



Napier's Range
No. 35 Prioleau Street, c. 1820
 Charleston, SC

The Project Area is defined by the bounds of Charleston County Tax Parcel #4580902007 and today, is formally known as No. 35 Prioleau Street in downtown Charleston (see attached parcel map). Built as one large structure on the west side of Prioleau Street between Cordes and Gendron Streets, No. 35 Prioleau Street was historically known as Napier's Range (antebellum period), No. 5-7 Prioleau Street (post Civil War to World War II era) and No. 35-37 Prioleau Street (post World War II).

Today, No. 35 Prioleau Street is a unique example of a rehabilitated nineteenth-century commercial structure and is representative of the antebellum warehouses that historically lined Charleston's Cooper River wharves. Although the roofline of the Project Area has changed significantly since its construction, the exterior has retained its original character through the preservation of all fenestration and the overall footprint. At the interior, much of the original floorplan, especially at the first floor, has also been retained as four distinct storefront spaces and two rear warehouses are still palpable. Although most of the original brick infrastructure and framing has been covered with drywall and drop ceilings in the 1960s, it is likely that most, if not all, of the historic building material survives.

GENERAL HISTORIC TIMELINE

1813: The Project Area was defined by undeveloped marsh that fronted Prioleau's Wharf, owned by wealthy Huguenot merchant Samuel Prioleau (1742-1813). Prioleau also operated a large mercantile and storage complex known as Prioleau Range at today's No. 154-162 East Bay Street.¹

1816: A plat for Prioleau's Wharf documented the proposed plan for the infill on dockside marshes and the establishment of new streets, ultimately known as Prioleau, Gendron and Cordes Streets (Figure 1).

Gendron and Cordes were both ancestral names associated with the family of Samuel Prioleau's wife Catherine Cordes Prioleau (1745-1832).

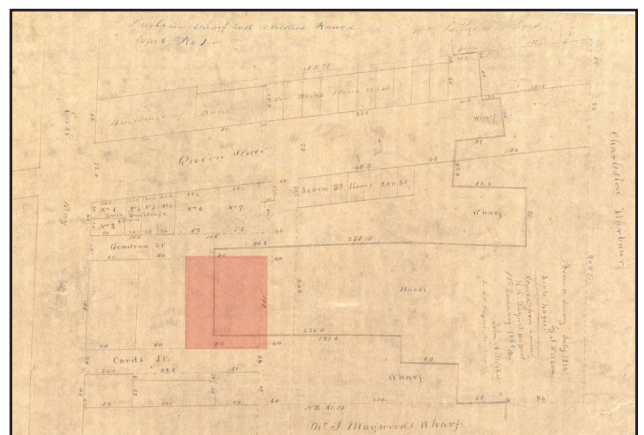


Figure 1: 1816 plat of Prioleau's Wharf, with the Project Area denoted (McCrady Plat 3331, Charleston County Register of Deeds)

1818: The Project Area was advertised for sale as four empty lots on Prioleau's Wharf, each measuring about 54' feet and "fronting on two streets," as the part of the estate of Samuel Prioleau.² This confirms that the marshland

¹ Poston, Jonathan. *Buildings of Charleston*. Columbia: University of South Carolina Press, 1997. 112.

² "Valuable Real Property for Sale," 1818 February 5, *City Gazette*, Charleston, SC.

along the wharf was infilled by this time to create additional building lots and Prioleau Street in front of the Project Area was established in anticipation of the construction of new mercantile warehouses along the wharf. At this time, the only structures along Prioleau's Wharf were stores "in and adjoining Vendue Range."³

The Project Area was improved with the current structure between 1818 and 1820.

