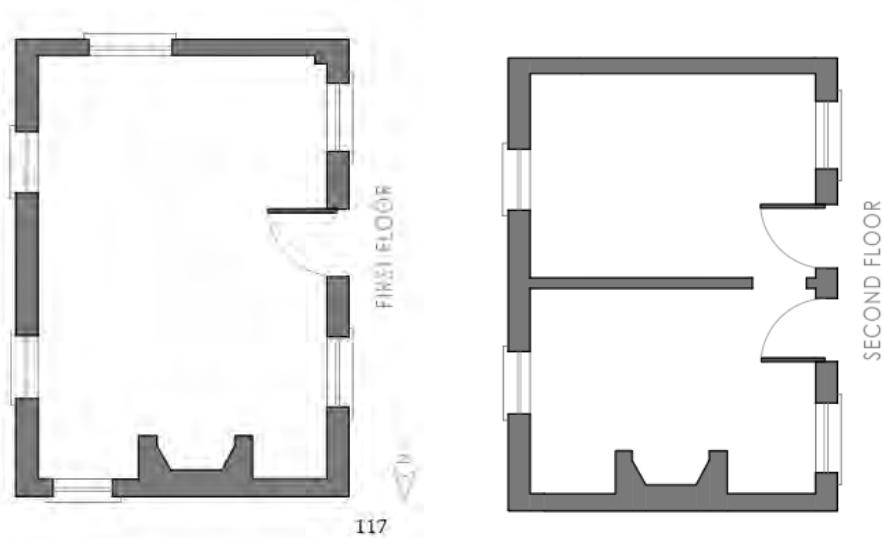
In addition to kitchen and slave/servant buildings, colonial era house sites often had shops, warehouses, rental properties/tenements, and other types of storage buildings on site.⁹ The most common material for outbuildings in the city proper in the antebellum era was brick, due to a municipal ordinance restricting construction using wood because of risk of fires (outbuildings often featured cooking areas and were especially prone to fire.) The majority of surveyed kitchen house examples were two story brick buildings with either a central chimney to heat the two rooms or bays (such as the outbuildings at Heyward Washington House), or end chimneys (which were more common in dwelling buildings that did not have a cooking or laundry facility.) Slave dwellings had simple interior finishes and unglazed windows with shutters were common, although inhabitants often personalized their spaces with bright, Caribbean colors.¹⁰ The second most common outbuilding found in this survey were carriage houses/stable, discussed in part 2B of this report. Below for floor plans for a selection of extant outbuildings in the city:

⁷ Preservation Society, ‘Vauxhall Garden’, *Halsey Map*. Accessed June 2017.

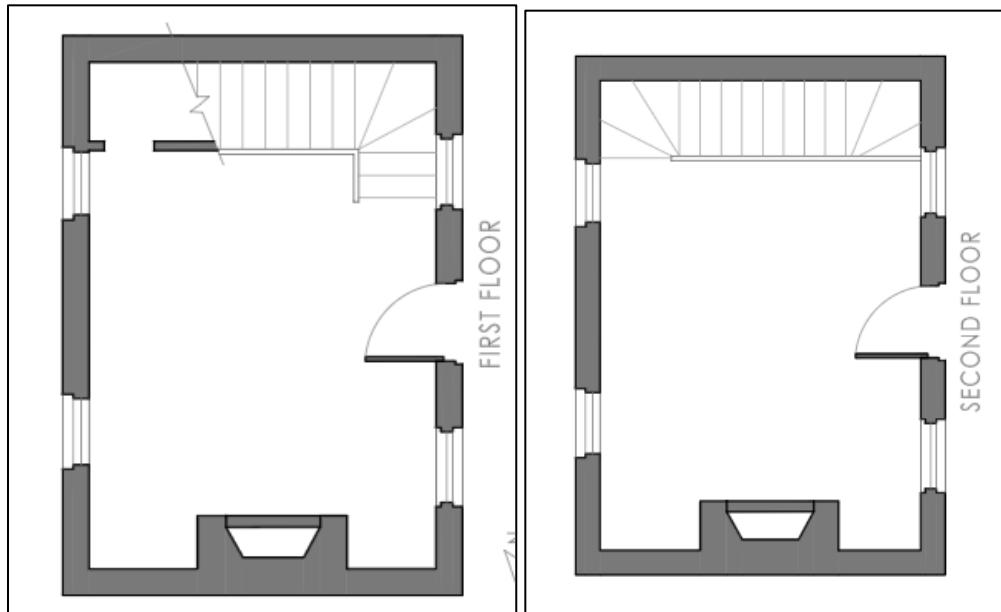
⁸ Shaw, *Adaptive Use Potential*, ii.

⁹ Calhoun and Zierden, 2.

¹⁰ Conservator Susan Buck has observed bright color choices included reds and ochres in the outbuildings at the Aiken Rhett house.



One of two surviving outbuildings at 14 Greenway Street, College of Charleston campus.



¹¹ Plans from Shaw, *Adaptive Reuse*, 117-118

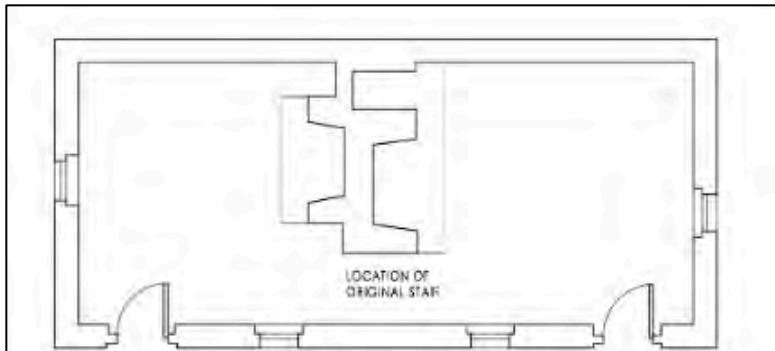


Fig 3.4: First floor plan of the Heyward Washington kitchen house (drawing by author).

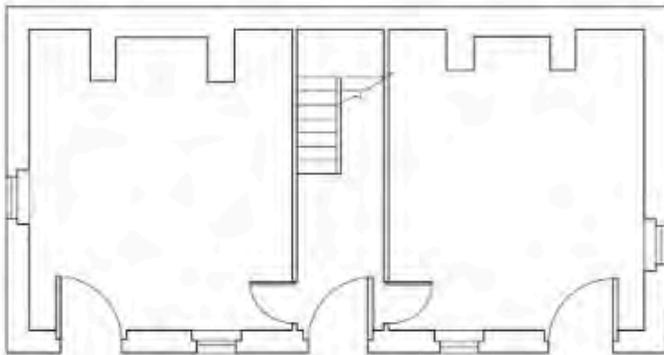


Fig 3.5: First floor plan of the kitchen house found at 10 Judith Street (drawing by author).

Heyward Washington House.¹²

¹² Plan for Shaw, *Adaptive Reuse*.

119 Broad Street, Part 2B: Outbuildings precedents and contextual examples to inform new dwellings at 119 Broad Street

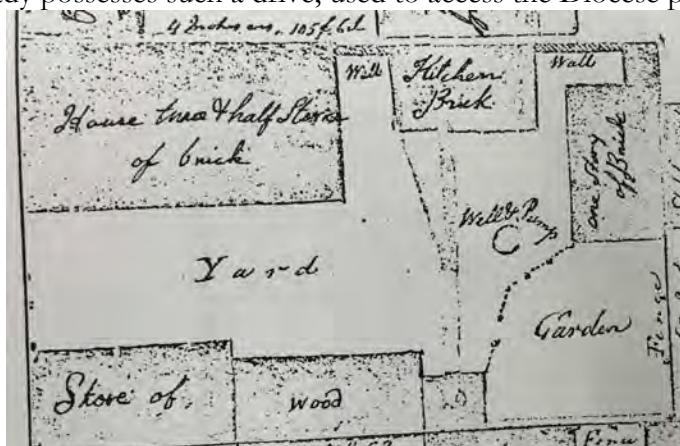
Client: Chris Leigh Jones/ Luxury Simplified Group
Compiled June 2017

TOC:

- Precedent for arrangement and placement of outbuildings, back property line
- Precedent for arrangement and placement of outbuildings, ell or clustered
- Precedent for arrangement and placement of outbuildings, in line with main house
- Small detached buildings on courts

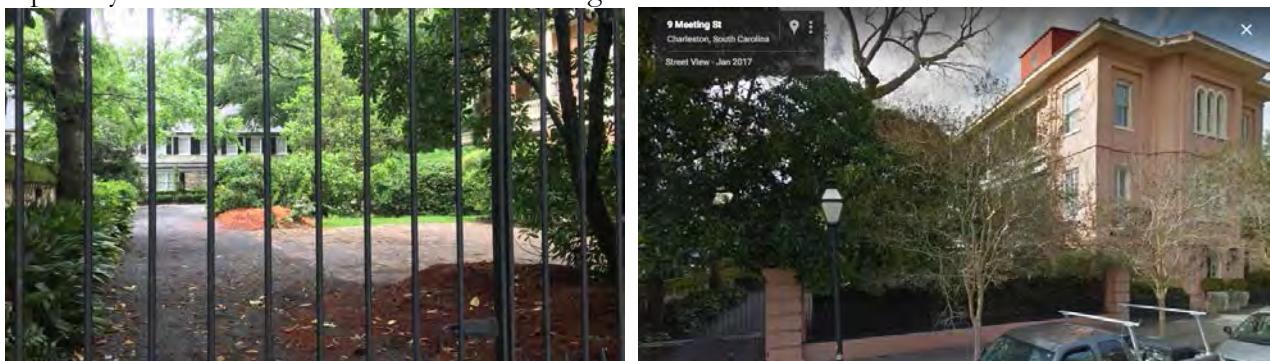
Precedents for outbuilding arrangements on large urban Charleston lots: buildings along the rear property line, arranged perpendicular to the main house.

