

90 BROAD STREET  
(Commercial Building)  
90 Broad Street  
Charleston  
Charleston County  
South Carolina

HABS No. SC-656

HABS  
SC  
10-CHAR,  
344-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey  
National Park Service  
Post Office Box 37127  
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## HISTORIC AMERICAN BUILDINGS SURVEY

90 BROAD STREET (Commercial Building)

HABS No. SC-656

- Location: 90 Broad Street, Charleston, Charleston County, South Carolina. Located in the block between the west alley of Court House Square and King Street, the two-part building faces south toward Broad Street.
- Present Owner: County of Charleston, Charleston, South Carolina.
- Present Use: Vacant.
- Significance: 90 Broad Street is a two-part building, with each part featuring its own facade. The western part is a large, three-story brick building, while the eastern section is a small, three-story frame infill building. The two sections are a good example of late-nineteenth-century Italianate commercial architecture—at least based on the appearance of their facades. The facades are known to date to 1886, because in that year an earthquake hit Charleston and caused the facade of the western section to fall into the street (the eastern section, apparently not damaged, was given a new facade at this time). The new facades were built according to one of the popular commercial styles of the day. The two-part building behind the 1886 facades, then, is known to predate the late nineteenth century. Some sources indicate that it may have been built in ca. 1793, while other sources point to the early 1800s or even the middle 1800s as the time of construction. Despite the questions surrounding its origins, 90 Broad Street is a contributing building in its block, helping to maintain the scale and continuity of the north side of Broad Street. The upper stories of the two facades have remained true to their original design, but the storefronts and interiors have been dramatically altered during this century. 90 Broad Street abuts the west side of the Old Jewish Orphanage (HABS No. SC-13-15) and is directly tied to the building by three passages and by use of the west wall as a support for floor and roof framing members.

At the time of the Civil War, 90 Broad Street housed a doctor's office and residence. After the war, the building contained a grocery and liquor store. In the twentieth century, the building housed apartments, doctors' offices, a residence, and a garage. In 1904, the building was the site of the first meeting of the Pi Kappa Phi fraternity. The building survives as a tangible piece of Charleston history, one of countless locations throughout the city where the activities and services of everyday life were performed. 90 Broad Street is listed in the city's Old and Historic District and has a Category III rating of "significant."

(Note: This report adheres to the American Antiquities system of referencing sources. A list of referenced sources is located in Part III.)

## PART I. HISTORICAL INFORMATION

### A. Physical History:

1. Date of erection: At least 1852 and perhaps as early as ca. 1793. Dating the construction of 90 Broad Street is difficult due to extensive modifications to both the interior and exterior and due to the lack of strong documentary evidence. A former resident has noted that the building may have been built in 1793 (Reynolds 1996). A plaque on the exterior of the building indicates that the building was constructed in ca. 1794. The property was owned by David Ramsay and occupied by William Lee in 1793 (Charleston County Register of Mesne Conveyance [RMC] 1793: Deed Book [DB] K6:341). Lee probably rented a dwelling from Ramsay, whose own house occupied the adjacent lot in 1788. The plaque attributes the construction of the dwelling to Ann Mitchell. Research has indicated, however, that Mitchell may not have owned the property until the early 1800s (Charleston County RMC 1804: DB L7:147, Y10: 769). The plaque also notes that the facades date to ca. 1878 and were only repaired after the 1886 earthquake. This conflicts with the information supplied by the former resident, who states that the western facade fell into the street as a result of the earthquake and had to be replaced entirely; a new facade was attached to the eastern section of the building at the same time. Physical inspection of the existing roof framing indicates that it is similar to that observed in nearby 8 Court House Square (HABS No. SC-446), which was likely built between 1788 and 1794. Thus, a number of factors point to a possible construction date of ca. 1793, yet there still is no conclusive evidence that the present building is the ca. 1793 dwelling.

