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141 BROAD STREET
CHARLESTON, SC 29401



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Introduction

The research and finding compiled in this report are the result of a semester long project to uncover the history of 141 Broad, located on the south east corner of Broad and Logan Streets in Charleston, South Carolina. The assignment, conducted under the direction of Katherine Saunders of the Historic Charleston Foundation and adjunct professor of the Clemson/College of Charleston Graduate Program in Historic Preservation, was to conduct a complete chain of title and history of a property within the path of the Charleston fire of 1861.

The Research Methods class of the Clemson/College of Charleston Graduate Program in Historic Preservation is hosting a symposium on December 8th, 2011 focusing on key events and reactions to the Charleston fire of 1861. The focus of this report began with a goal to uncover conclusive evidence illustrating property loss from the fire.

During the course of research, several periods of significance were highlighted. Ownership changes among members of the same family emphasized the Logan family as well as the Seabrook sisters as two prominent periods in the history of the property. Twentieth Century commercial use of the building also proved to yielded historically significant results. The results of this research are presented in the following pages.

Area Context

Charleston, South Carolina, is one of the most preserved cities in the United States and serves as a living museum of the nation's colonial past. Anthony Ashley Cooper led eight gentlemen to Carolina under the direction of Charles II in 1670 to establish a southern colony. These "Lords Proprietors" initially settled on the Ashley River across from today's city. In 1680 the settlement moved to "Oyster Point," the site where Charleston remained.¹

Downtown Charleston as it looks today is often misleading because the peninsula has undergone significant changes since the days of Oyster Point. The considerable development of the city is the result of several infill campaigns that began with the beginning of the colony. A comparison of the Bull Plat copy of the Grand Modell of Charleston Towne (fig.1) and the Model of Albernale Point (fig.2) illustrate the extent of infill that has occurred around the peninsula over the past three hundred years.

The map of Albernale Point shows the intersection of Broad and Logan Streets on the southwest side of the peninsula as the marshland it once was. The high land of this area was known as "Savage's Green" between present day New and Savage Streets.² The Charleston Theater was located on this ground and is visible on a plat mentioned later in this report (fig. 7). It is believed that the marsh infill of this area took place in the middle of the nineteenth century as the city population grew out into the suburban developments at the western end of Broad Street.

¹ Poston, John. *The Buildings of Charleston: A Guide to the City's Architecture*. Columbia: University of South Carolina Press. 1997. 24.

² Scottish Rite California. "Charleston Streets."

http://www.scottishritecalifornia.org/charleston_streets_continued.htm. 11/16/2011

An Architectural Survey

141 Broad (cover image) is a two-story, wood frame store and residence situated on the south east corner of Broad and Logan Streets. It is rectangular in shape. The principle façade fronts Broad Street, facing north. The building appears to be two distinctly different structures sharing middle wall. The western most of the two buildings is the older, post-fire structure.

The two buildings are similar in design and materials (painted gray wood siding, white trim, and black accents) with subtle changes in window size. The only significant difference between the original structure and the addition is a difference in roof type. The older structure has an asphalt shingle, hipped roof. The newer addition has a flat roof with hidden roofing material. Both buildings share a white cornice that visually breaks up the two stories and is repeated at the eaves of the roof.

The principle façade of both buildings have three, two-over-two double hung sash windows with black louvered shutters on the second story. The first story of each building has two, multi-paned windows. The double front doors open to Broad Street and are centered on the principle façade of the older building and sheltered by a black awning.

The western façade faces Logan Street. Eight two-over-two double hung sash windows are equally spaced along the second story. There are no openings on the first story. However, under the third window (north to south) there is evidence of an earlier existing door opening that was later covered. (fig.3) Two brick chimneys are visible from the western façade as well.

The south façade has a wooden staircase that runs flush against the south wall to the second story residence door. The door is centered between the two buildings and sheltered under a shed roof. Two triple hung sash windows with wooden picket railings are to the west of the back door on the second story. These triple hung windows may have been used to access a previously existing larger porch.

Summary of Findings & Significance

141 Broad was originally a mixture of marshland and “Mr. Oldy Creek.” It is probable that the current property was part of lot number 182 of the Grand Modell of Charles Towne (fig. 1 & fig. 5). This lot was warranted to Paule Papen on June 24, 1693.

By warrant dated 24 June 1693 under the hand & Seal of the Hon. Tho Smith, Governor & Landgrave, I have laid out unto Paule Papen one town lot at Charles Town known by the No. 182, butting Northward upon the Great Street that leadeth from Cooper River [present day Broad Street] to the Market Place, Southward upon part of the lot of George Keeling, Eastward upon the lot of the Sd Paule Pepan and Westward upon a Marsh at the head of Mr. Oldy Creek.³

Tracking Paule Papen, or Paule Pepan, further than the warrant for lot 182 was unsuccessful and may be attributed to the fact that he was a man of many names⁴ or simply a lack of recorded transactions after the land warrant. Further research into the surrounding lots may yield insight into the history of lot 182 in the early 1700s.

³ Bates, Susan Baldwin and Harriot Cheves Leland. “Abstracts of the Records of the Surveyor General of the Province, Charles Towne 1678-1689.” *Proprietary Records of South Carolina*. Volume III. McClellanville: History Press, 2007. 78-79.

⁴ Paule Papen, Paul Pepan, Paul Pepine and Piere Cullendro are all names referenced to the same person and lots in the Bates-Leland book.

March 28, 1789 William Logan Junior sold a 35'x130' lot fronting on Broad Street to Charles Stewart, a cabinetmaker, for 230 pounds.⁵ Logan family land is shown on a plat in 1802 by Joseph Purcell (fig. 6). The plat describes a "Plan of a body of land in the City of Charleston situated between Broad and Tradd Streets in Ward N. 2 Belonging to William Logan Esq. dec. As laid out into 19 lots and a street called Logan Street."⁶ The property on the corner of Broad and Logan is shown in detail on a similar plat (fig. 7) with the description "given by William Logan to his grandson Wm Logan and by him to Charles Stewart 1798." Both plats illustrate nineteen lots belonging to the Logan's as well as a forty foot wide strip of land that was opened to create Logan Street after the passage of an 1803 ordinance.⁷ (fig. 8)

William Logan Senior (January 8, 1726-June 5, 1802) was the fourth child of George Logan, Jr., and Martha Daniell. The fathers of both George Logan Jr., and his wife Martha Daniell were prominent players in early Charleston. Colonial George Logan was the first settler of the Logan family, arriving in Charleston in 1690 from Aberdeen, UK.⁸ Colonel Robert Daniell first came to Charleston with the Lords Proprietors, left, "and came back in 1698 with a document of forty-one articles as a new code of laws, or "constitution," from the Proprietors, but they were "laid aside" by the provincial Assembly."⁹ Logan Street holds the name of the early influential Charleston family who descended from George

⁵ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, SC. Deed Book U6, 324.

⁶ RMC, Charleston, SC. Deed Book I7, 126.

⁷ *Charleston City Council Ordinance, 8/19/1803*. South Carolina Room. Charleston County Public Library. Charleston, SC.

⁸ Logan, William; "A Record of the Logan Family of Charleston, South Carolina." 12.

⁹ Ibid, 15.

Logan, Jr. and Martha Daniell, and a vault under the foundation of St. Philips Episcopal Church of Charleston holds their remains.¹⁰

Charles Stewart owned the property until 1801 when he conveyed the lot to William and Mary Cruikshanks for “570 pounds current and lawful money.”¹¹ Although this conveyance took place before the 1802 plat was surveyed and drawn, the Cruikshanks name did not appear on the lot. Logan Street did not exist at the time of this transaction, and the lot was bound to the West and South by other lots owned by the Logans. Most of the surrounding area was still described as low marshland.

William Cruikshanks purchased the additional 5’x130’ sliver of land to the west of his property from George and Martha Logan in 1803.¹² This purchase is documented in a 1837 deed.

George Logan and Margaret his Wife on the twelfth day of August in the year of our Lord one thousand eight hundred and three (1803) for and in consideration of the new sum of sizty (60) dollars to the said George Logan in hands paid by the said William Cruikshanks and his heirs and aforesaid all that lot of land situated lying and being on the South side of Broad Street and the East side of Logan streets in the city of Chas. Bounding in front on Broad Street five (5) feet and in depth fronting on Logan Street one hundred and thirty (130) feet.

The Cruikshanks’ acquisition of this additional piece of land brought their property flush with Logan Street, encompassing a total lot size of 40’x130’ when they sold the property to Mary Ann and Sarah Seabrook, July 10, 1837, for \$5, 600.¹³ All conveyances up to this point

¹⁰ Ibid, 10.

¹¹ RMC, Charleston, SC. Deed Book C8, 58.

¹² RMC, Charleston, SC. Deed Book D11, 242.

¹³ Ibid.

described the sale of a “lot of land.” There was no reference to buildings, dwelling houses, stores or any built property.