A common placement for outbuildings on large, deep lots throughout the city was the arrangement of a kitchen house behind and detached from the main residence, with a carriage house perpendicular to the main residence, along the rear property line. Because of the smell associated with carriage barns and livery stables, they were usually placed as far from the main residence as possible. The carriage houses were either accessed by a drive extending from the main road alongside the principle house, or from a back alley or court. 119 Broad already possesses such a drive, used to access the Diocese parking area.



This circa 1807 plat for a lot on the lower end of King Street (Deed book W7-45) shows the density of main and ancillary buildings on a property of the same era as 119 Broad Street. The main house, of brick, is oriented on King with no setback, with a large side yard and formal garden to the rear. Also along the rear of the lot is a one-story brick building, and a detached brick kitchen house similar to 119 Broad's prior to 1900 remodeling.

Numerous examples of carriage buildings along the rear property line are seen throughout the city, and especially South of Broad where the lots are larger.



A row of historic brick carriage buildings at the rear of 9 Meeting Street, an Italianate circa 1850 main house on the street with large side yard. The carriage buildings have been converted into apartment units.

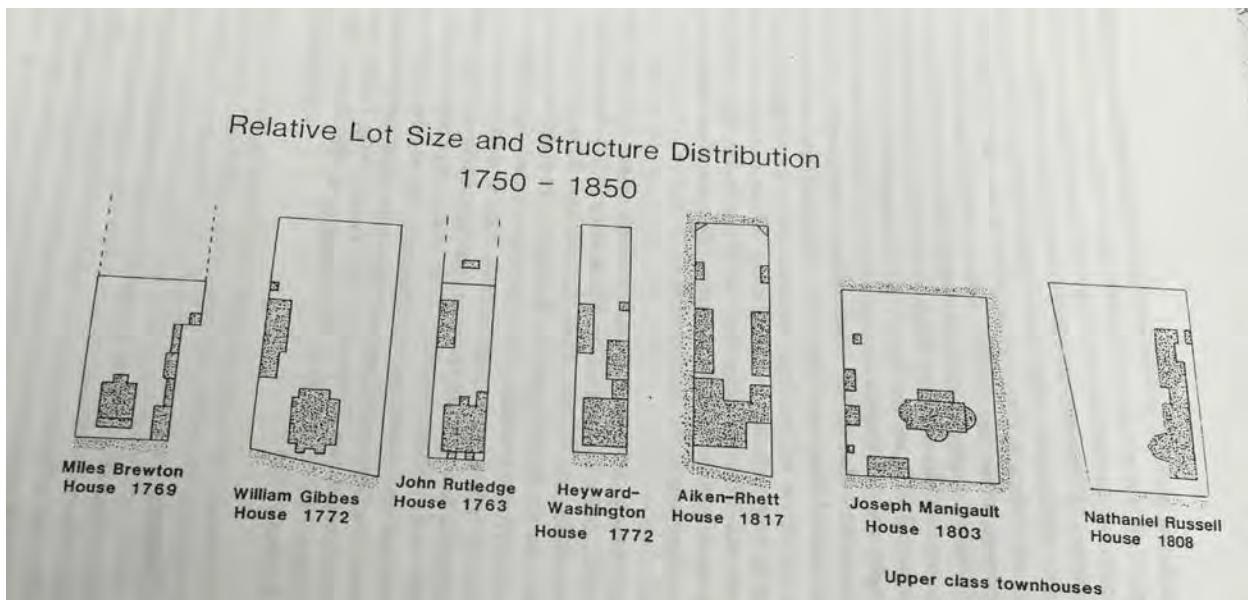
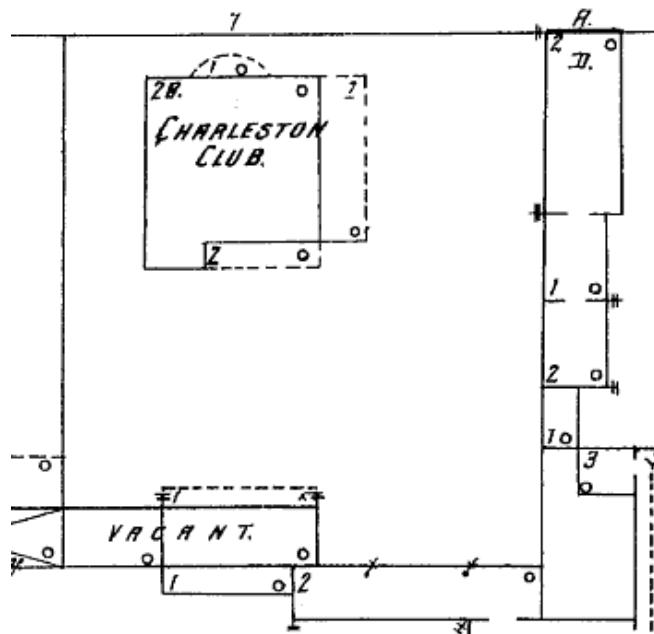


Illustration from Martha Zierden's archeological report entitled "Big house, Back lot", showing the distribution and size of outbuildings for upper class Charleston town houses with large lots. Data was compiled by Zierden for properties that had been excavated by Charleston Museum.

Josiah Smith House, 7 Meeting Street, circa 1800:

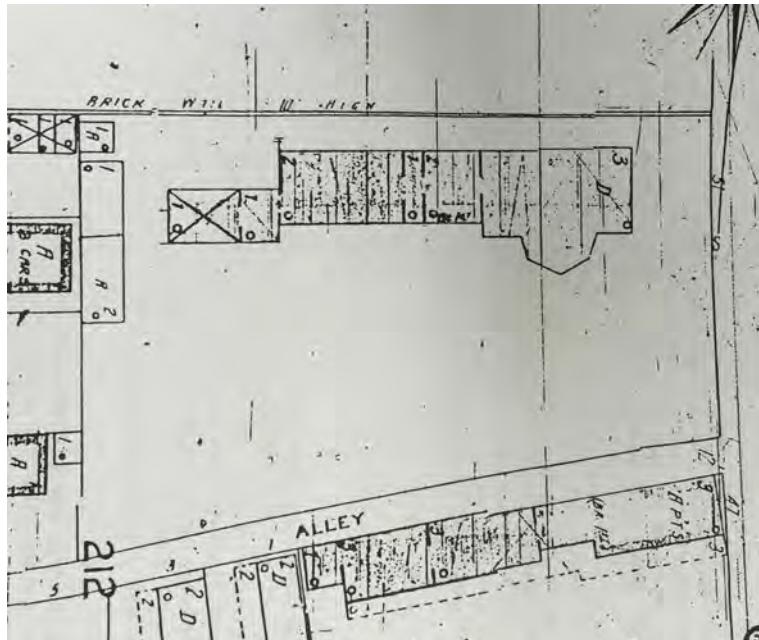
The Smith family owned numerous lots near White Point Garden from the early colonial era. The current house was built on a high spot of land surrounding by marshes and fortifications following the American Revolution. The house sits on a double lot (legal description is 5-7 Meeting Street), measuring roughly 120 feet on Meeting by 150 feet deep, or .4 acres. The bank of two story masonry outbuildings to the rear of the main house still survive. They are gable roofed, narrow buildings with wood sash windows, carriage doors concealing the modern residential interiors, and simple operable shutters.



The Josiah Smith house, as seen on a 1902 *Sanborn Map*. The outbuildings on the rear line include a stable/carriage house and a kitchen house/dwelling unit (listed here as "Vacant.")