Evidence pointing to a construction date in the early 1800s includes the notation on the plaque that Mitchell constructed the building. Mitchell owned the property between ca. 1804 and 1817. Mitchell sold the property to Sarah O. Hear, who in turn sold the property in 1826 for \$3,500, a sum that suggests the property included some improvements (Charleston County RMC 1826: DB R9:419). The first map or plat to depict a building on the property was published in 1852 (Bridgens and Allen 1852). This long lapse in map coverage—from ca. 1793 to 1852—may be an indication that the ca. 1793 dwelling had been demolished early on and a new building constructed prior to 1852. Whether such a building was constructed by Mitchell, Hear, or any of the subsequent owners up to 1852 is unknown. It is known that B. C. Pressley purchased the property in 1846 at a sheriff's sale for \$70 and then sold it less than two years later for \$5,000 (Charleston County RMC 1846: DB Y11:549, 1847: DB V11:199). This would seem to indicate that Pressley built the building during his brief period of ownership. However, there is some evidence that Pressley may have assumed a debt associated with the property when he purchased it for \$70, and his sale price of \$5,000 may reflect the total cost to him of the debt plus the \$70 (and perhaps some profit).

The documentary evidence after 1852 points to a fairly continuous use of the building up until the present. The building appeared in the first Sanborn Fire Insurance Company map in 1884 and appeared in all of the company's maps

thereafter. In the final analysis, all that can be said with some degree of certainty is that the building dates to at least 1852 and perhaps earlier.

2. Architect: Not known.
3. Original and subsequent owners, occupants, uses: A deed search of the property back to 1817 was conducted during the current recordation project. References in the chain-of-title are to deeds in the Charleston County Register of Mesne Conveyance. Wills are located at the Charleston County Probate Court in North Charleston. Information on occupants other than the owners is limited; what little information is available has been included. Where known, use information has also been included.

90 Broad Street is currently part of a large parcel owned by the County of Charleston. The parcel is bounded by Broad Street on the south, an existing county building and parking garage on the north, King Street on the west, and Court House Square on the east. The 90 Broad Street property was bought by the county in 1994. Adjacent lots were purchased in 1992 and 1994. The county has assembled the large parcel for the planned construction of a judicial complex. The property containing 90 Broad Street was originally part of lot number 315 of the Grand Modell of Charleston, surveyed in 1696 and granted in that year to Jacob Allen.

- 1817 Will, 1 March. Recorded in Book F, p. 115. Ann Mitchell to Sarah O. Hear.
- 1826 Deed, 13 April. Recorded in Book R9, p. 419. Sarah O. Hear to Thomas Smith Grimke.
- 1845 Deed, 15 January. Recorded in Book Y10, p. 769. Sarah D. Grimke, widow, to John H. Peters, attorney at law.
- 1846 Deed, 5 January. Recorded in Book Y11, p. 549. Robert Elfe, sheriff of City Court, by virtue of a writ of fieri facias issued by the City Court of Charleston, against John H. Peters, to B. C. Pressley, Esq.
- 1847 Deed, 21 September. Recorded in Book V11, p. 199. B. C. Pressley to Henry R. Frost, M.D.
- Occupant, use: P. C. Gaillard occupied the property in 1852 (Bridgens and Allen 1852). D. D. Sams, a physician, used the property as an office and/or a residence (Orrin-Lea & Company 1867).
- 1868 Quit Claim Deed, 17 October. Recorded in Book K15, p. 198. Henry R. Frost to Thomas Frost, Jr., Anna Frost, Eliza Frost, and Ellen Frost.
- 1870 Deed, 22 October. Recorded in Book O15, p. 577. Richard T. Walker and Anna Frost Walker, his wife, et al. to Simon Fogarty.

Occupant, use: By 1884, Fogarty was operating a grocery store in the west section of the building and a liquor store in the east section (Sanborn Map & Publishing Company 1884). In 1902, the building was noted to be vacant (Sanborn Map Company 1902).

- 1914 Will, admitted 24 June. Recorded in Book X, p. 580. Simon Fogarty to John Fogarty et al.

Occupant, use: Members of the Fogarty family lived in the building and rented apartments and space for doctors' offices. The ground floor was renovated in 1914 for Drs. Josiah E. Smith and Gustav Richards. The east section of the building held a garage with gas pumps (Sanborn Map Company 1932; Reynolds 1996; Charleston County RMC 1942: DB L43:421).