1820: The Project Area was advertised for sale as "four new stores... commanding a beautiful view of the Cooper River" and bounding Prioleau, Cordes and Gendron Streets. Each store measured 27' wide and 51' deep, confirming that the current one-story rear addition was not erected by this time and in turn, not part of the original construction (Figure 2). Each contained a wheel "by which goods can be hoisted at each side" and a well-hole centered on the floor for "hoisting inside." The three-story brick building contained window and door sills of stone and was designed so that two or more of the stores could be used by one occupant.⁴

1821: The Project Area was sold to Scottish commission merchant and "vendue master" Thomas Napier (1777-1860), who acquired significant commercial property on the waterfront through his mercantile firm Thomas Napier & Company.⁵

The Project Area was part of "Napier's Range," a strip of warehouses and stores that stretched from Vendue Range to the Project Area and was rented to various merchants. The northern half of the structure, for example, was first occupied by the mercantile firm Nicolson & Holmes, while the rear was used as a store by Napier and his factorage Napier, Rapelye & Bennett, which specialized in the sale of property and imported goods.⁶

The Project Area remained part of "Napier's Range" for the next fifty years.

1833: The Project Area was described as measuring 108' on Prioleau Street and in depth 86', confirming that the one-story warehouses were erected to the rear by this time. There was also a twelve-foot-wide alley to the rear of the entire structure that led from Gendron and Cordes Streets and serviced stores on East Bay Street (see Figure 3).⁷ This area is now consumed by a parking lot.

1840s-

1860s: The Project Area was occupied by storefronts associated with the hay and grain store of merchant George Kinloch, cotton firm Jones & Smith and commission mercantile firm Tristram Tupper & Son.⁸

1866: After Napier's death, the Project Area was subdivided in half and sold to current occupants. The northern half was sold to lawyer Frederick Tupper (1836-1912), who with his father Tristan (1779-1865) operated a

To close a concern—Valuable Real Property.
By Napier, Rapelye & Bennett.
 On WEDNESDAY, the 4th October, will be peremptorily sold on the spot, precisely at 11 o'clock,
The Four NEW STORES,
On Gibbs & Harper's Wharf,
 With all the Land attached to them, which will be pointed out at the time of sale. These Stores front on Prioleau-street, commanding a beautiful view of Cooper River, and Harbour of Charleston, on the north end Gendron, and on their south end Cord-streets pass. To the South they front on a Square the most central and suitable for Business, into which Square the Land attached to each Store, runs 51 feet deep, by 27½ feet wide, more or less; the Vendue Stores form one side of said Square, and the Square itself, would make one of the best situations for the Vendue Business.
 The Stores are built of Brick; Window and Door Sills of Stone, and three stories high, 45 feet deep by 27½ feet wide, more or less; and every part of the work done in the most faithful and substantial manner—in each Store there is a wheel—feet in diameter, by which Goods can be hoisted at each side—also a well-hole in the centre of the Store, for hoisting inside. The Stores are so built that two or more of them may be connected and made as one. The above Property is sold without the least reserve, to close a concern.

Figure 2: 1820 September 29, *City Gazette* Charleston, SC.

³ "Prioleau's Wharf for Sale," 1818 January 22, *Charleston Courier*, Charleston, SC.

⁴ "The Four New Stores," 1820 October 9, *City Gazette*, Charleston, SC.

⁵ Charleston County Register of Deeds. Deed Book I9, page 32. Charleston, SC.

⁶ "Nicolson & Holmes," 1821 April 10, *City Gazette*, Charleston, SC.

⁷ "For sale," 1833 January 14, *Charleston Courier*, Charleston, SC.

⁸ "To rent," 1852 November 10, *Charleston Courier*, Charleston, SC; "For New York," 1840 January 3, *Charleston Courier*, Charleston, SC; City of Charleston Directory, 1841, Charleston County Public Library, Charleston SC; 1861 City of Charleston Census;

"Alum Salt," 1843 June 29, *Charleston Courier*, Charleston, SC; "Hay," 1843 June 23, *Charleston Courier*, Charleston, SC.

firm in the range for many years.⁹ The southern half was sold to banker and merchant William Burroughs Smith (1815-1892), who was a partner in the firm Jones & Smith. He immediately began to advertise salt, corn and trans-Atlantic freight passage from Napier's Range under his new firm William B. Smith & Co.¹⁰

1875: The northern half was sold to mercantile firm Dargan and McCall, owned by J. Gregg Dargan and Louis O. McCall and specializing in cotton and naval stores.¹¹