The Seabrook sisters purchased the property in July of 1837. Mary Ann and Sarah Seabrook purchased the entire south side of Broad Street between Logan and Legare Streets in 1837, including a lot which previously housed the Academy of Fine Arts.¹⁴ Under ownership of the Seabrook sisters, property lines were erased and redrawn only when the property was granted to their brother, George Washington Seabrook, acting as marriage trustee in 1845. The conveyance appoints George Seabrook as “executive and administrator” of “half of her [Mary Ann Seabrook] lots of land purchased by her and her sister, Sarah Seabrook, as individual lots and now as one large lot with all the furniture and household goods, the dwelling house and other buildings thereon situated on the South side of Broad Street and East side of Logan Street.” The “one large lot” measured 136’ on Broad Street and 145’ on Logan. George Washington Seabrook’s position as trustee was later replaced by John F. Townsend.¹⁵ The only surviving evidence of the Seabrook dwelling house is a building footprint shown on the 1852 Bridgens and Allen Map (fig. 9).

The Seabrook sisters continued to own multiple lots on Broad Street until the 1870s. They are documented in various sources from 1837 to 1876 at different addresses on Broad Street. This made it difficult to decipher which address is the Broad/Logan corner. In the 1840 City Register Directory, Mrs. Mary A. Seabrook¹⁶ was shown at 117 Broad

¹⁴ RMC, Charleston, SC. Deed Book Q10, 388.

¹⁵ RMC, Charleston, SC. Deed Book T11, 390.

¹⁶ Although Mary Ann Seabrook never married it is probable that Mrs. Mary A. is referring to her because she is the only Mary in the Seabrook family at this time.

Street (fig. 10).¹⁷ The City Tax Assessment Ward Books of 1852-1856 show Miss Seabrook and Mrs. Legaré¹⁸ lived at 107 Broad Street in a 2 ½ story wood building.¹⁹ The Seabrooks appear at two properties in the 1861 census (fig. 12): 111 and 129 Broad Street. 111 Broad Street is a wood building owned by Miss Seabrook and Mrs. James Legaré, inhabited by Miss Seabrook and Col. James Legaré. 129 Broad Street is another wood building owned by the Estate of William Seabrook, inhabited by Mrs. Seabrook.²⁰

On December 11, 1861 the Seabrooks lost the built structures at both 111 and 129 Broad Street to the Great Charleston Fire of 1861. The “Full List of the Losses” article published in the *Charleston Mercury* (fig. 13.) recorded a complete inventory of all properties lost in the fire. The same two Broad Street properties, 111 and 129, and owners illustrated in the census of the same year appear in the article.²¹ Emma E. Holmes, a resident of Charleston at the time of the fire wrote a first hand account of the fire in her diary. Ms. Holmes wrote, “The fine residence of Mr. Belin and Mr. Smith were spared but all below burnt, including Mr. Petigru’s and Mr. James Legare’s.”²²

¹⁷ *Charleston City Directory, 1840-1841*. South Carolina Room. Charleston County Public Library. Charleston, SC.

¹⁸ Sarah Seabrook married James Legaré in 1845. Recorded in Deed Book T11, 390. RMC, Charleston, SC.

¹⁹ City of Charleston, City Tax Assessment Ward Books, Charleston, SC. Ward Book 2, 1852-1856. South Carolina Room, Charleston County Public Library. Charleston, SC.

²⁰ *Charleston City Census, 1861*. South Carolina Room. Charleston County Public Library. Charleston, SC.

²¹ “Full List of the Losses” *Charleston Mercury*. December 20, 1861. South Carolina Room. Charleston County Public Library. Charleston, SC.

²² Holmes, Emma E. “The Charleston Fire of 1861 as Described in the Emma E. Holmes Diary.” *The South Carolina Historical Magazine*, Vol. 76, No. 2 (April 1975). 60-67.

The City Taxes and Real Estate Books of 1871-1875 (fig. 14) show only a Seabrook, Est A.²³ The Seabrooks sold off most, if not all, of their property on Broad Street in the mid 1870's.²⁴ John F. Townsend, "acting as marriage trustee of James Legaré and wife, and under the trust deed of Mary Ann Seabrook," mortgaged the property on the south-east corner of Broad and Logan to Sophia C. Heidt in 1875²⁵ and conveyed it to her in 1876.²⁶ The lot was 46'6" (along Broad Street) by 131'2" (along Logan Street) at the time of sale and there was no mention of a building or structure on the property. In 1872, the lot was still empty from the fire in the *Bird's Eye View of Charleston* (fig. 15). This map also shows the ruins of St. Peter's Episcopal Church (noted by the number 31) on Logan Street behind the property. St. Peter's was built in 1835 and destroyed in the fire of 1861. Although the church was never rebuilt, the cemetery remains on Logan Street (fig. 16).²⁷

The belief that the Seabrooks did not rebuild after the fire of 1861 coupled with the knowledge that they sold all of their Broad Street property within a year suggests a family with close ties to the Confederacy, trying to recuperate in the years after the Civil War.

The present structure was built under the ownership of Sophia C. Heidt between 1875 and 1881. The City Tax Assessment Ward Book of 1881-1882 shows Sophia C. Heidt owned two wood buildings with a tax value of \$3,500 by 1881 (fig. 17).²⁸ The two wood

²³ *Charleston City Taxes and Real Estate, 1871-1875*. South Carolina Room. Charleston County Public Library. Charleston, SC.

²⁴ Mary Ann Seabrook to C.J. Hookey, 5/29/1876 (RMC, Charleston, SC. Deed Book X16, 207). Mary Ann Seabrook to Frank J. M. Garey, 11/8/1875 (RMC, Charleston, SC. Deed Book S16, 536).

²⁵ RMC, Charleston, SC. Deed Book T16, 207.

²⁶ RMC, Charleston, SC. Deed Book S16, 374.

²⁷ Stroud, Mike. "St. Peter's Episcopal Church Cemetery."

<http://www.hmdb.org/marker.asp?marker=48854>. 11/16/2011.

²⁸ City of Charleston, City Tax Assessment Ward Books, Charleston, SC. Ward Book 2, 1881-1882. South Carolina Room, Charleston County Public Library. Charleston, SC.

buildings are shown in a 1882 Lamble Plat (fig. 18). By the 1886 Tax Assessment, Sophia Heidt's property decreased by \$50 to a total value of \$3,450.²⁹ It is possible the decrease in value was a result of damage from the 1886 Earthquake, although no significant damage was recorded. The *1886 Earthquake Assessment* (fig. 19) shows "Frank Heidt, Store and Dwelling" listed as owner and occupier of 141 Broad Street. The building was recognized as a frame structure with a tin roof, 60' long, 24' wide, 30' high in "good" condition.³⁰

A Sanborn map from 1884 did not pay particular attention to the block in question (bound N. by Broad, E. by Legare, S. by Tradd, W. by Logan), however, it included a notation signifying the block included 2 frame dwellings and 9 brick dwellings (fig. 20). A later Sanborn from 1888 (fig. 21) illustrated three wood buildings: a two-story store, a one-story kitchen buildings and a one-story stable. Interestingly, "141 ½" was written in the south east corner of the property, possibly to signify a separate residence. No evidence was found while conducting this report of the "141 ½ Broad Street" address or any mention of a rental property.

In 1905 the property was conveyed to Sophia Heidt's son, Grover Cleveland Heidt (fig. 22).³¹ The deed described the sale of a "store and residence." Grover Cleveland Heidt conveyed the property to Joseph Bell Jr. Hyde in 1909 for \$9,000.³² Dr. Joseph Hyde was "one of only two pharmacists with a doctor's degree in the city in the early part of the

²⁹ City of Charleston, City Tax Assessment Ward Books, Charleston, SC. Ward Book 2, 1883-1886. South Carolina Room, Charleston County Public Library. Charleston, SC.

³⁰ *Report of Committee on Condition of Buildings after the Earthquake, with a List of Buildings that Should Come Down*. 1886. South Carolina Room. Charleston County Public Library. Charleston, SC.

³¹ RMC, Charleston, SC. Deed Book N24, 353.

³² RMC, Charleston, SC. Deed Book S25, 64.

century.³³ He owned and operated Lakeside Pharmacy at 141 Broad while living above the store until his death in 1956.

Lakeside Pharmacy opened in the early 1900s. The exact date varies. *The Old Codgers' Charleston Address Book* cited the beginning of the business in 1901. However, an editorial tribute from 1956 after the death of Dr. Hyde was included in the same article and stated, "During the 52 years that he was proprietor of the Lakeside Pharmacy at Logan and Broad Street..."³⁴ which cites the opening in 1904. The most likely inaugural year would be 1909 when he purchased the property. No evidence was discovered describing the previous store so there is a chance Dr. Hyde operated Lakeside Pharmacy out of the building before he purchased it in 1909.