- 1942 Deed, 27 October. Recorded in Book L43, p. 421. Simon Fogarty et al. to J. C. Long.

Occupant, use: In the ca. 1950s, Long began to use a portion of the building for his own offices; he had acquired the adjoining Old Jewish Orphanage building (HABS No. SC-13-15) in 1931 and had been using it for his offices since that time. It appears that the garage in the east section of 90 Broad Street remained in place until as late as 1955. It also appears that the upper floors continued to be rented as offices and/or apartments (Sanborn Map Company 1944, 1955; physical inspection).

- 1975 Will, 3 July. Referenced in Book Z201, p. 748. J. C. Long to Albert S. Long et al., in trust.

Occupant, use: The building may have been used for offices and apartments even after Long's death. It appears that these usages may have continued up until the county's purchase of the building in 1994 (see below) (physical inspection).

- 1991 Deed, 22 April. Recorded in Book Z201, p. 748. Albert S. Long et al., trustees to Charles S. Way et al.

- 1991 Deed, 22 April. Recorded in Book Z201, p. 767. Charles S. Way et al. to Darby-Way Family Partnership, L.P.

- 1994 Deed, 15 December. Recorded in Book R250, p. 504. Darby-Way Family Partnership to County of Charleston.

4. Builder, contractor, suppliers: Not known.
5. Original plans and construction: No drawings or textual references have been discovered to date that denote or describe the original plan and construction of the building. What is known of the building's original form and appearance

is based exclusively on physical inspection and details gleaned from the 1884 Sanborn Fire Insurance Company map. Selective demolition of building fabric at the time of recordation was not possible.

Due to the replacement of the west facade and the installation of the east facade in 1886 as well as other renovations undertaken at that time and later, the original exterior of the building is no longer in place and/or visible. The interior has been dramatically altered, with the earliest visible finishes dating to the first few decades of the twentieth century. Many of the spaces evidence finishes installed as recently as the 1980s.

The form of the building as depicted in the 1884 Sanborn Fire Insurance Company map is likely the form of the original building (Sanborn Map & Publishing Company 1884). The west section is shown as a rectangle, with its short side to the street. The east section is shown as a smaller rectangle, also with its short side to the street, standing alone between the west section and the Old Jewish Orphanage (HABS No. SC-13-15). It is depicted as a porch. It is not known if the two parts were built at the same time or if one predates the other.

The only interior element that appears original is the roof framing of the west section. The framing makes use of mortise and tenon joints held together with wood pegs. It certainly predates the earthquake of 1886, since roof framing alterations made in the aftermath of the earthquake use nailed construction.

6. Alterations and additions:

The following is a list of the alterations and additions that can be dated with some degree of certainty based on physical inspection, review of maps, and personal communication with a former resident. The earliest known changes are those associated with the repairs undertaken in the aftermath of the 1886 earthquake.

Ca. 1886. The major alterations associated with the earthquake involved the replacement of the west facade, which fell into Broad Street, and the application of a new facade to the east section of the building. A ca. 1885 photograph of the old Court House and Court House Square offers an oblique view of the pre-earthquake facades of 90 Broad Street. Each facade appears to have a plain, flush surface. The west section has a pedimented parapet, which conceals the gable roof behind it. The east section has a flat or nearly flat roof. Because the loss occurred when it did, owner Simon Fogarty must have decided to rebuild in accordance with current architectural styles, which would have included Italianate, notable for its brackets and decorative window hoods. The new facade for the west section included a pressed metal cornice, which again concealed the gable roof behind it. The new cornice, however, did not repeat the earlier pedimented shape. The east section also received a pressed metal cornice as well as pressed metal decoration across the entire facade.

The new facades also included Italianate storefronts. Uncaptioned and undated photographs at the Preservation Society of Charleston, probably dating from the late nineteenth century or early twentieth century, depict the storefronts as they likely looked after the replacement of the facades in ca. 1886. The west section has double doors at the center, flanked by cast iron columns and large store windows divided into four lights each. Below the windows are single horizontal panels. The east section features an Italianate door, with two arched panels over two square panels. The rest of the storefront is taken up by a pair of wood gates with wood balusters in the upper sections.