Nathaniel Russell house, 51 Meeting Street, circa 1808:

The circa 1808 Russell House is a well-documented townhouse, owned by Historic Charleston Foundation and operated as a house museum. Like 119 Broad, the house is situated on a large, deep double lot, with a side garden and rear outbuildings. The kitchen house/slave dwelling was enlarged and modified over the years and today is used as an artifact exhibition space and ticket office. A two-story carriage house (later converted into apartments) is no longer extant.¹



A Sanborn map for 51 Meeting Street (Nathaniel Russell House) showing precedent for multiple outbuildings along the rear of the property line. 51 Meeting is similar to 119 Broad in that it is a double lot with large side garden. The map shows a two-story apartment and 1 story addition, detached from and perpendicular to the main house.

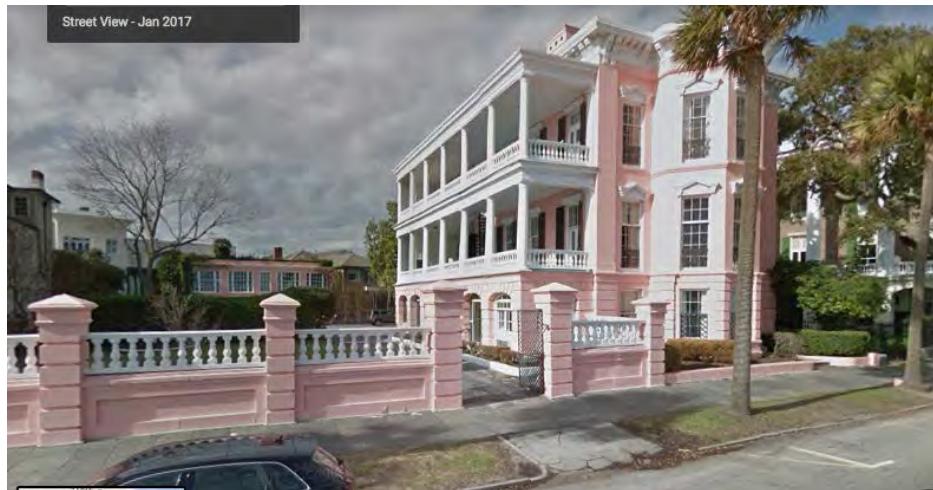


An illustration by Glenn Keyes Architects from Zierden's report showing the extensive rear building complex at the Nathaniel Russell House. The hip roof carriage building to the left is not extant.

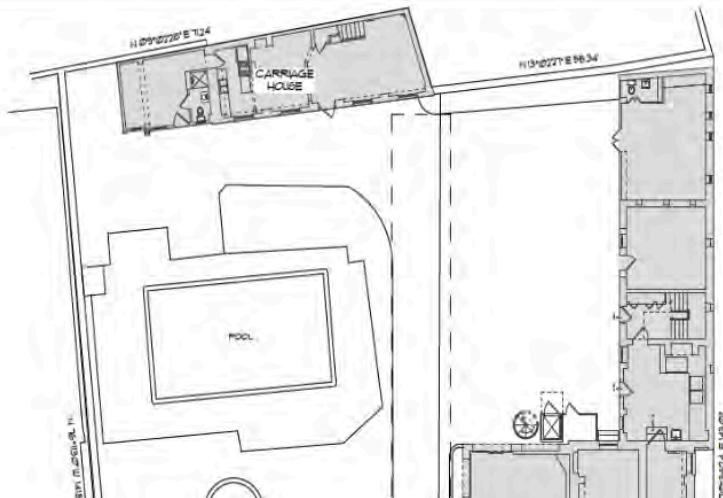
¹ Zierden report, 156.

John Ravenel House, 5 East Battery, circa 1848

5 South Battery was constructed by the Ravenel family atop fill land they purchased from the City of Charleston after the battery seawall was created in the early 19th century. Like 119 Broad, it is a large, high style house situated on the sidewalk with no setback, and has a large side yard. The house has a detached carriage house/stable along the back of the property that is accessed via a paved drive between the house and garden. Today, this historic dependency building houses rooms for the Palmer House Bed and Breakfast operating at 5 East Battery. The lot dimensions are roughly 118' feet on the street by 143' in depth.²



A Google Street view, showing main residence and back building.



Plan view of the back of 5 East Battery's lot, showing carriage house footprint.

² County GIS system, property record card data.



Elevation showing the rear building, by Glenn Keyes Architects.³

Precedents for an “ell” or cluster of outbuildings on a large site

Gaillard Bennett House, 60 Montagu Street, circa 1800:

The Gaillard Bennett house in Harleston Village sits on an entire acre of land. Theodore Bennett purchased and consolidated three lots to create his house site.⁴ Glenn Keyes Architects designed the renovation plans for the main house and extant buildings, planned the reconstruction of an earlier outbuilding that was lost, and designed a new garden folly building. They described the project as, “an array of outbuildings including a kitchen house and Gothic carriage house. An unusual tack house was demolished in the 1960s. Photographs and the remaining foundation provided the information needed to reconstruct this missing element as well as the Gadsden Street garden wall and gate. A new classically inspired pool house utilizes elements from the main house.”⁵



Diagram of house and outbuildings (left) and carriage building at the rear (pictured right).

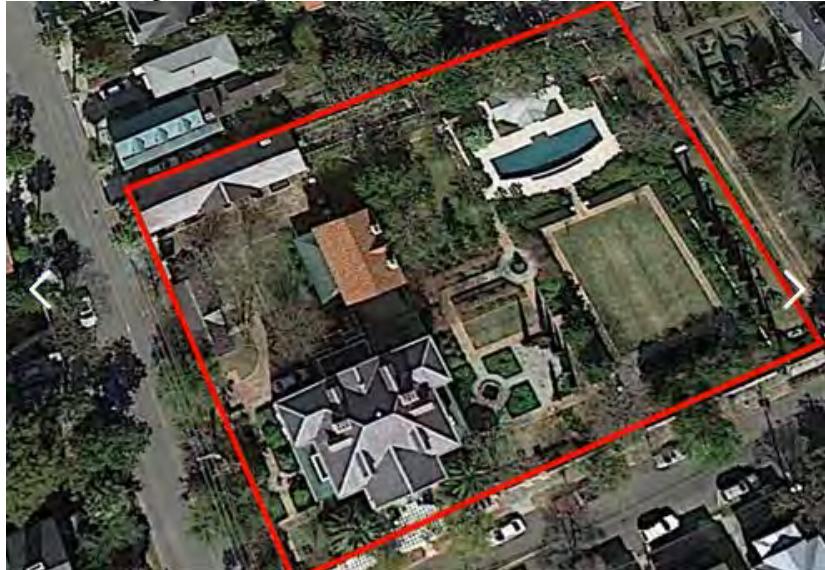
³ Accessed June 2017 from City of Charleston’s BAR agenda Powerpoint. Plans are property of Glenn Keyes Architects.

⁴ Poston, *Buildings of Charleston*, 539.

⁵ Glenn Keyes website, “Gaillard Bennett House.”



View of the spacious gardens and outbuildings, from the main house.

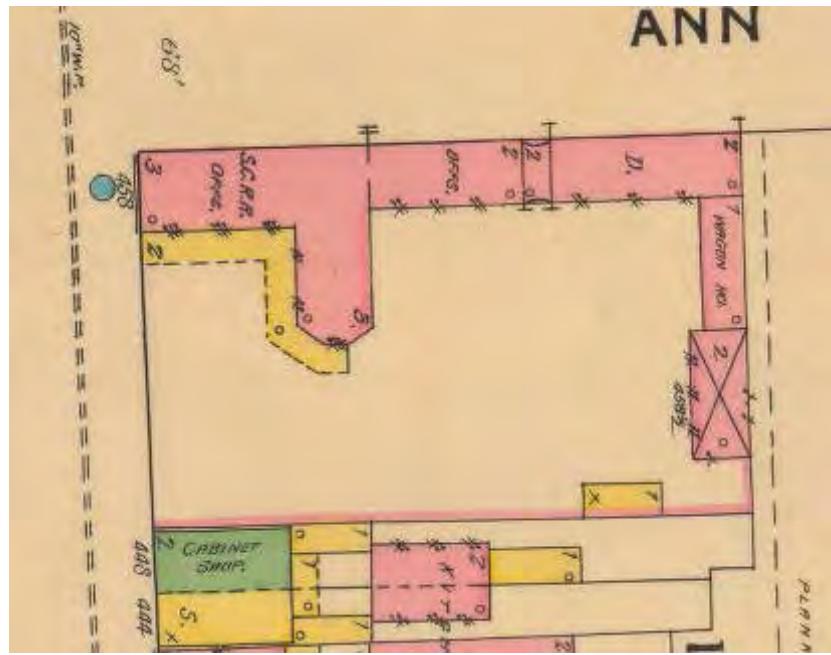


Aerial photograph showing outbuilding distribution.⁶

456 King, William Aiken Sr. house, 1807 and altered 1840s

The William Aiken House offers an ideal precedent for development at 119 Broad Street. As at 119 Broad, the Aiken House retained its large side garden and drive, in spite of the outbuilding configuration. 119 Broad could feature outbuildings along the rear property line (2-3 units) next to the stand-alone outbuilding across from the detached current outbuilding, creating an ell in the redeveloped parking lot. At 456 King, there is an ell of brick buildings (main house and outbuildings wrapping around the back of the lot) and a stand-alone building on the opposite property line of the main house, to the rear of the lot.