Dr. Joseph Hyde's wife, Lucille Norment Hyde, sold the property to Fred J. Jr. Felder in 1959, three years after her husband's death.³⁵ Lucille Hyde divided the original 46'6"x131'2" property into the smaller 46'6"x64'7" lot it is today. A Sanborn map from 1955 (fig. 23) showed the lot before the division with three separate buildings. There was a two-story wooden store with a porch attached to the southern end and small wing to the east, a small garage, and a substantial size one-story dwelling on the back property line. The conveyance between Lucille Hyde and Fred Felder included the following clause, "must remove portion of porch that extends to grantor's lands in 60 days," illustrated in a plat (fig. 24).

Fred Felder owned two drug stores in Charleston at the time he purchased Lakeside Pharmacy. Advertisements in *The News and Courier* starting in December of 1959 showed

³³ Brenner, Betty and J. Francis Brenner. *The Old Codgers' Charleston Address Book, Volume I*. Charleston, SC: The Old Codgers, Inc. 2000-2002.

³⁴ Ibid.

³⁵ RMC, Charleston, SC. Deed Book Q68, 286.

"Lakeside Pharmacy, 141 Broad Street" listed among Felder's three total drug stores (fig. 25).³⁶ By 1968 he owned four stores and merged with Schwettman's Pharmacy in 1963 (fig. 26).³⁷ Schwettman's Pharmacy was established in 1780 and located at 125 King Street until 1949 when it moved to the corner of King and Tradd Streets.³⁸

Sometime between 1959 and 1967 Felder added the eastern addition that still remains today. The garage was lost to make room for the building expansion, which covered almost all land on the lot. The exact date of construction for the addition was not discovered during this investigation. A 1967 Sanborn shows the property post-addition (fig. 27).

141 Broad was awarded a Carolopolis award by the Preservation Society of Charleston in 1964 (fig. 28). Carolopolis awards recognize excellence in four difference areas: exterior preservation, exterior restoration, exterior rehabilitation and new construction. It was inferred that 141 Broad received this award after completion of the addition under the exterior rehabilitation category, "defined as the act or process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural or architectural values."³⁹ All records of 141 Broad's award were lost to water damage during Hurricane Hugo in 1989.⁴⁰ Eligibility to qualify for the award requires "projects must have been begun and completed within the last three years...All work must be completed by

³⁶ *The News and Courier*. December 4, 1959.

³⁷ "Time Prescribes Closing of Drugstore." *The Post and Courier*. 2002. 1B.

³⁸ "Restoration of Tellis Pharmacy." *The News and Courier*. 1986.

³⁹ *Carolopolis Award Categories*. Preservation Society of Charleston, South Carolina. http://preservationsociety.org/program_awardcategory.asp. Accessed 11/16/2011.

⁴⁰ Email from Robert Gurley, Assistant Director of the Preservation Society of Charleston. October 2011.

submission date of the nomination.”⁴¹ If the Carolopolis award was awarded in recognition of the Felder addition, it was completed between 1961 and 1964.

Fred Felder continued to own Lakeside Schwettman’s until 1989 when Mildred Flippen and Bunny Cantey took over as Pharmacists and owners of the business. Fred Felder continued to own the property. In an attempt to remain a competitive business, Flippen and Cantey requested approval from the Charleston Department of Planning and Urban Development to change around the retail floor to accommodate a coffee bar in 2001.⁴² Photographs submitted with the request show the interior of the pharmacy (fig. 29). The request was approved but it is uncertain if the plans were ever completed before the pharmacy closed in early 2002 citing “a dispute with their landlord [Fred Felder Jr.] finally made them close down but she [Mildred Flippen] wouldn’t elaborate.”⁴³

141 Broad Street underwent several requests for changes in zoning between 2002 and 2006 while the store was unoccupied. The lack of parking was a primary factor and issue in many of the requests to convert the first floor commercial space into residential use. There was a desire to renovate the ground floor retail space into a residential rental unit because the property was “no longer a viable retail space due to changes in the neighborhood.”⁴⁴ The Preservation Society of Charleston submitted a Position Statement (fig. 30) to the Board of Zoning Appeals requesting the board to deny the request for a use variance. All requests for zoning changes were withdrawn at the end of January 2006

⁴¹ *Carolopolis Eligibility/Requirements/Checklist*. Preservation Society of Charleston, South Carolina. http://preservationsociety.org/program_checklist.asp Accessed 11/16/2011.

⁴² 141 Broad Street, 4/3/2001. Department of Planning and Urban Development, Charleston, SC.

⁴³ “Time Prescribes Closing of Drugstore.” *The Post and Courier*. 2002. 1B.

⁴⁴ 141 Broad Street Appeal, 1/3/2006. Department of Planning and Urban Development, Charleston, SC.

when the RSVP Stationary store began to occupy the space. Randall E. Felkel continues to own RSVP Stationary to this day.⁴⁵

Conclusion

Today, the corner of Broad and Logan continues to house a successful business and downtown residence. The building looks different than it has in the past, but evidences of its history are visible everywhere. The ghost mark of a previous door, the interior support system that replaced an exterior wall in the addition, even the "Lakeside-Schwettman Drugs" sign remains painted in the transom window over the front door (fig. 31).

The property loss that occurred in the fire of 1861 left a significant scar on the property for nearly twenty years. Although a substantial historic event, the fire of 1861 played only a part in the overall history of the land. Known by many numbers, and owned by even more families, 141 Broad provides a unique perspective of the history and major occurrences in Charleston, South Carolina.

⁴⁵ Charleston County Board of Architectural Review. May 11, 2006 permit approval for current front awning cites Randall E. Felkel as owner.

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"Restoration of Tellis Pharmacy." *The News and Courier*. 1986.

Scottish Rite California. "Charleston Streets." http://www.scottishritecalifornia.org/charleston_street's_continued.htm. 11/16/2011

South Carolina Interstate and West Indian Exposition: Photo Book. Walker, Evans, and Cogswell Printers; Charleston, SC. 1901-1902.

Stroud, Mike. "St. Peter's Episcopal Church Cemetery." <http://www.hmdb.org/marker.asp?marker=48854>. 11/16/2011.

"Time Prescribes Closing of Drugstore." *The Post and Courier*. 2002. 1B. From vertical files located at the South Carolina Room. Charleston County Public Library. Charleston, SC.



Figure 1: Bull Plat. Copy of the Grand Modell of Charles Towne. Map Box 8-4. South Carolina Department of Archives and History. Columbia, SC.

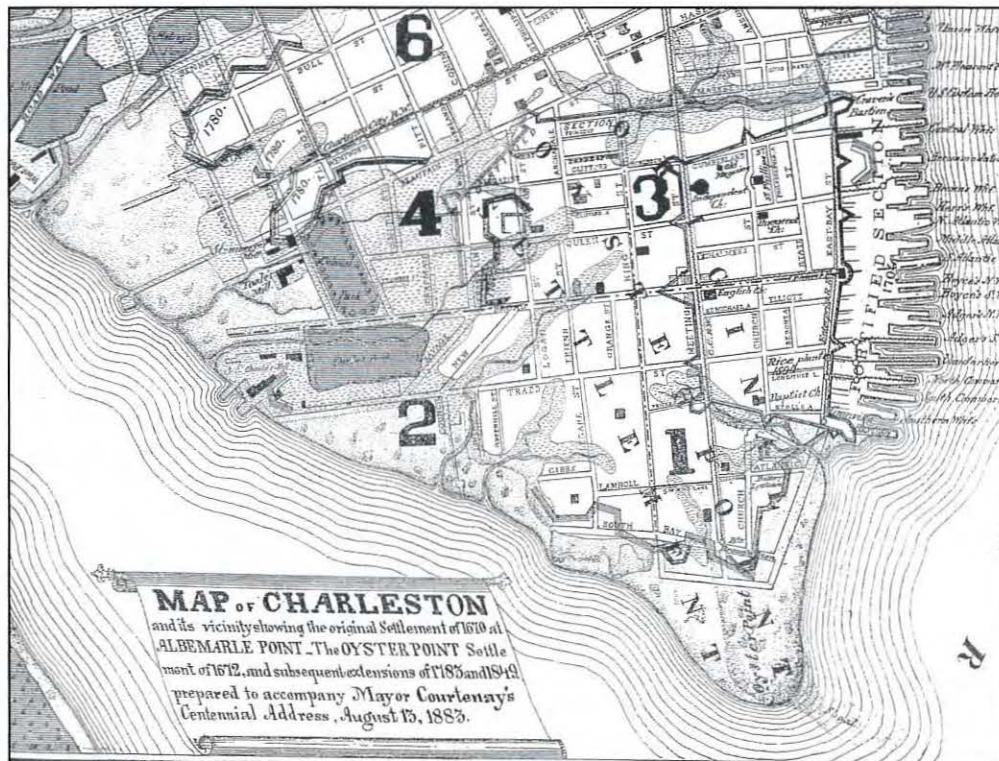


Figure 2: Model of Albernale Point for Mayor Courtenay's Centennial Address; 8/13/1883. South Carolina Room. Charleston County Public Library. Charleston, SC.