A comparison of the 1884 and 1888 Sanborn maps reveals several plan changes that likely occurred in the aftermath of the earthquake. By 1888, the east section had been expanded so that it directly abutted the west section and the Old Jewish Orphanage (HABS No. SC-13-15). A three-story frame addition was built off the rear of the east section and made to extend behind the west section. This was done because rear portions of the west section apparently collapsed during the earthquake. The placement of this addition at the rear of the west section necessitated the extension of the west roof to cover the new section. It was decided to cover the section with a half-hip roof; the juncture of the gable framing with the later half-hip framing is still evident in the building's attic. The two-story dwelling to the rear of the west section was greatly expanded east and south, so that it now abutted the north wall of 90 Broad Street. A 1920 photograph at the Preservation Society of Charleston, taken from 8 Court House Square toward the rear of 90 Broad Street, illustrates this new arrangement of buildings. According to the Sanborn maps, this plan remained constant until sometime between 1944 and 1955 (see below).

The 1920 photograph also shows that the first floor of the east section of 90 Broad Street behind the gates was unfinished and open to the rear. This space was perhaps enclosed and finished as part of the work undertaken between 1944 and 1955 (see below).

Sources: South Carolina Historical Society ca. 1885; Reynolds 1996; Preservation Society of Charleston, 90 Broad Street, n.d.; Sanborn Map & Publishing Company 1884, 1888; Preservation Society of Charleston 1920; physical inspection.

Ca. 1910s–20s. It appears that members of the Fogarty family remodeled several rooms within the west section of 90 Broad Street at about this time. This is apparent because of surviving ca. 1910s–20s finishes and trim on the third floor. It has been noted already that the family remodeled the ground floor for doctors' offices in 1914, so it is likely that their remodeling efforts continued to the other floors of the building.

Sources: physical inspection; Reynolds 1996.

Ca. 1944–55. Sometime between 1944 and 1955, J. C. Long built a two-story, L-shaped addition onto the rear of the building, filling the remaining open space between the building and the Old Jewish Orphanage (HABS No. SC-13-15). A two-story frame walkway was also constructed between the rear of this new addition and the rear of 10 Court House Square to the north. The first-floor space of the east section may have been finished at this time.

Also during this period, it appears that Long began to remodel the second floor of the building to serve as his new offices. He chose the streamlined, modern look popular at the time to establish a grand entrance to his business at the second-floor of the east section. Stainless steel, opaque glass, and smooth surfaces with little or no trim were used to give the space an up-to-date look. The main entrance door was located at the end of an opaque glass curtain wall. Above in stainless steel letters was written "J. C. Long and Associates/Charles S. Way, Jr./Chief Operating Officer." Above this was an abstract clock face, also in stainless steel. The second- and third-floor front rooms in the east section were also remodeled but did not receive the same modern features. Walls were covered with wallboard and plain trim was applied. Floors were covered with vinyl-asbestos tile, and fluorescent light fixtures were hung from the ceilings. When the dwelling abutting the north side of the building was extended east (see below), it appears that Long expanded his offices into this new space as well as into others parts of 90 Broad. In the 1980s, some of the second-floor front spaces in the west section received new carpet and fabric wallpaper; paneled wainscoting was even applied in the southwest corner room.

Sources: Sanborn Map Company 1944, 1955; physical inspection.

1955–57. Sometime between 1955 and 1957, owner J. C. Long extended the former dwelling north of 90 Broad Street to the east and north, so that it incorporated the two-story addition at 90 Broad built between 1944 and 1955 and directly abutted the south wall of 8 Court House Square (HABS No. SC-446). This extension also necessitated the removal of the two-story walkway. The former dwelling was now as wide as 90 Broad Street. This was the second major expansion of the dwelling originally noted on the 1884 Sanborn map; as a result, it is not known how much of the original dwelling survives within the present building. The open space between 12 Court House Square and the north wall of the Old Jewish Orphanage (HABS No. SC-13-15) was infilled with a new building, 14 Court House Square, thereby completing the configuration of buildings in this area that survives to the present.