1877: The northern half was sold from Dargan and McCall to commission wholesale grocer F.W. Wagener.¹² Wagener was the owner of F.W. Wagener & Co., a wholesale grocery on East Bay Street, but also specialized in cotton and naval stores.¹³ The southern half remained occupied by cotton factorage and mercantile firm William B. Smith & Co.¹⁴ Much of the rear warehouse was used for cotton storage.¹⁵

1881: Wagener sold the northern half (No. 7 Prioleau Street) to merchant Isaac V. Bardin, owner of mercantile firm Bardin, Pittman & Co.¹⁶ Bardin also specialized in cotton and naval stores, using the structure as storage and a storefront.

1884: The Project Area was recorded as No. 5-11 Prioleau Street and consisted of a three-story main block with one-story rear warehouses that served as cotton and naval store storage for Bardin's new firm Bardin & Murdoch.¹⁷ Each half contained an office and additional storage, occupied by a series of cotton factorage and mercantile firms, including William B. Smith & Co.¹⁸ (Figure 3).

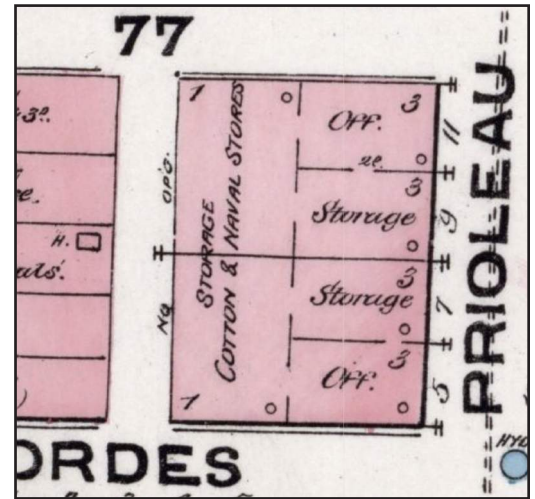


Figure 3: 1884 Sanborn Fire Insurance map (Charleston County Public Library)

1886: The Project Area was significantly damaged after the Great Earthquake of 1886 (Figure 4). Photographs confirm that much of the brick within the southern half (No. 5 Prioleau Street) was relaid following the event. The roof and portions of the third story within the northern half (No. 7 Prioleau Street) also appear to be gone at the north corner along Gendron Street.

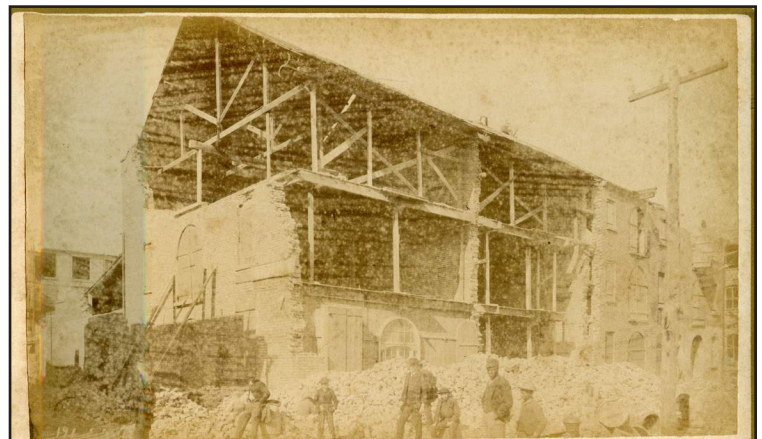


Figure 4: 1886 photograph of the Project Area looking northwest from Prioleau Street (Charleston Museum)

1888: The Project Area was recorded as No. 5-7 Prioleau Street (Figure 5). The northern

⁹ Charleston County Register of Deeds. Deed Book A15, page 11. Charleston, SC.

¹⁰ "Corn," 1867 March 21, *Charleston Courier*, Charleston, SC; "For Liverpool," 1867 April 1, *Charleston Courier*, Charleston, SC.

¹¹ Charleston County Register of Deeds. Deed Book V16, page 203. Charleston, SC; "Partnership Notice," 1875 March 29, *News & Courier*, Charleston, SC.