Figure 3: 141 Broad, west façade. Photographed by author. 11/16/2011.



Figure 4: 141 Broad, south façade. Photographed by author. 11/16/2011.

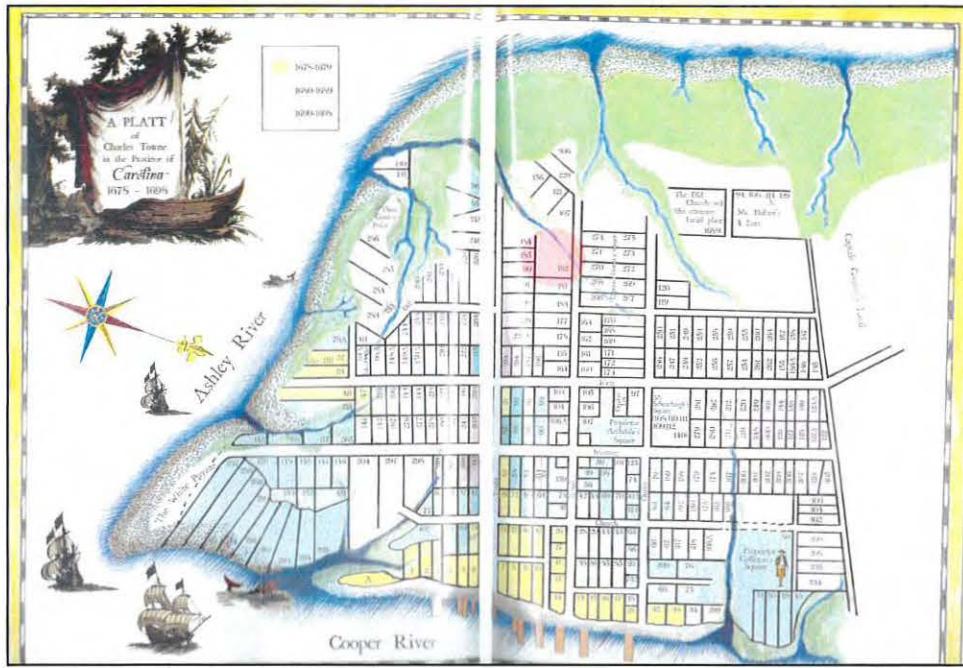


Figure 5: Lot 182 is shown in the red circle. Bates-Leland. "A Plat of Charles Towne in the Province of Carolina 1678-1698."



Figure 6: Purcell, Joseph. "A Plat of 19 lots between Broad and Tradd Street." Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, SC. Deed Book I7, 126. Surveyed November 1802, recorded February 20, 1803.

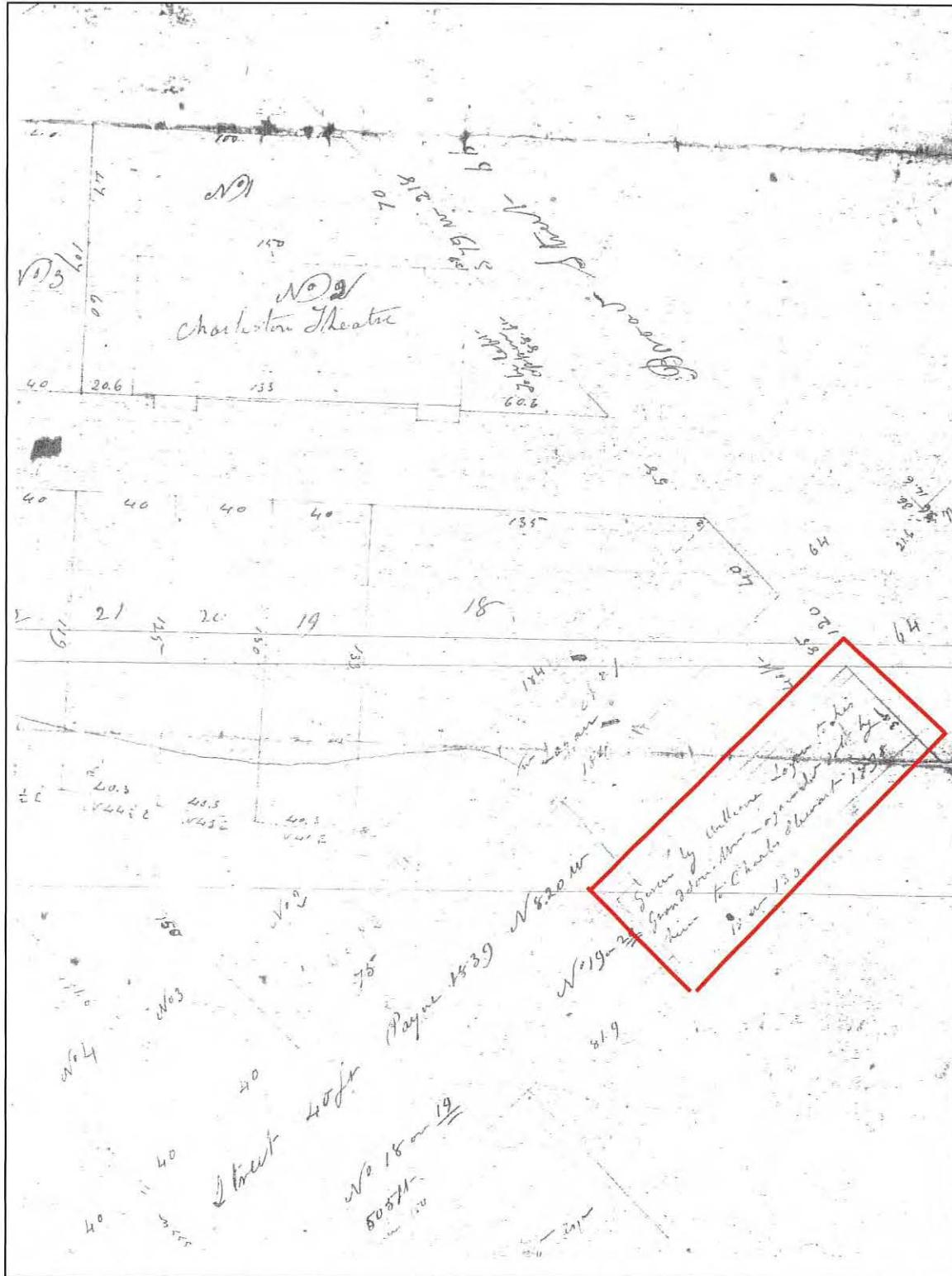


Figure 7: McCrady Plat Collection. South Carolina Room, Charleston County Public Library, Charleston, SC. Series: L10005, Reel: 0006, Plat no. 3427. No date.