⁶ Courtesy of Glenn Keyes Architects.



1888 Sanborn Fire Insurance map showing a wagon house and 2 story building with hipped roof on the rear property line (originally a carriage house), both of masonry. There was also a one story wooden building on the southern property line.



A HABS illustration of the carriage house building, in the gothic style. It has been repurposed as part of the event space and offices at 456 King Street, operated by Patrick Properties.

Blacklock House, 18 Bull Street, circa 1800.

Note the “kitchen and wagon house” toward the back of the lot. It was a two-story masonry building with two story wooden porches across the front and back faced. The other outbuilding is pictured above, to the left. This Gothic Revival style building functioned as a carriage house, accessed by a side drive. Below are the floor plans of its current adaptive reuse as a luxury apartment for visitor to College of Charleston. The total footprint (with modern one story wooden bump out addition at rear) are 19 feet by 43 feet; original was 30 feet by 19 feet.

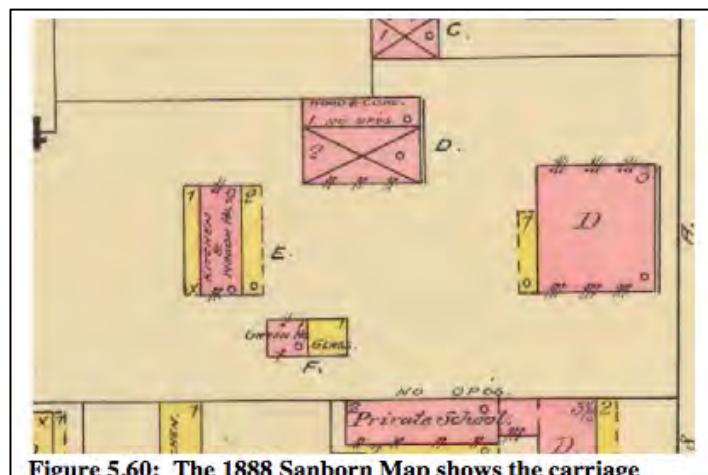
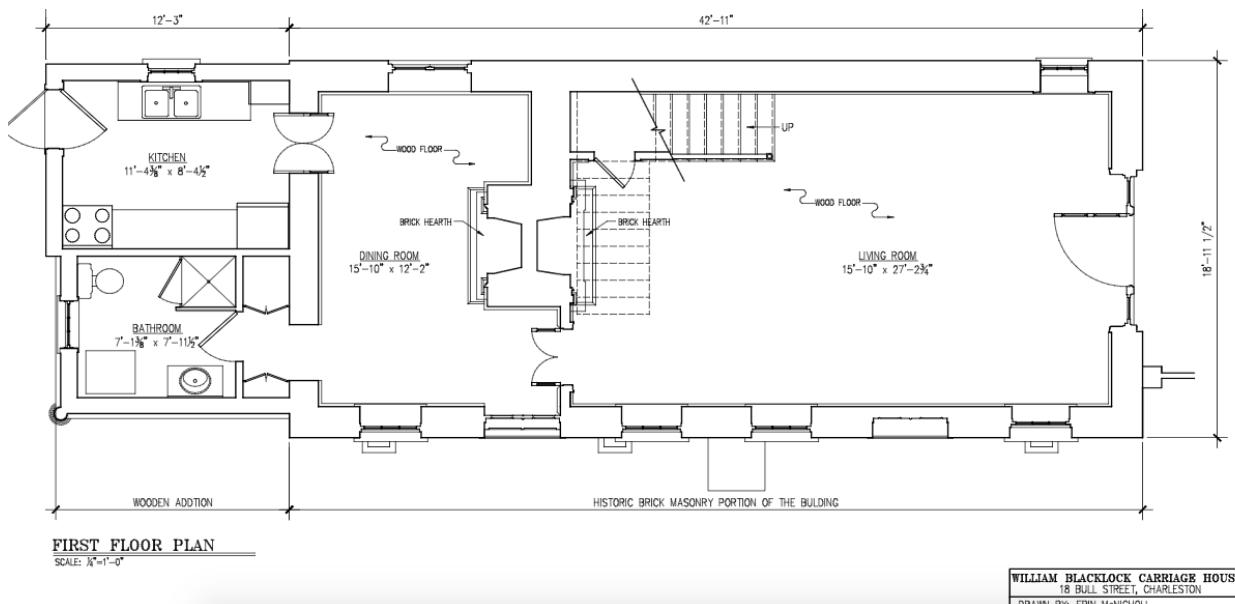
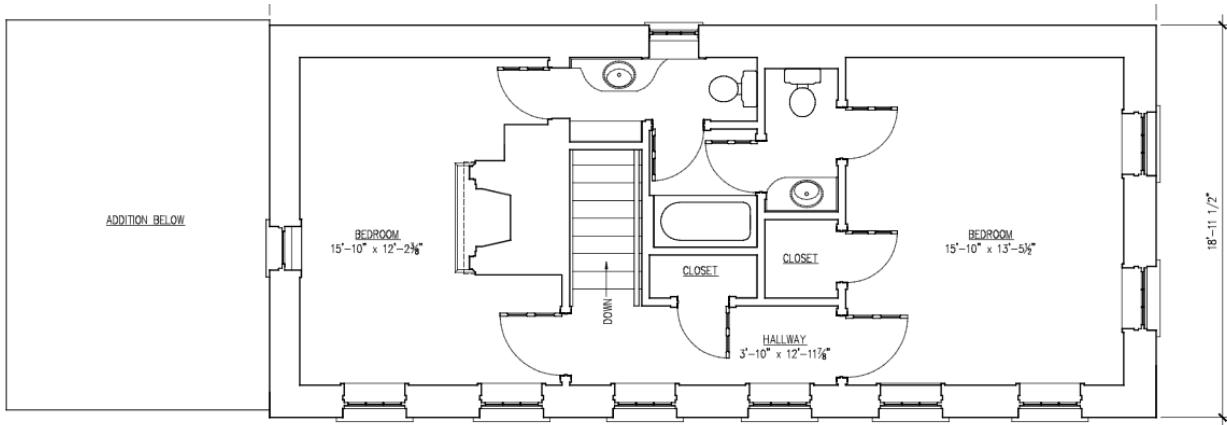


Figure 5.60: The 1888 Sanborn Map shows the carriage house and the separate kitchen structure that is no longer there. The garden shed is also there as part of a greenhouse.
 (1888 Charleston Sanborn Fire Insurance Map, Sheet 37
<http://digital.tcl.sc.edu/u?/SFMAPS,627>)



First floor plan of kitchen house building at 18 Bull Street.



Second floor plan of kitchen house at 18 Bull Street.⁷

William Harvey House, 110 Broad Street, circa 1728; altered 1800, 1837.

The Harvey House is a large colonial double house situated directly on Broad Street, with a kitchen house oriented parallel to and directly behind the main house, and a circa 1850s Gothic Revival 2 story masonry carriage house on the rear property line.⁸



Figure 5.5: Photo of the carriage house at 110 Broad Street.
 (Library of Congress, Prints and Photographs Division, Historic American Buildings Survey, HABS SC,10-CHAR,104B-1, <http://hdl.loc.gov/loc.pnp/hhh.sc0656>)

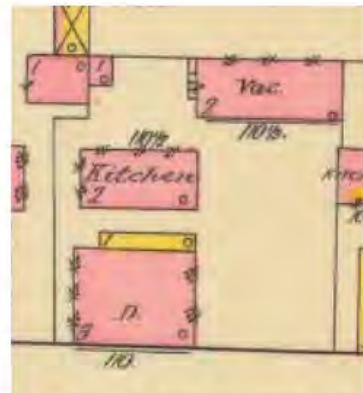


Figure 5.6: This map shows the layout of the lot at 110 Broad Street. The façade of the carriage house is clearly visible from the main road.
 (1888 Charleston Sanborn Fire Insurance Map, Sheet 37, <http://digital.tcl.sc.edu/u?/SFMAPS,631> (accessed November 9, 2009))

110 Broad, William Harvey house, - 1728 house, circa 1858 carriage house (listed as Vac for vacant on the 1888 *Sanborn Map*, above right.) The carriage house was adaptively repurposed as a condo.⁹

Precedents for outbuilding arrangements on large urban Charleston lots: buildings in line with main house.