¹² Charleston County Register of Deeds. Deed Book J17, page 130. Charleston, SC.

¹³ City of Charleston Directory, 1877, Charleston County Public Library, Charleston SC.

¹⁴ City of Charleston Directory, 1877, Charleston County Public Library, Charleston SC.

¹⁵ "Decommissioned," 1877 January 5, *News & Courier*, Charleston, SC.

¹⁶ Charleston County Register of Deeds. Deed Book L18, page 156. Charleston, SC; City of Charleston Directory, 1881, Charleston County Public Library, Charleston SC.

¹⁷ City of Charleston Directory, 1884, Charleston County Public Library, Charleston SC.

¹⁸ City of Charleston Directory, 1884, Charleston County Public Library, Charleston SC.

half (No. 7 Prioleau Street) had diminished to two stories and capped with a flat roof after the earthquake. A one-story warehouse spanned the rear of the entire structure and remained as cotton and naval store storage for Bardin & Murdoch.¹⁹ An empty storefront and office occupied the southern half (No. 5 Prioleau Street) while a cotton broker's office and a warehouse occupied the northern half (No. 7 Prioleau Street). Each half was distinct, with no interior access between the northern and southern blocks. There was, however, interior access within each half.

1891: Smith sold the southern half (No. 5 Prioleau Street) for \$12,000 to Sheppard & Porcher, a company dealing in the sale of rice and coffee owned by Wilmot D. Porcher and John L. Sheppard.²⁰

1894: The Project Area was occupied by merchandise brokers A. Tobias & Sons and cotton factor John T. Conner, who both likely used the Project Area as an auction house and for inventory storage.²¹

1902: The southern half (No. 5 Prioleau Street) was recorded as a three-story rice warehouse under the operation of Porcher that consumed both the original storefront and rear storage.²² The northern half (No. 7 Prioleau Street) served as a two-story cotton warehouse and office under the operation of cotton factor James Marsh Seignious (Figure 6).²³

1910: After Bardin's death, the northern half (No. 7 Prioleau Street) was sold to Panama Real Estate.²⁴ Panama Real Estate immediately sold the parcel to German wholesale grocer Ernest "Fred" Weiters, Sr. for \$3,275.²⁵ At the time of the sale, the parcel was occupied by an iron brokerage. The southern half, however, was vacant.²⁶

1920s: The southern half (No. 5 Prioleau Street) served as a hay, grain, flour and meat warehouse and store.²⁷ The northern half (No. 7 Prioleau Street) remained undocumented in city directories and newspapers, but most likely served as a warehouse for E.F.A. Weiters & Sons, an East Bay whole-

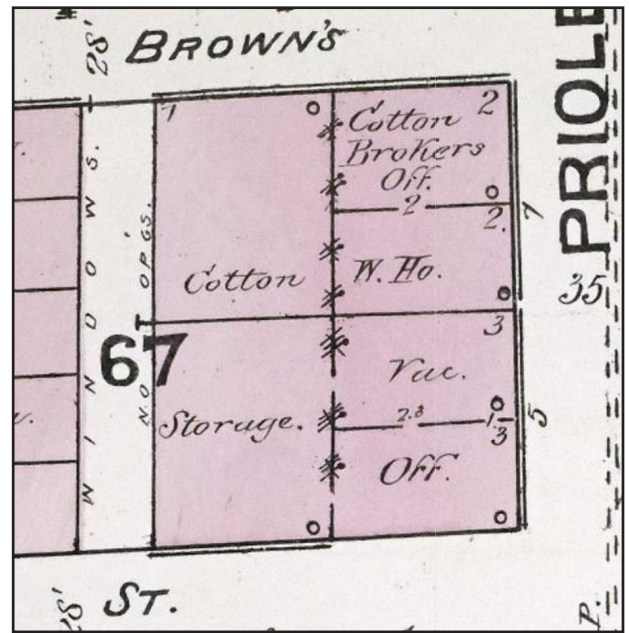


Figure 5: 1888 Sanborn Fire Insurance map (Charleston County Public Library)