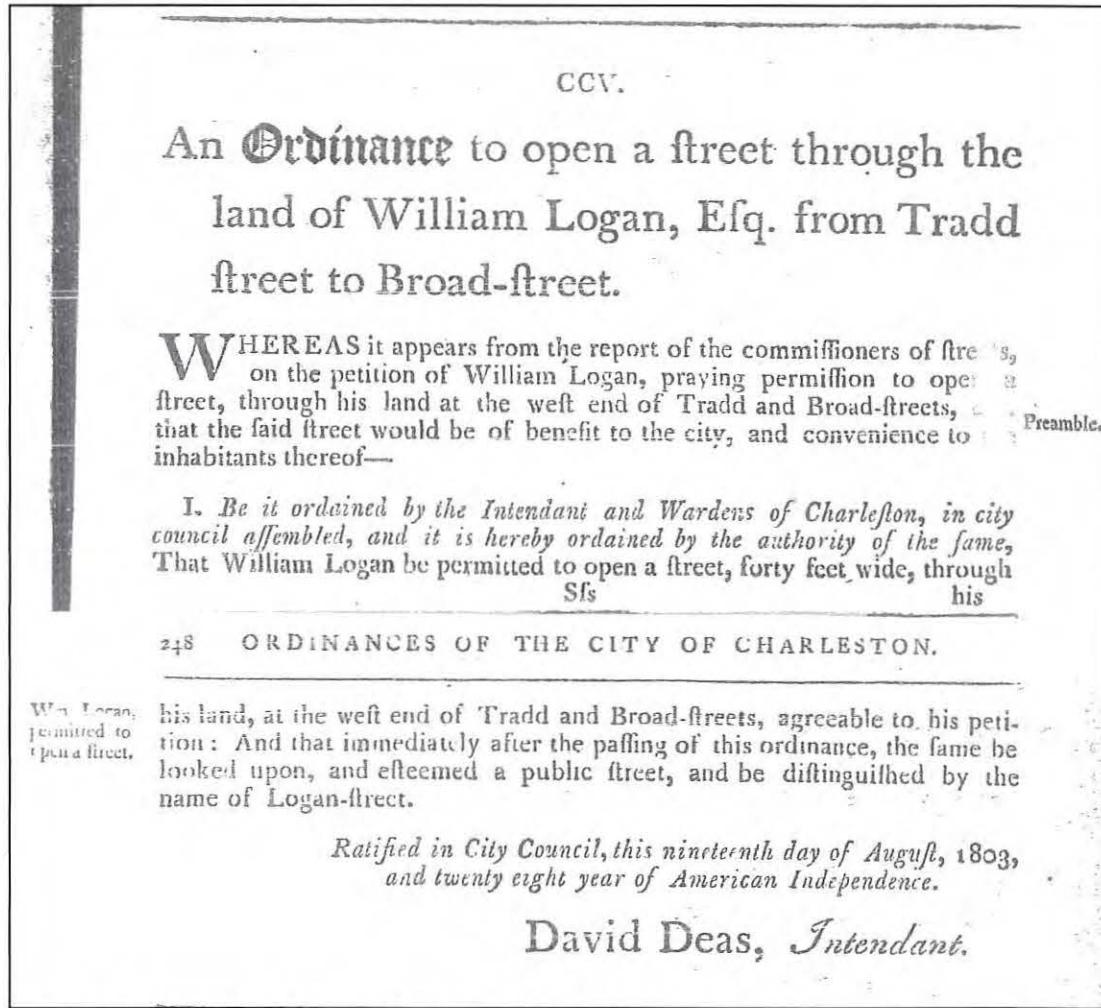


Figure 8: *Charleston City Council Ordinance, 8/19/1803.* South Carolina Room. Charleston County Public Library. Charleston, SC.



Figure 9: Detail of 141 Broad. *1852 Original Map of the City of Charleston, South Carolina.* Surveyed by R.P. Bridgens and Robt. Allen. Published by Hayden Brother and Co: South Carolina Room, Charleston County Public Library, Charleston, South Carolina.

115 P. H. Horlbeck
 115 Seabrook, Mrs. Mary A.
 115 Fields, Mrs.
 Savage & Broad
 Savage, Mrs. Ann

Figure 10: *Charleston City Directory, 1840-1841*. South Carolina Room. Charleston County Public Library. Charleston, SC.

12,000		100,000 200,000 300,000 400,000 500,000 600,000					
100,000 Ocean Street		100,000 200,000 300,000 400,000 500,000 600,000					

Figure 11: City of Charleston, City Tax Assessment Ward Books, Charleston, SC. Ward Book 2, 1852-1856. South Carolina Room, Charleston County Public Library. Charleston, SC.

109			William Schiene.	John Albers.
111		1	Miss Seabrook and Mrs. James Legaré.	Miss Seabrook and Col. James Legaré.
113		1	Rev. James H. Elliott.	Rev. James H. Elliott.
115			Dr. P. Horlbeck, Tr. Est.	Dr. Peter Horlbeck.
117	1		Nathaniel Fields.	Nathaniel Fields.
119		1	George Gibbon.	Mrs. A. Huguenin.
121		1	George Gibbon.	Abram Jones, f. p. c.
123		1	George Gibbon.	Phileda Savage, f. p. c.
125		1	George Gibbon.	Slaves.
127		1	Tr. Est. Mrs. S. Rowand.	Allan Gibbes.
129		1	Est. Wm. Seabrook.	Mrs. Seabrook.

Figure 12: *Charleston City Census, 1861*. South Carolina Room. Charleston County Public Library. Charleston, SC.

Wm T Wragg		Dr Wm T Wragg	
SOUTH SIDE		WEST SIDE	
97	Est Mary S Marshall		Miss Marshall
108	Tr Est Mrs O F Levy		Charles F Levy
105	Est Charles Carrere		Mrs Lindsay
107	James L Petigru		James L Petigru
109	William Schnierle		John Albers
111	Miss Seabrook and Mrs James Legare		Miss Seabrook and Dr James Legare
118	Rev Jas H Elliott		Rev James H Elliott
115	Dr P Horibec, Tr Est Nathaniel Fields		Dr Peter Horibec
117	Do		Nathaniel Fields
121	Do		Abram Jones, f p c
123	Do		Phileda Savage, f p c
125	Do		Slaves
127	Tr Est Mrs S Rowand		Allan Gibbs
129	Est Wm Seabrook		Mrs Seabrook
ARCHDALE STREET		WEST SIDE, WARD NO. 4	
1	J K Bevin		John Mansaham
3	Do		Thomas O'Keef
5	Moses D Hyams		Patrick Conroy
7	Do		Slaves
9	Do		Mrs Abbott

Figure 13: "Full List of the Losses" *Charleston Mercury*. December 20, 1861. South Carolina Room. Charleston County Public Library. Charleston, SC.

Name of Owners	Value of Real Estate					Index
	1871	1872	1873	1874	1875	
Silvester C	\$1000	1000	700	700	700	7250
Scott B	✓ 100	100	100	100	100	1500
Scott Mat	✓ 700	900	700	700	700	780
Scott Est Mrs Mayatt	✓ 100	800	700	700	700	780
Scott John	✓ 100	800	800	800	800	800
Scott Est B	✓ 2000	2000	2000	2000	2000	2000
Scott Est John O	✓ 1000	1000	2000	2000	2000	2000
Seabrook Est J	✓ 1200	2000	2200	1600	1600	1600

Figure 14: *Charleston City Taxes and Real Estate, 1871-1875*. South Carolina Room. Charleston County Public Library. Charleston, SC.

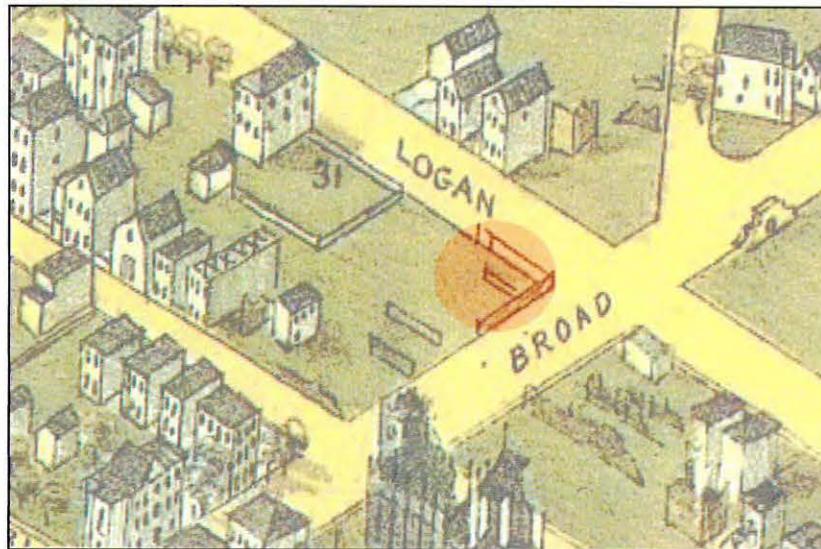


Figure 15: Bird's eye view of the City of Charleston, South Carolina. 1872. Drawn and published by C. Drie. Library of Congress Geography and Map Division, Washington, D.C.

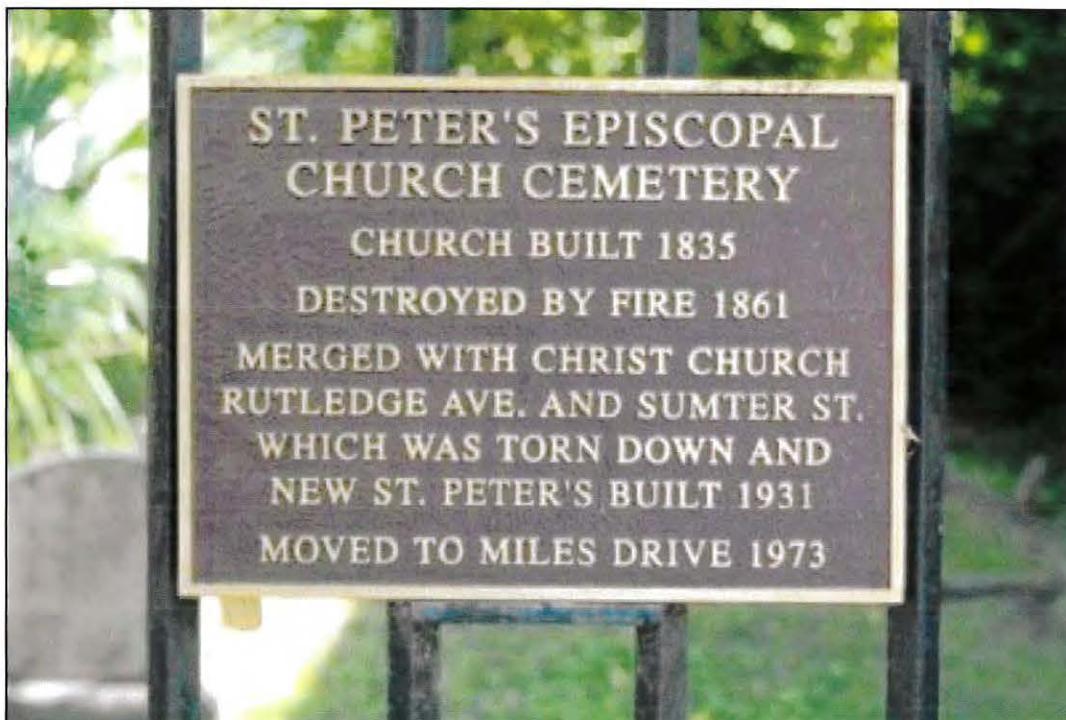


Figure 16: St. Peter's Episcopal Church Cemetery Marker. Photographed by Mike Stroud.
"St. Peter's Episcopal Church Cemetery."