As seen in the current outbuildings at 119 Broad Street, constructing outbuildings along the same property line as the main house (behind and parallel to it) was a common outbuilding placement. The buildings might be on the property line with zero setback, or placed a few feet in from the side property line to allow a side drive (as at the Nathaniel Russell house, between the main residence and neighboring First Scots Presbyterian fence and grave yard.)

⁷ Floor plans from McNicoll, *Gothic Outbuildings in Charleston*.

⁸ Poston, *Buildings of Charleston*, 204; McNicoll, *Gothic Outbuildings*, 40-42.

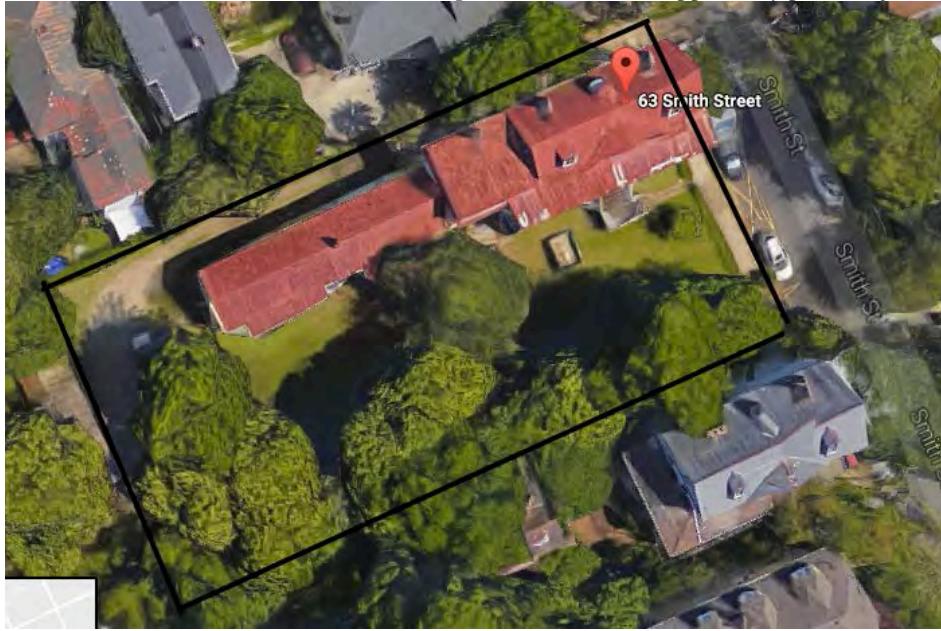
⁹ Illustrations from McNicoll, *Gothic Outbuildings*, 40-42

Charles Augustus Magwood House, 63 Smith Street, circa 1820s

The Magwood house is a high Adams style single house on a double lot in Harleston Village, near the corner of Smith and Bull Streets. It was constructed by Col. Simon Magwood for his son Charles and daughter in law. The house was modified in 1905 but has retained its large lot and outbuildings. It was recently purchased by Historic Charleston Foundation and is now subject to easements that prevent the subdivision of the lot and modifications to the interior.¹⁰



A view from the street of two intact rear buildings with cantilevered upper story porches, June 2017.



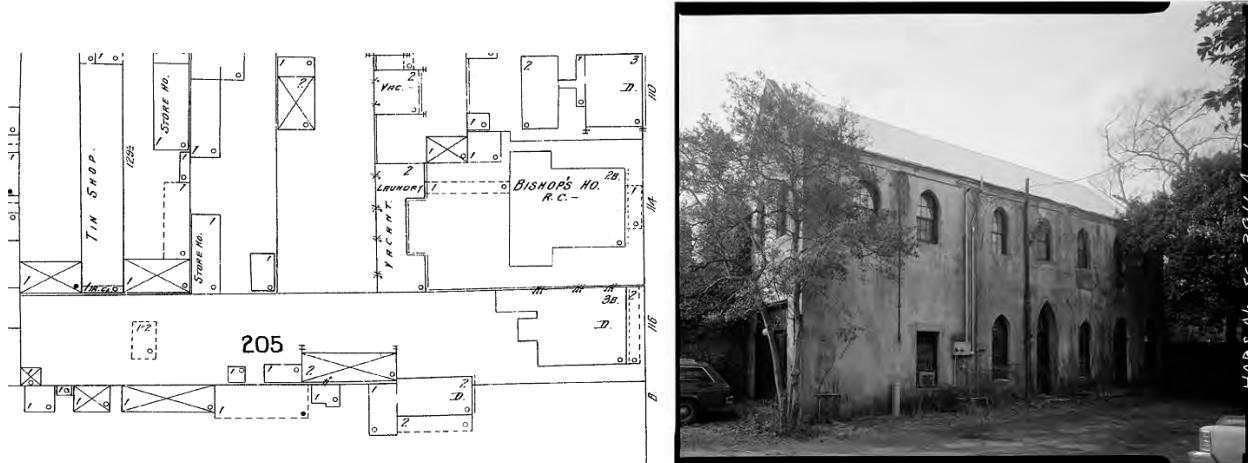
Google satellite view of 63 Smith Street.

John Rutledge House, 116 Broad, circa 1763; altered 18503, 1890¹¹

¹⁰ "Foundation has big hopes for 63 Smith Street, *Post and Courier*, 6 April 2008; HABS SC-441.

¹¹ Poston, *Buildings of Charleston*, 206.

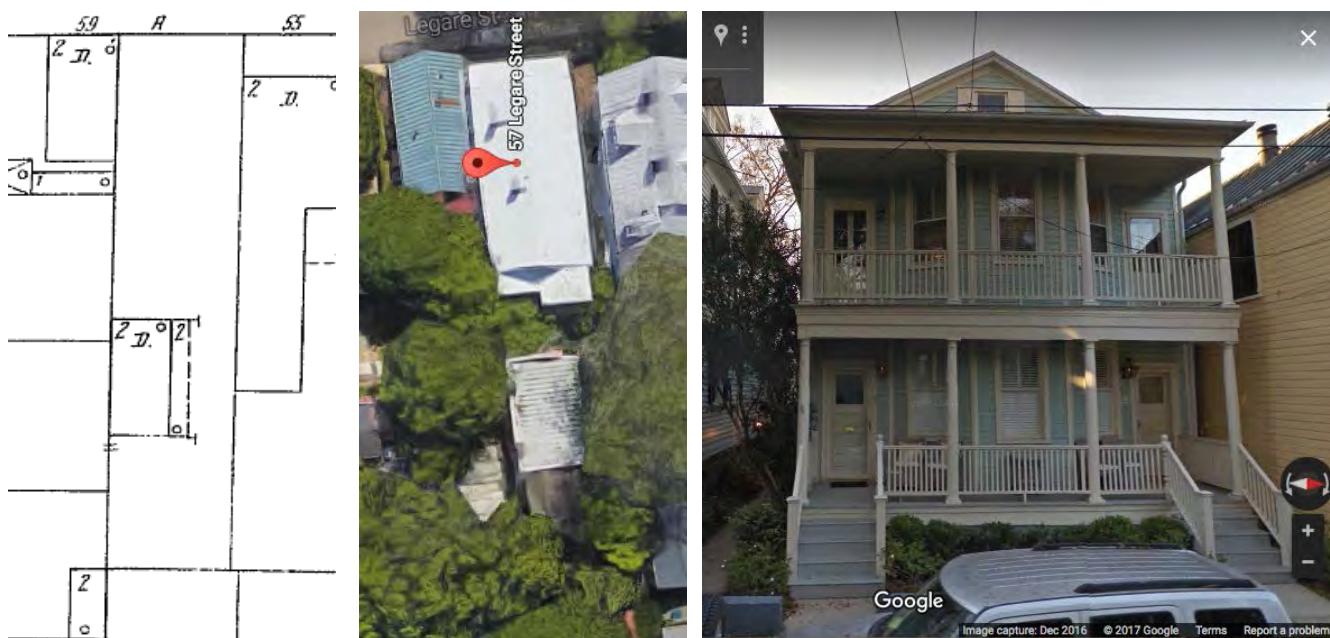
The John Rutledge house, like the Edward Rutledge House just across the street on Broad, is an eighteenth century house that had stylistic alterations in the nineteenth century and is today used as a historic bed and breakfast. The Gothic Revival style kitchen house and slave quarter building (pictured below in the 1960s in a state of neglect) has been converted into guest rooms. The outbuilding is on the western property line, behind the principle house (a large masonry double house with Greek Revival era cast iron verandas along Broad Street).



116 Broad, John Rutledge house, 1763, 1850s outbuildings. Gothic outbuilding, now guest rooms for Rutledge House Bed and Breakfast.