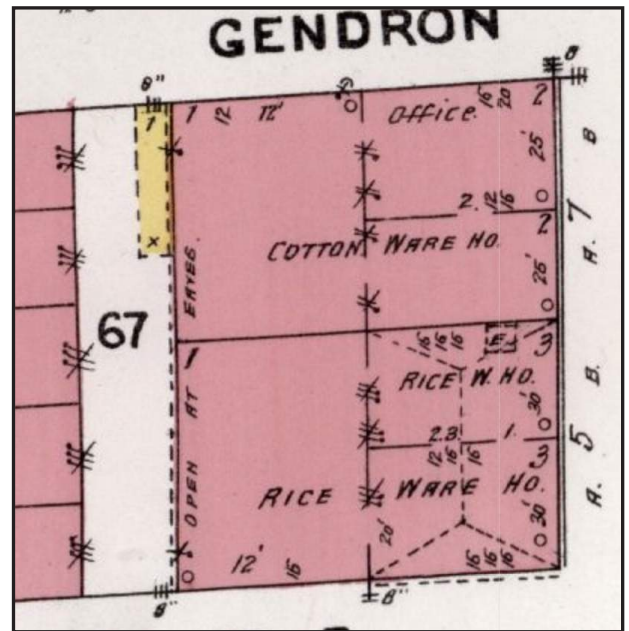


Figure 6: 1902 Sanborn Fire Insurance map (Charleston County Public Library)

¹⁹ City of Charleston Directory, 1888, Charleston County Public Library, Charleston SC.

²⁰ Charleston County Register of Deeds. Deed Book H21, page 100. Charleston, SC; "J. L. Sheppard," September 13, 1894, *News & Courier*, Charleston, SC; City of Charleston Directory, 1891, Charleston County Public Library, Charleston SC.

²¹ Charleston County Register of Deeds. Deed Book R21, page 648. Charleston, SC; City of Charleston Directory, 1894 Charleston County Public Library, Charleston SC.

²² City of Charleston Directory, 1902, Charleston County Public Library, Charleston SC.

²³ City of Charleston Directory, 1902, Charleston County Public Library, Charleston SC.

²⁴ Charleston County Register of Deeds. Deed Book U29, page 392. Charleston, SC

²⁵ "Commissions," 1910 March 8, *News & Courier*, Charleston, SC; Charleston County Register of Deeds. Deed Book T25, page 42. Charleston, SC

²⁶ City of Charleston Directory, 1910, Charleston County Public Library, Charleston SC.

²⁷ "H. Viohl," 1921 January 30, *News & Courier*, Charleston, SC.

sale grocery owned by Weiters.²⁸

1935: After Porcher's death, the southern half (No. 5 Prioleau Street) was vacant and sold to commercial merchant Donald J. Easterlin for \$3,100.²⁹ The northern half (No. 7 Prioleau Street) was occupied by Dantzler & Co., which specialized in wholesale hay, grain and feed.³⁰

1938: E. F. A. Weiters & Sons sold the northern half (No. 7 Prioleau Street) to Gertrude Kahn for \$1,500.³¹ Kahn was the wife of Morris B. Kahn, who used the parcel as a warehouse for his company Palmetto Coffee Company.³²

1941: Easterlin sold the southern half (No. 5 Prioleau Street) for \$5,000 to Ida Sokol.³³ Sokol was the wife of Morris Sokol, who eventually used the parcel as a furniture warehouse for his King Street store Morris Sokol Furniture (Figure 7).³⁴

1944: The southern half (No. 5 Prioleau Street) was recorded as a three-story grocery and sugar warehouse. The northern half (No. 7 Prioleau Street) served as a two-story warehouse used for coffee roasting (Figure 8).

1952: The warehouse of Palmetto Coffee Company within the northern half (No. 7 Prioleau Street) experienced a large fire that started at the first floor and traveled to the roof.³⁵ The extent of the damage is unknown.

1955: The southern half (No. 5 Prioleau Street) was recorded as a three-story furniture warehouse operated by Sokol. The northern half (No. 7 Prioleau Street) served as the two-story coffee warehouse of Palmetto Coffee Company (Figure 9).