<http://www.hmdb.org/marker.asp?marker=48854>. 11/16/2011.

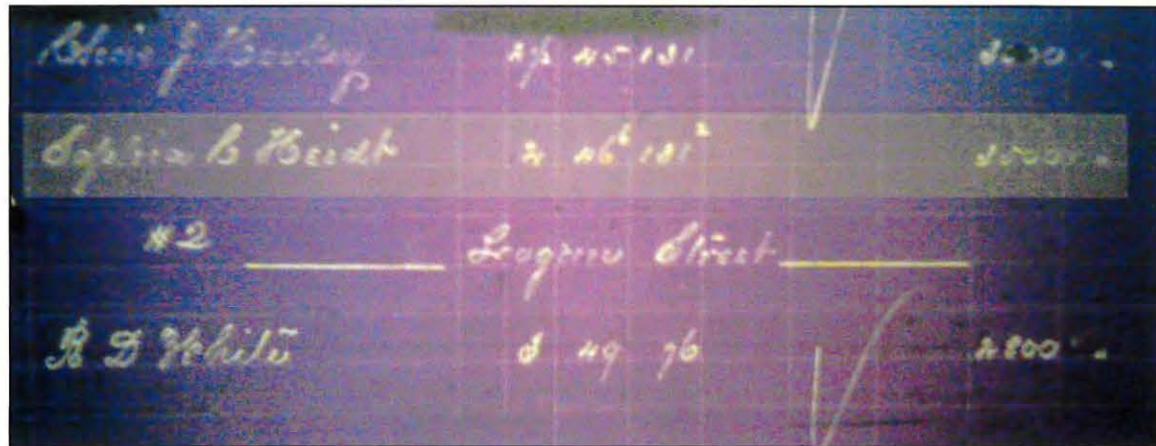


Figure 17: City of Charleston, City Tax Assessment Ward Books, Charleston, SC. Ward Book 2, 1881-1882. South Carolina Room, Charleston County Public Library. Charleston, SC.

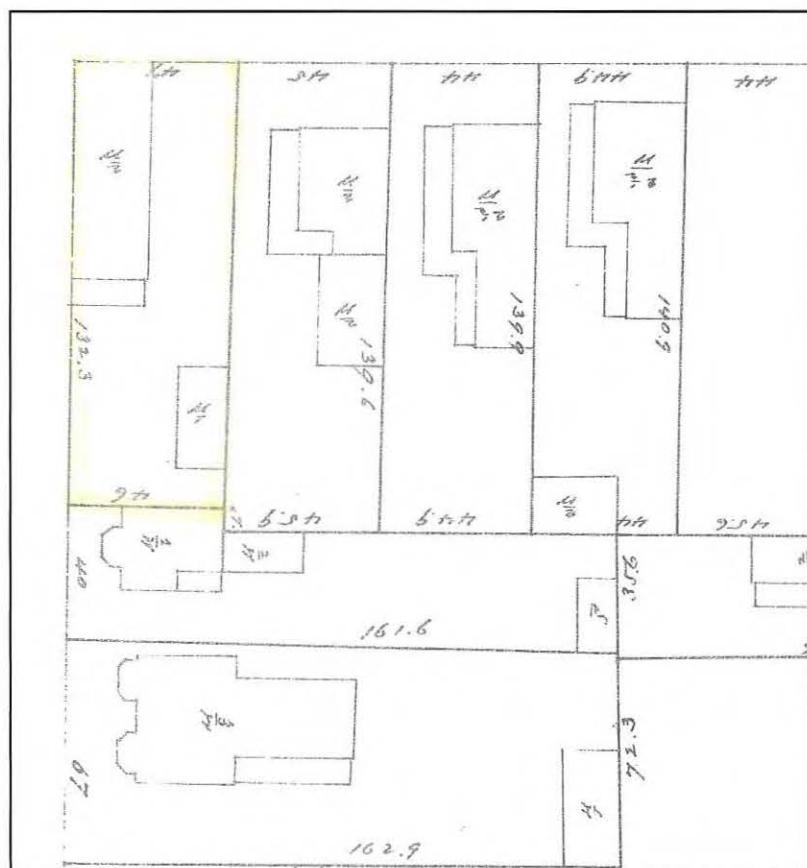


Figure 18: 1882 Lamble's Block Plats. "Plat of Ward 2, Page 4" City of Charleston Block Plats, 1882. South Carolina Room. Charleston County Public Library, Charleston, South Carolina.

City Nos.	Name of Street.	Owner and Occupancy.	MATERIAL.		DIMENSIONS.			North.
			Building.	Roof.	Ft. Long.	Ft. Wide.	Ft. High.	
119	South Side Broad	W. B. Smith, Dwelling	Brick	Slate				Cracked
121	" "	-- Vault,	Brick					
135	" "	Mrs. Murkhardt, Dwelling	Frame	Tin	48	24	35	Good
137	" "	" "	Frame	Tin	48	24	35	Good
139	" "	Mrs. Boarhouse, Dwelling	Frame	Tin	48	24	35	Good
141	" "	Frank Heidt, Store and Dwelling	Frame	Tin	60	24	30	Good

Figure 19: 1886 Earthquake Assessment. South Carolina Room. Charleston County Public Library. Charleston, SC.



Figure 20: 1884 Sanborn Map of Charleston, South Carolina. University Libraries, Digital Collections. South Carolina.

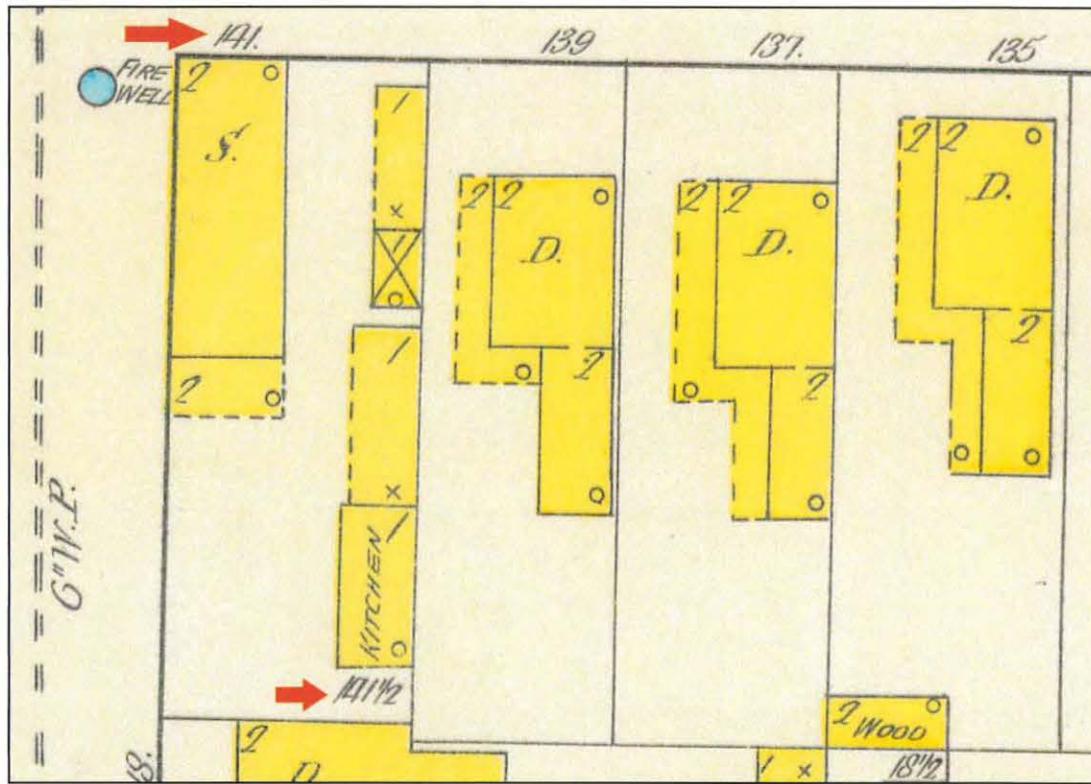


Figure 21: 1888 Sanborn Map of Charleston, South Carolina. University Libraries, Digital Collections. South Carolina.