57 1/2 Legare Street

While 57 1/2 Legare Street is a much smaller parcel than many of the other examples (measuring 36.5' on Legare Street by 144' deep), there is a compact brick and stucco kitchen house to the rear of the main house that is a good model for new ancillary buildings. The outbuilding predates the Victorian wood frame main house, which is a side hall plan with double front porches. The parcel has been subdivided into two parcels: 57 Legare on the street and 57 1/2 (the back half of the lot, measuring 36.5' by 72', and accessed by a sidewalk. 57 1/2 houses the historic outbuilding, which is two stories, oriented like a single house, with simple wood piazzas on the long end of the building.



The outbuilding in 1902 (left), satellite view of main house and outbuilding (center), street view of main house (right).



A view of the piazzas on the south face of the kitchen house.

The Legare Street kitchen house is a Greek Revival style building and would make a contextually attractive “neighbor” at 119 Broad to the relocated 141 Ashley Avenue house. The first floor is elevated about 3 feet above grade, the first-floor ceiling is 8.5’ tall, and the second-floor ceiling is just under 8’ tall. The building measures approximately 15 feet wide (not including piazzas) and 28 feet long.¹² The stucco face is render smooth, the windows are six over six, and the balustrades are simple posts and unturned railings. The stylistic detail comes from the nearly flat roof hidden by a Greek Revival parapet, and the entry treatment.

Small detached building on courts associated with larger neighboring houses and property owners.

Throughout the city are examples of infill based on the diminutive detached houses that once lined small courts throughout the city. These courts were created most often by property owners who lived in a large house nearby and subdivided the rear or side parts of their lots to create small subdivisions for sale, or to build tenements for rental income. Many examples have been demolished over the twentieth century in slum clearance initiatives, although small clusters survive, mostly toward the northern limit of the city.

Ford’s Court

Ford’s Court is situated off of Meeting Street, just south of Broad Street. It is a typical example of large lot where a private owner cut a private path or court to give access to and allow development of the rear or side portions of the lot. Over time, these private roads were paved and became part of the standard city street system.

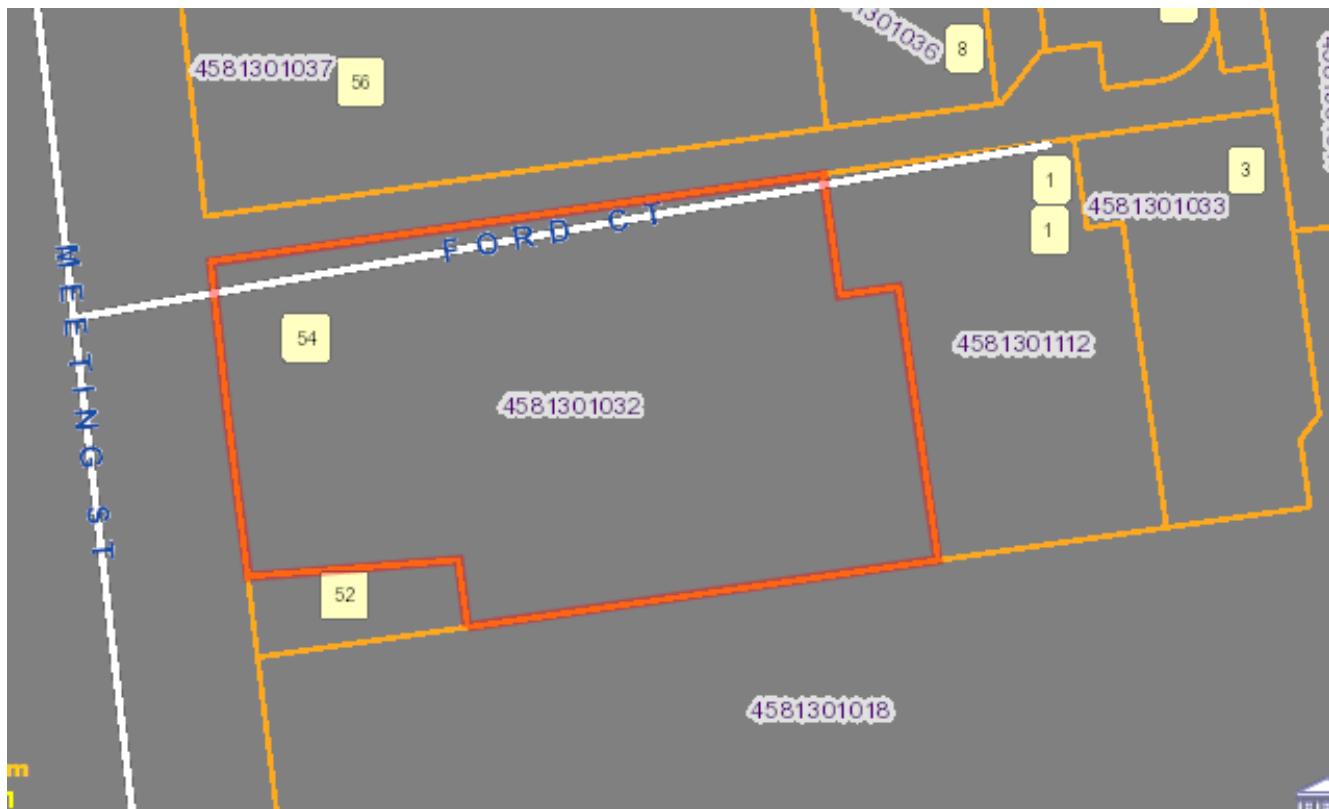
¹² Measurements taken during 2016 site visit to assess deteriorating stucco and rot issues for owner, Lisa Kline.

The Timothy Ford house at 54 Meeting Street was constructed around 1800 as Ford's primary residence. Like 119 Broad, it is an Adams style single house on the street, with a large side garden and rear buildings. There is also a one-story wood frame house on Meeting on the southern lot line that is today a guest suite but was probably a shop originally. As in the past, the family who owns 54 Meeting also owns 1, 1 ½, and 3 Ford's Court. They are accessed by the court, but have rear doors that open into the side garden. The current owners, the Pruitts, rent the smaller houses out and use them as guest spaces for friends and artists coming to town for Spoleto and other business. The pink stucco house (pictured below) at 1 Ford Court was constructed by the Pruitts in 1980, on the site of a lost historic outbuilding.¹³

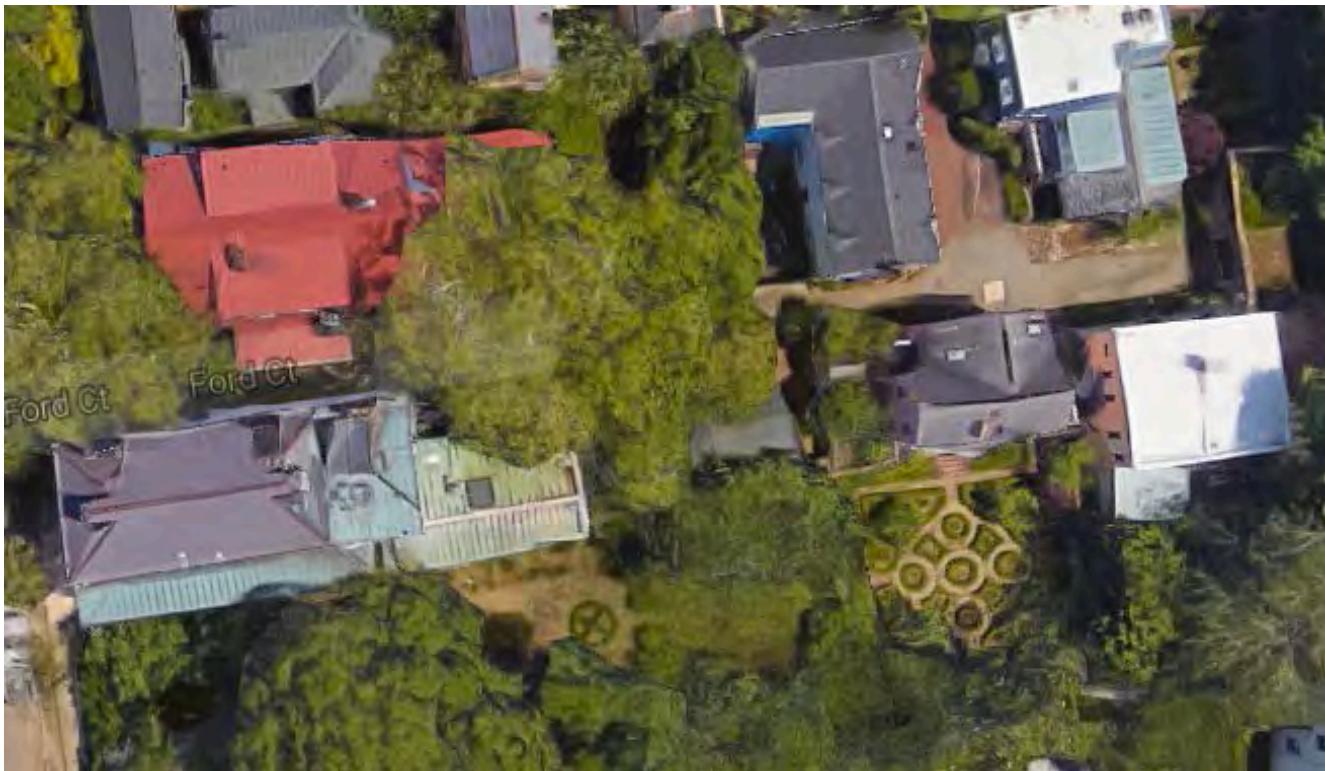


54 Meeting Street and dependency building, with Ford's Court to the left of the image.

¹³ Charleston County GIS data; "Do You Know Your Charleston," *News and Courier*, July 18, 1977.