1965: Kahn and the Palmetto Coffee Company sold the northern half (then known as No. 37 Prioleau Street) to the Colony House in exchange for No. 215 and 215 ½ Meeting Street and \$1,500.³⁶ The Colony House was a restaurant located on Vendue Range and was part of the Sergeant Incorporation. The Colony House also purchased the southern half (No. 5 Prioleau Street) from Sokol that same year, as restaurant owner William Snipes intended to move the restaurant from Vendue Range into the Project Area (Figure 10).³⁷

1967: Snipes requested to remove the gable roof from the southern half (No. 5 Prioleau Street) but was met with



Figure 7: 1940s aerial of Charleston, with the Project Area denoted (U.S. Army Aerials, National Archives)

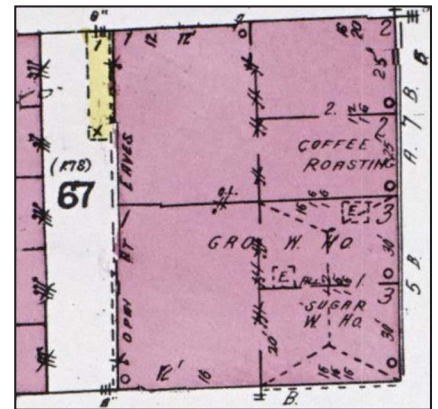


Figure 8: 1944 Sanborn Fire Insurance map (Charleston County Public Library)

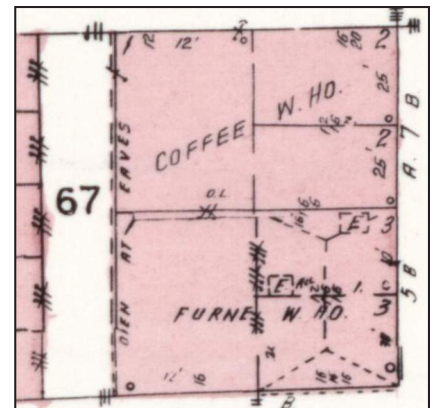


Figure 9: 1955 Sanborn Fire Insurance map (Charleston County Public Library)

²⁸ City of Charleston Directory, 1930, Charleston County Public Library, Charleston SC.

²⁹ "Realty Transfers," 1935 December 15, *News & Courier*, Charleston, SC.

³⁰ City of Charleston Directory, 1934, Charleston County Public Library, Charleston SC.

³¹ Charleston County Register of Deeds. Deed Book O40, page 25. Charleston, SC

³² City of Charleston Directory, 1930, Charleston County Public Library, Charleston SC.

³³ "Realty Transfers," 1941 September 25, *Evening Post*, Charleston, SC.

³⁴ City of Charleston Directory, 1930, Charleston County Public Library, Charleston SC.

³⁵ "Fire Damages Palmetto Coffee Company Plant," 1952 July 31, *Evening Post*, Charleston, SC.

³⁶ Charleston County Register of Deeds. Deed Book A83, page 300. Charleston, SC.

³⁷ "Action Delayed on Request to Demolish Two Buildings," 1967 August 31, *News & Courier*, Charleston, SC; Charleston County Register of Deeds. Deed Book H82, page 264. Charleston, SC

opposition from the Preservation Society of Charleston, who claimed the warehouse was “the only one left of that period in the city” and the roof was “what makes the building unique.”³⁸

1968: Snipes told the *News & Courier* that during the Project Area’s renovation into a restaurant all outer walls of the warehouse remained but “with new decor that will place greater emphasis on the old Charleston atmosphere.”³⁹ The classically inspired woodwork at the second floor is likely evidence of this design intent as well as the dog-tooth cornice along the entire Project Area at the main Prioleau Street façade.

The architect for the project was Earl Halsall von Glahn.⁴⁰

1969: The building contained three dining rooms on the first floor and two banquet rooms on the second floor with a dining area and an interior balcony overlooking the main restaurant. Business offices and a terrace occupied the third floor.