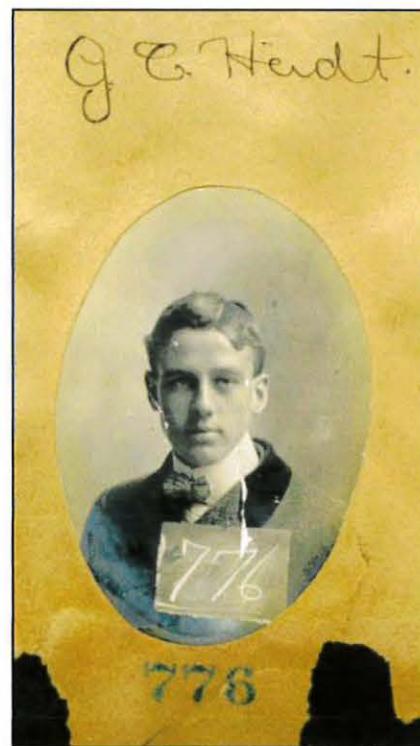


Figure 22: Grover Cleveland Heidt. Photo from 1902 Interstate and West Indian Exposition. Photos courtesy of the South Carolina Room. Charleston County Public Library. Charleston, SC.

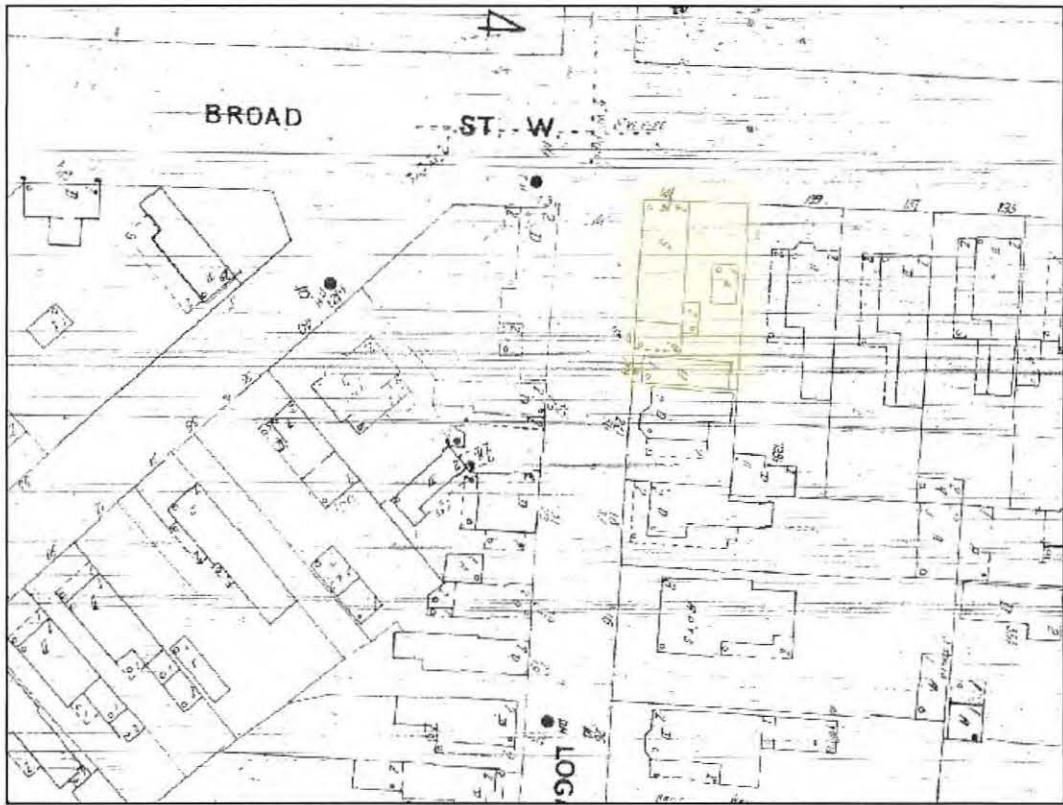


Figure 23: 1955 Sanborn Map of Charleston, South Carolina. South Carolina Room.
Charleston County Public Library, Charleston, SC.

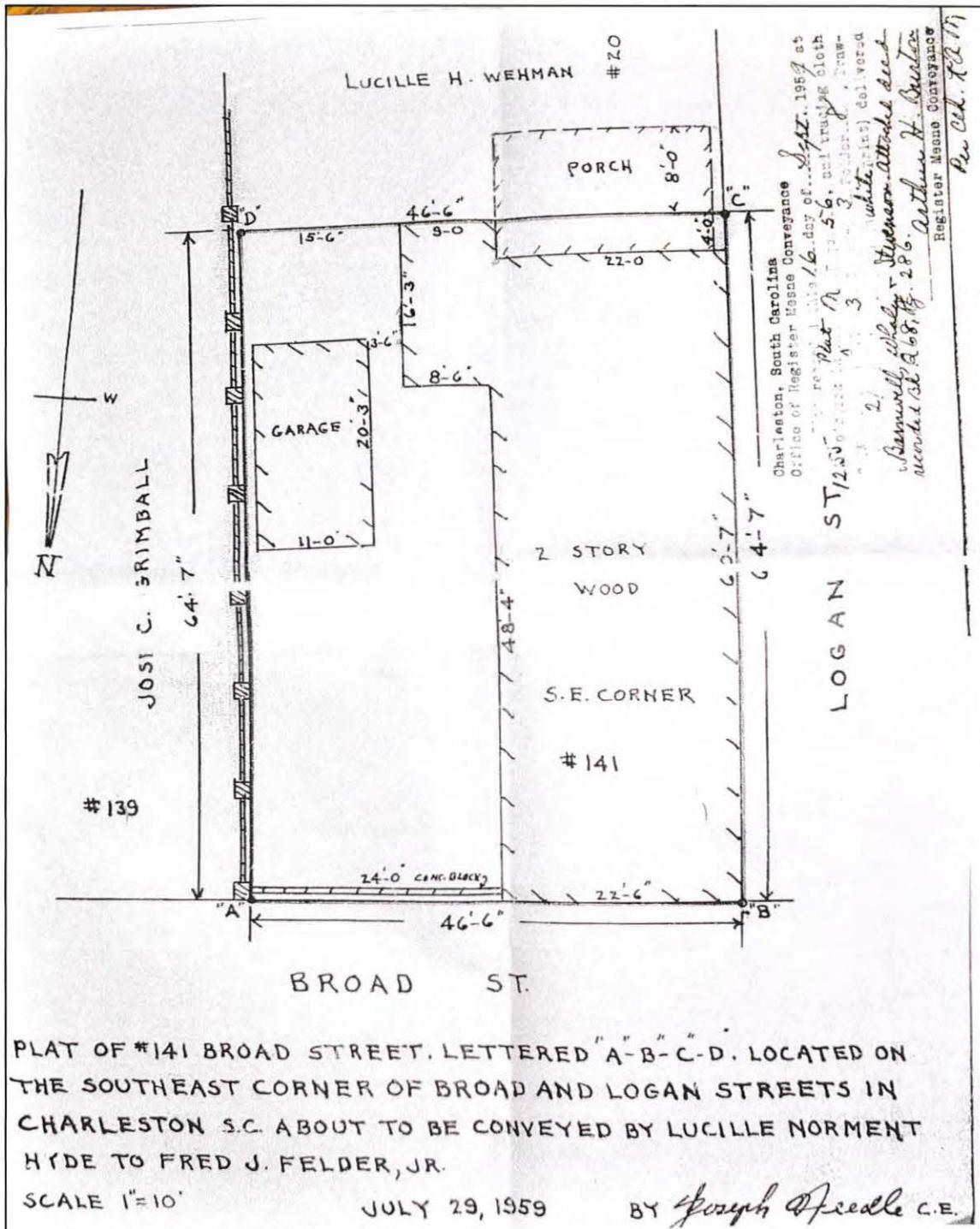


Figure 24: A Plat of 141 Broad Street dated July 29, 2959. Charleston Department of Planning and Urban Development. Charleston, SC.



Figure 25: Lakeside Pharmacy Advertisement *The News and Courier*. December 4, 1959.