County GIS view of 54 Meeting and several of the rear properties on Ford's Court.



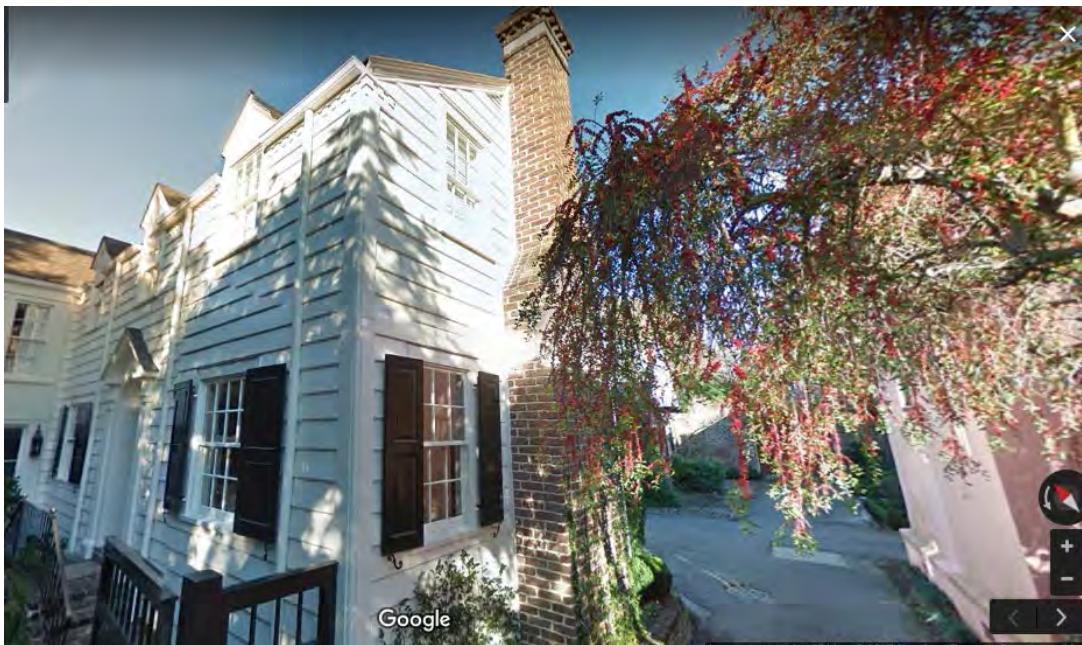
An aerial view of 54 Meeting (left), its garden, and houses on Ford Court.



The rear of the 1980 pied-a-terre opening into the side garden of 54 Meeting Street.



The second floor of 1 Ford Court, from the garden of 54 Meeting Street.



8 Ford Court, and the narrow part of the court leading to three additional back lots.

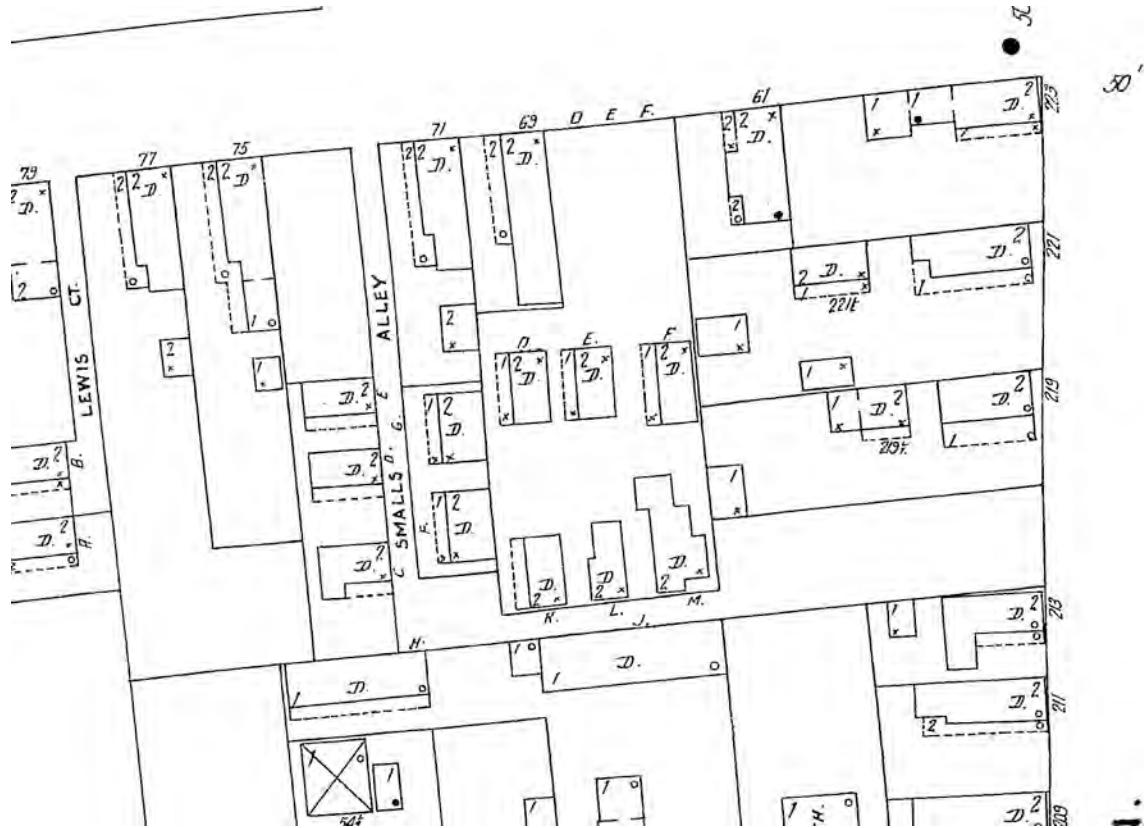
Small's Court (no longer extant)

Small's Court, formerly located near the corner of Spring and Coming Street, is a more working-class example of the court development precedent in Charleston. Until the late twentieth century, a small road called Smalls Alley ran along the west side of 71 Spring, to allow tenants to access a series of wood frame rental houses along the rear edge of 69 and 71 Spring. 71 South Street was a larger lot historically, measuring approximately 63' by 175'. Portions were sold off to create a rear parcel accessed by a right of way called Small's Alley. 69 Spring Street also became smaller as part of the rear lot became associated with 67 Spring Street.

69 Spring Street's current dimensions are roughly 30' 6" by 63', and 71 Spring Street measures 31' 6" by 82'. The rear portion of the lot eventually became a separate residential court called Small's Alley, which ran in an L-shape around 69 and 71 Spring, linking Coming with Spring Street for rear lot access. The Smalls family owned the property, building the surviving single houses at 69 and 71 Spring Street in the 1870s.¹⁴ Thomas Small also erected a total of six two-story wood frame houses on 71 Spring Street lot. As 71 Spring Street became smaller, some of the six houses became associated with new lots along Smalls Alley.¹⁵

¹⁴ "Preliminary History of 69 and 71 Spring Street", Christina Butler, for current owners, January 2017.

¹⁵ Charleston County Ward Books, 1852-1880, Charleston Archive at Charleston County Public Library.



**119 Broad Street, Part 2C: Outbuildings and contextual examples for new buildings on site/
examples of recent infill development as models**

**Client: Chris Leigh Jones/ Luxury Simplified Group
Compiled June 2017**

TOC:

- Design models for 119 based on historic examples
- Design models taken from successful modern infill

Building design precedents for new rear buildings at 119 Broad

The following buildings are well sized for potential use as models for new infill buildings at 119 Broad, to be arranged on the site as necessary. They feature interesting materials and finishes, and are deferent in size to the main historic structure.



These early nineteenth century carriage buildings, located along 48 Meeting Street are another possible model for outbuildings at 119 Broad. Here they are oriented parallel to the main historic house along Meeting; in this instance, the outbuildings would be constructed at the rear of the lot, perpendicular to main dwelling and deferring to all historic structures on site.