The structure contained Tiffany lead fixtures, wood-paneled walls, wall-to-wall carpeting and accents of green, gold, red and black.⁴¹ The floors were reconstructed in steel and concrete. All brick archways and walls that separated the four interior spaces were “painstakingly” repointed and restored while the heart pine truss system was exposed with a natural finish.

Von Glahn reported that the third floor within the southern half was structurally unsound and had to be rebuilt. At that time, the original gable roof was removed and a flat roof was added as “a more pleasing arrangement from an architectural standpoint.”⁴²

According to the *News & Courier*, the renovation was an “example of the Charleston style of preservation,” highlighting the preservation of the original tie-beams, arches and brick.⁴³

1970: The Preservation Society of Charleston called the building’s rehabilitation an “excellent example of what the past can mean to the present” (Figure 11-12).⁴⁴

1977: Interior renovations were completed.⁴⁵ This included the installation of skylights on the roof within the former rear warehouse space and improvements to a second-floor “roof trellis” at the northern

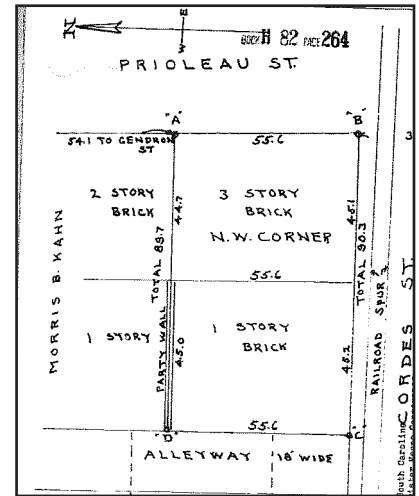


Figure 10: 1965 plat of the southern half (Plat Book S, pg. 82, Charleston County Register of Deeds)

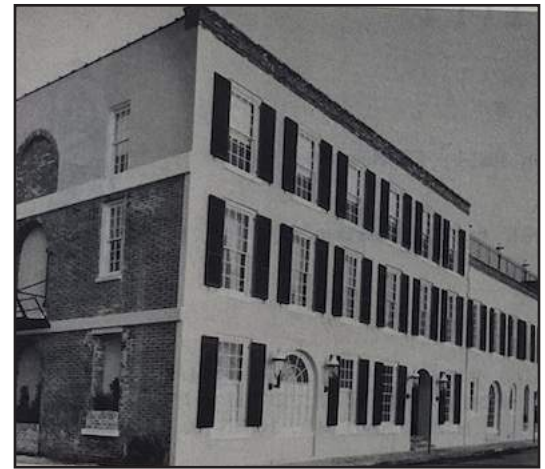


Figure 11: 1970 photograph of the Project Area (Preservation Society of Charleston)

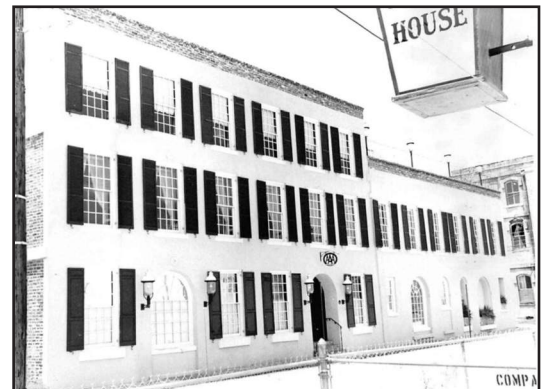


Figure 12: 1972 photograph of the Project Area (South Carolina Dept. of Archives and History)

38 “Action Delayed on Request to Demolish Two Buildings,” 1967 August 31, *News & Courier*, Charleston, SC; “Dwelling,” 1967 September 29, *News & Courier*, Charleston, SC.

39 “Colony House to Move to New Location,” 1968 November 13, *News & Courier*, Charleston, SC.

40 “Colony House to Relocate in Warehouse,” 1968 November 13, *News & Courier*, Charleston, SC.

41 “Colony House Restaurant,” 1970 January. *Preservation Progress*. Preservation Society of Charleston, Charleston, SC.

42 “Colony House Restaurant,” 1970 January. *Preservation Progress*. Preservation Society of Charleston, Charleston, SC.