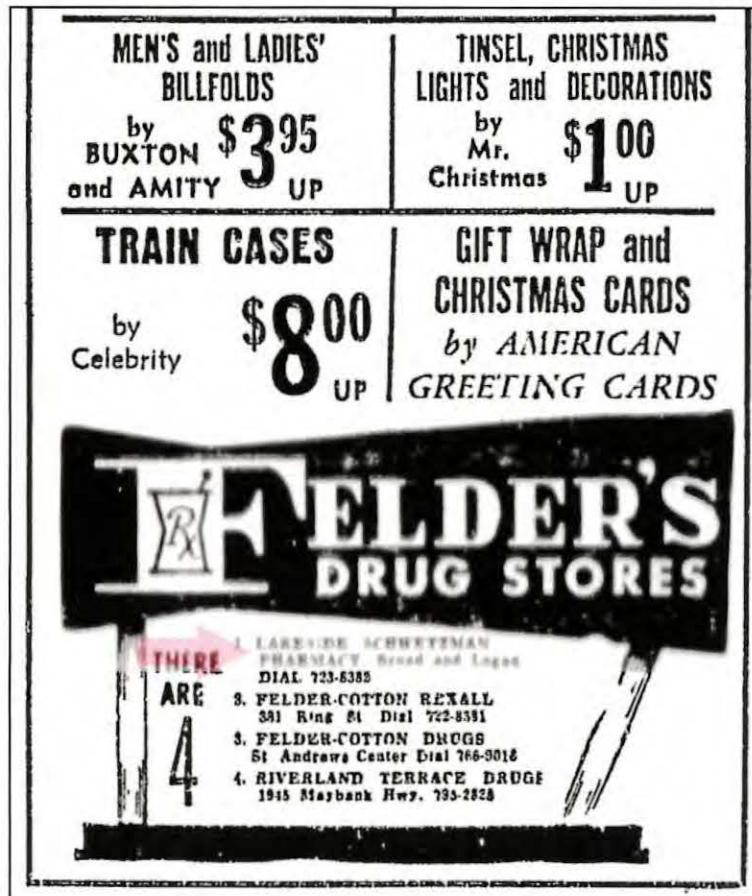


Figure 26: Lakeside Pharmacy Advertisement *The News and Courier*. December 15, 1968.

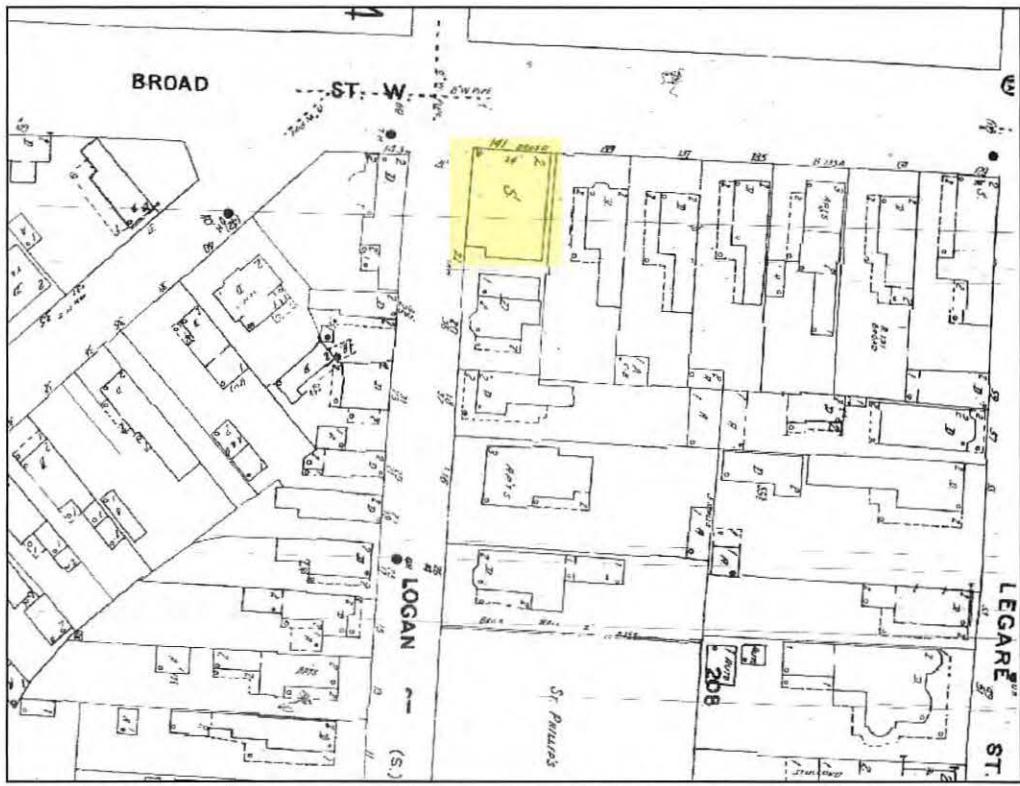
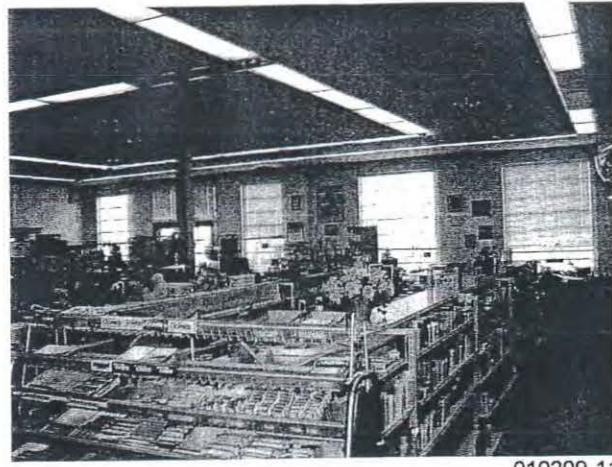


Figure 27: 1967 Sanborn Map of Charleston, South Carolina. South Carolina Room. Charleston County Public Library, Charleston, SC.



Figure 28: 141 Broad 1964 Carolopolis Award. Photo by author, 2011.

Existing Store Interior



Lakeside-Schwettmann Drugs - 141 Broad Street

Figure 29: Interior of Lakeside-Schwettmann Drugs. 141 Broad Street, 4/3/2001.
Department of Planning and Urban Development, Charleston, SC.



147 KING STREET • POST OFFICE BOX 521 • CHARLESTON SOUTH CAROLINA 29402

POSITION STATEMENT
BOARD OF ZONING APPEALS - ZONING
July 5, 2005

141 Broad Street

TMS No. 457-12-04-001

The Preservation Society of Charleston appreciates the opportunity to speak before the Board of Zoning Appeals - Zoning concerning 141 Broad Street. The Society's Planning and Zoning Committee has reviewed this request for a use variance to allow the establishment of two dwelling units (duplex) with 1,527 sq.ft. of lot area per dwelling unit; and a special exception to allow two units (duplex) without off-street parking spaces. The Society represents over 1,800 residents of Charleston and the Lowcountry who are concerned about the future of Charleston's historic district.

The Society has consistently been opposed to any use variance that changes a historic commercial space into a residential space, particularly on the first floor. We do not believe that any "extraordinary or exceptional circumstances" exist in this case to justify granting a use variance.

We would ask the Board to deny this request for a use variance. Thank you for considering our position in this matter.

Contact:

Robert Gurley
Assistant Director

(843) 722-4630

—FOUNDED 1920—

FAX (843) 723-4381

preserve@preservationsociety.org

Figure 30: "Position Statement, Board of Zoning Appeals." Gurley, Robert. Preservation Society of Charleston, South Carolina. 2005. 141 Broad Street Appeal. Department of Planning and Urban Development, Charleston SC.



Figure 31: "Lakeside-Schwettman" sign still remains over the front door.
Photograph by author, 2011.

Date	Book & Page	Grantor	Grantee	Type	Lot Size	Comments
11/25/07	0033-777	Fred J. Jr Felder	Genevieve S. Felder	Conveyance	46'6"x64'7"	\$9
9/16/59	Q68, 286	Lucille Norment Hyde	Fred J. Jr Felder	Conveyance	46'6"x64'7"	"must remove portion of porch that extends to grantor's lands in 60 days"
11/29/09	S25, 64	Grover Cleveland Heidt	Joseph Bell Jr Hyde	Conveyance	46'6"x131'2"	\$9,000
12/4/05	N24, 353	Sophia C. Heidt	Grover Cleveland Heidt	Conveyance	46'6"x131'2"	"store and residence"
6/9/1876	S16, 374	John F Townsend as trustee	Sophia C. Heidt	Conveyance	46'6"x131'2"	
7/27/1875	T16, 207	John F Townsend as trustee	Sophia C. Heidt	Mortgage	46'6"x131'2"	
12/21/1845	T11, 83	Mary Ann & Sarah Seabrook	George Washington Seabrook as trustee	Will/Conveyance	136'x145'	"dwelling house and other buildings thereon and all furniture and household goods;" appoints John F. Townsend as trustee in book T11, 390
7/10/1837	D11, 242	William & Mary Cruikshanks	Mary Ann & Sarah Seabrook	Conveyance	140'x130'	\$5,600
4/1/1801	C8, 58	Charles Stewart	William & Mary Cruikshanks	Conveyance	35'x130'	"570 pounds current and lawful money"
3/28/1798	U6, 324	William Logan Junior	Charles Stewart	Conveyance	35'x130'	"230 pounds"

"141 Chain of Title." Researched by the author.



141 Broad Parcel Map with 2009 building overlay showing the contrasting roof types of the 1870-81 building (east) to the 1959-1968 addition (west).

<http://ccgisweb.charlestoncounty.org/website/Charleston/viewer.htm>. 2011



141 Broad Parcel Map without building overlay.

<http://ccgisweb.charlestoncounty.org/website/Charleston/viewer.htm>. 2011