This two story brick kitchen house at 86 Church Street is part of Middleton House Bed and Breakfast. There is an upstairs and downstairs unit, with separate access via the side stairs. Each unit has a bedroom, bathroom, kitchenette, and sitting area.



This outbuilding at the Heyward Washington House is divided into two bays or “units” by a large central chimney. The left section featured a laundry downstairs and dwelling space above, and the right bay was a kitchen downstairs and slave dwelling above. This attractive masonry building with operable shutters, dormers, and a slate roof is an excellent model for condo units.



This long outbuilding at the Aiken Rhett House Museum (operated by Historic Charleston Foundation, 48 Elizabeth Street) with Greek Revival pediment on the end gable is a model for a continuous building on the rear property line, with multiple units under one roof. The bottom story historically was the laundry and kitchen house, with dwelling space above. It is unique because the upstairs had several private units with locking doors, accessed by a hall running long ways across the window lined wall of the building.



A view of the Aiken Rhett house, from the rear garden/work yard. On the left is the kitchen house/slave quarters. On the right is the carriage house/livery stable, with dwelling space above for slaves.



A Gothic Revival carriage house-cum-pool house and guest house behind the circa 1850s Patrick O'Donnell House at 21 King Street. The main house is on the King Street lot line, with a series of linked additions spanning to the rear line of the property.

The side yard has a carriage house and drive, a garden, and the in-ground pool and outbuilding shown above.

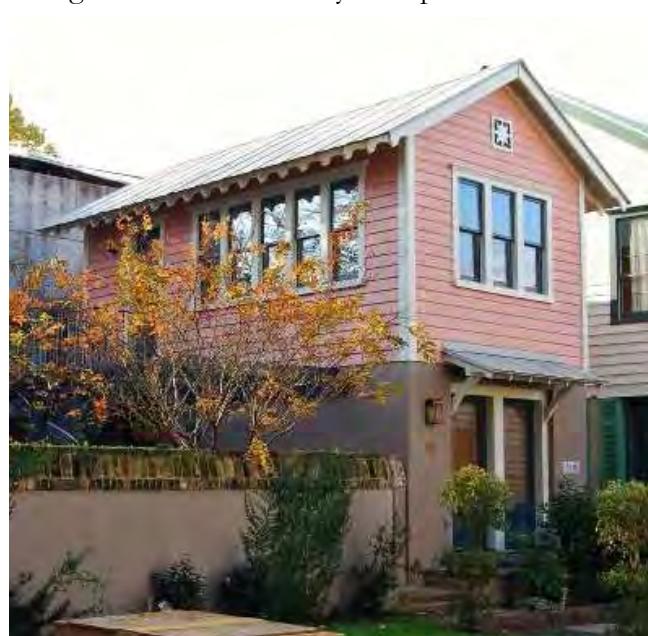
Modern infill buildings in the Historic District of Charleston as potential models for new buildings at 119 Broad Street:

Successful examples of infill development consisting of small, detached single family houses, apartments, and condominiums can be found throughout the city. New World Byzantine house designers have created two notable examples in the last fifteen years. Tully Alley is in the Cannonborough Elliottborough neighborhood and 266 Ashley Avenue is just south of the Crosstown Expressway. Both feature detached buildings with small footprints, that blend into the surrounding streetscape. Ashley Avenue PUD, begun 2008 and still under development. They were chosen for inclusion in this report because of their historic character and deferent scale, making them useful for a highly scrutinized part of the historic city like Broad Street. They include wood frame examples to compliment historic masonry units shown above.

“Tully Alley and Charles Street are two new alleys off St. Philip Street, in downtown Charleston. George has been gradually adding to them for over ten years. The land was four adjacent lots, and most of the original structures had collapsed. George decided to consolidate the land as two new streets, paved in old brick salvaged from the collapsed buildings. So far, he has built ten new houses here, and restored the adjacent old ones. The new neighborhood is remarkable not only for its beauty, but also for the enthusiastic residents, who conduct both business and pleasure in the street and on the porches, lending the neighborhood a distinctly European character.”¹



13.5 feet wide x 22 feet long; 880 sq. feet



600 sq. ft. Ashley avenue PUD

¹ New World Byzantine website. Accessed 10 June 2017.

Tully Alley PUD by New World Byzantine:



Single family



Tully Alley PUD, 3 apartments



Mix of new unit (foreground) and historic kitchen house (background)

Battery Place

Battery Place is a short cul-de-sac modeled on a historic court. It is located in the South of Broad neighborhood, off of Murray Boulevard. Battery Place runs between two large residential lots fronting on

Murray to allow access several pie shaped rear lots. The four lots (numbered 1-4 Battery Place) measure approximately 150 feet wide by 90 feet deep, total; each lot is about 2,500 square feet. The units were built around 1970 and improved after Hurricane Hugo in 1989. 2 Battery Place is currently listed for \$1.6 million. The shape of the lots and the architectural character of 1 and 2 Battery Place would work well for the ell configuration of new buildings suggested as one model for 119 Broad.



County GIS of Battery Place; for scale, the entire width of the 1-4 Battery Place lots is close to the overall width of 119 Broad.



Google Street view, from Murray Boulevard.



Satellite View



4 and 2 Battery Place



Circa 1970s town houses near Battery Place, on South Battery, (west of King) with stylistic embellishments.

119 Broad Street, Part 2D: Possible relocation of 141 Ashley Avenue to 119 Broad as part of infill development.

Client: Chris Leigh Jones/ Luxury Simplified Group
Compiled June 2017

TOC:

- 141 Ashley Avenue
- Bibliography

The deteriorated two and a half story masonry single house at 141 Ashley Avenue is currently owned by the Medical University of South Carolina. The Greek Revival house, circa 1830s-1850s, is constructed of brick and rendered on the exterior in stucco. While the interior has lost much of its material and character due to neglect, the house retains some integrity and part, or not all, of the building and its materials can still be salvaged or preserved. Luxury Simplified Inc. has expressed beginning interest in relocating/salvaging the house, in conjunction with the Preservation Society (who have long advocated for the house to be saved) and the Catholic Diocese of Charleston (who owns the proposed lot of relocation at 119 Broad Street.) 141 Ashley Avenue would be a fitting unit for the Broad Street lot; while it was historically a single family, stand along residence, it is deferent in size to 119 Broad Street (shorter by an entire story) and diminutive in scale. Even if the house needed to be elevated for FEMA compliance at its new site, it would still be no taller than the large two-story outbuilding currently at the rear of the 119 Broad Street lot.

141 Ashley was once a high style Greek Revival house, and could be restored to its former appearance through the re-addition of window cornices, pediment details on the reverse gable front, and proper balustrades on reconstructed piazzas. Rear buildings for high style homes with sizable lots (like 119 Broad) were often highly decorated, as they were viewed as an extension of the urban architectural ensemble.¹ For this reason, 141 Ashley would blend nicely into its new setting. The building at 141 Ashley measures 18' on the front/east façade by approximately 43' in depth, with a 12' by 15' addition on the rear.² This footprint is optimum for placing at 119 Broad, along with 2 to 3 newly construction buildings with similar mass and footprint.

¹ Various Gothic Revival and Greek Revival examples are found in sections 2A, 2B, and 2C of this report

² Measurements are approximate because the rear façade of the house was not accessible during 13 June 2017 site visit.



The south face of 141 Ashley, June 2017. The brick is exposed where stucco and the piazza framing have become detached, revealing an irregular bonding pattern of header and stretcher courses alternating, but not in an organized English (row of header and row of stretcher alternating in ABAB pattern) or American bond (several rows of stretchers, punctuated every third to sixth course with a line of headers.) The irregular bonding indicates that the house would have been stuccoed from the time of construction. Wooden window sills and door jambs survive. Remains of a set of masonry stairs leading the front door can also be seen.



A close-up photograph of the brick and stucco southern façade.



Floor joist pockets from a lost second story piazza and surviving piazza ceiling joists on the south façade.



The house has a rear projection measuring approximately 12' deep by 15' long. This was likely an addition, although the brick bonding and composition is similar to the original building. The right hand image shows the addition's intersection with the block of the main house.



The eastern façade of 141 Ashley has dogtooth brickwork over the symmetrically spaced window openings. The gable end has fallen and the house' envelope is now enclosed with painted plywood.

Below are two examples of Greek Revival outbuildings behind larger homes, showing a precedent for relocating 141 Ashley to the rear yard of 119 Broad:



Figure 3-5: 108 Beaufain Street outbuilding bordering the edge of the property line.
Library of Congress, Prints and Photographs Division, Historic American Buildings Survey, HABS
SC,10-CHAR,196A-1, <http://hdl.loc.gov/loc.pnp/hhh.sc0684> (accessed February 10, 2010).

108 Beaufain Street, John Steinmeyer house
circa 1840 house



20 South Battery, Col. Ashe house
circa 1780, outbuildings 1830s

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