43 “New Restaurant Called ‘Exciting,’” 1969 August 28, *News & Courier*, Charleston, SC.

44 “Colony House Restaurant,” 1970 January. *Preservation Progress*. Preservation Society of Charleston, Charleston, SC.

45 Permit #3958, 1977 December 29. 35-37 Prioleau Street. City of Charleston Records Management. Charleston, SC.

half (Figure 13).⁴⁶

1989: Dick Elliott, future owner of Southern Maverick Kitchens, purchased the Colony House and added additional skylights to the rear spaces.⁴⁷

1990: The Colony House kitchen was remodeled and other non-structural changes were made (Figure 14).⁴⁸

1993: Elliott closed the Colony House restaurant and opened Slightly North of Broad on East Bay Street.⁴⁹ The Project Area was sold to Franz X. Meier, part of the Colony House ownership group.⁵⁰

1994: The Project Area became known as the Harbor Club, owned by Club Corporation, and interior, non-structural renovations were made (Figure 15).⁵¹ Boarded windows within the northern half at the front elevation were opened and new sash installed.⁵²

A window was converted into a door along Cordes Street and fronted with a handicap ramp.⁵³

2001: The rooftop above the northern half was renovated to its current appearance.⁵⁴

2010: Black tile at the exterior of the entrance was removed and bluestone was installed.⁵⁵



Figure 13: undated postcard images of the Colony House restaurant (City of Charleston Records Management)



Figure 14: 1990s photograph of the Colony House restaurant (City of Charleston Board of Architectural Review)

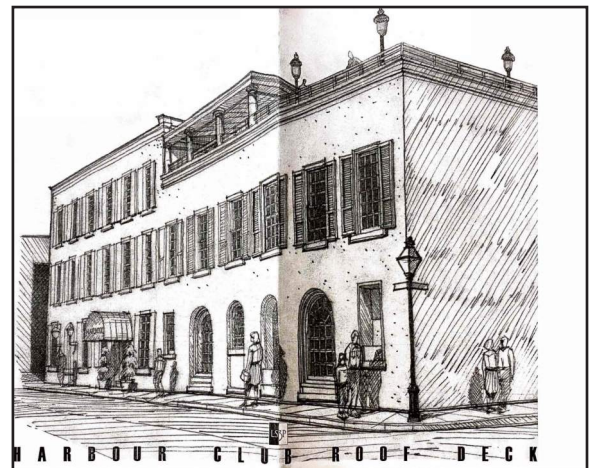


Figure 15: 1990s rendering of the Harbor Club (City of Charleston Board of Architectural Review)

46 Permit #184-13-31, 1978 April 13. 35 Prioleau Street. City of Charleston Board of Architectural Review.

47 "Colony," 1993 November 29, *Post & Courier*, Charleston, SC.

48 Permit #D19997, 1990 January 3. 35-37 Prioleau Street. City of Charleston Records Management. Charleston, SC.

49 "Colony," 1993 November 29, *Post & Courier*, Charleston, SC.

50 Charleston County Register of Deeds. Deed Book X236, page 173. Charleston, SC.

51 Permit #D41190, 1994 February 1. 35-37 Prioleau Street. City of Charleston Records Management. Charleston, SC.

52 Unknown Permit #, 1994 March 9. 35 Prioleau Street. City of Charleston Board of Architectural Review.

53 Permit #D57304, 1997 December 8. 35-37 Prioleau Street. City of Charleston Records Management. Charleston, SC.

54 "Up on the Roof," 2001 March 29, *Post & Courier*, Charleston, SC.

55 Unknown Permit #. 2010 January 25. 35 Prioleau Street. City of Charleston Board of Architectural Review.



Charleston County SC

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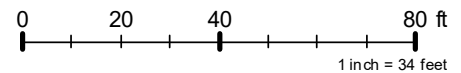
No. 35 Prioleau Street

OWNER1: PRIOLEAU ENTERPRISES LLC

PLAT BOOK PAGE: S-82

DEED BOOK PAGE: J535-299

Jurisdiction: CITY OF CHARLESTON



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