During this period, it appears that Long continued to expand his offices throughout both the first and second floors of the west section of 90 Broad Street as well as into the new spaces of the expanded dwelling to the north. The surviving flush paneling, flush doors, tile ceilings, and flat trim in these areas point to a period slightly later than that evidenced at the second floor of the east section, with its stainless steel and opaque glass finishes.

Sources: Charleston County RMC 1957: Plat Book L:86; Sanborn Map & Publishing Company 1884; physical inspection.

Post-1957. At an unknown date after the above-noted plat map was recorded, J. C. Long raised the two-story section of the building at the extreme northeast corner to three stories. This was done to provide a staircase up to a passage that could tie into the northwest corner of the third floor of the Old Jewish Orphanage (HABS No. SC-13-15). Because the floor-to-ceiling heights in the Old Jewish Orphanage building are greater than those in 90 Broad Street, the top of the staircase is actually at a fourth-floor level.

Source: physical inspection.

Ca. 1950s–60s. Physical inspection would seem to indicate that sometime during this period, J. C. Long altered the storefronts at 90 Broad Street. The alterations were likely undertaken in conjunction with the removal of the east entrance to the rathskeller in the Old Jewish Orphanage building (HABS No. SC-13-15) and the construction of a new entrance in the first floor of the east section of 90 Broad. It is not known if the enclosure and finishing of the first floor of the east section occurred prior to the creation of the new rathskeller entrance or if the entrance was installed as part of the original finish work in the space.

At the east storefront, the gates were removed and replaced with a multi-light window over a paneled base at the center and a recessed multi-light door with a transom at the east side. The small space in front of the recessed door is framed by the exterior wall of the Old Jewish Orphanage to the east (HABS No. SC-13-15) and by an extension of the central multi-light window and paneled base to the west. The Italianate door was removed and replaced with a multi-light door similar to the one installed at the east side. The transom was retained, although it is not known if the present configuration of the lights is original.

At the west storefront, the large window openings were reduced in size and replaced with single panes of glass with multi-light transoms above. Above the transoms, large pediments with top moldings were installed. The panels below each window were covered with plywood, and a large diamond was applied to the face of each board. The double doors and iron pilasters were retained. The space above the entrance was filled with a multi-light transom like those above the storefront windows and a board with the street address applied in raised numbers and letters. The original configuration of the space above the entrance is not known.

In the first floor of the east section, the walls were covered with sheets of thin paneling, the floors were carpeted, and a suspended acoustical tile ceiling with fluorescent lighting fixtures was installed. At the east wall, which is the west exterior wall of the Old Jewish Orphanage (HABS No. SC-13-15), the stucco was removed in order to expose the original brick. A section of wainscoting was applied to the wall, incorporating the same thin paneling

used on the other walls. This paneling was also used to cover the inner face of the storefront window base. The entrance to the rathskeller in the east wall was framed with a classically inspired surround, consisting of a pair of fluted pilasters supporting a thin architrave, a convex fascia, and a cornice with dentils and a heavy crown molding. A glass lamp light fixture was attached to the top of each pilaster. Decorative iron handrails were attached to the staircase walls leading down to the rathskeller. At the level of the east section, the rails originate in a spiral pattern atop a central square newel surrounded by squared balusters.

Sources: physical inspection; Preservation Society of Charleston, 90 Broad Street, n.d.

B. Historical Context:

The building is located on lot number 315 of the Grand Modell of Charleston surveyed in 1696 and granted in that year to Jacob Allen. The lot was part of the Dr. David Ramsay property in 1793. Ramsay lived in the house that still stands on the lot adjacent to 90 Broad Street and apparently rented a house and store on the east portion of his lot. This lot was occupied by William Lee, a watchmaker, in 1790 and 1793 (Green 1969; Charleston County RMC 1793: DB K6:341). Although a number of factors point to a late-eighteenth-century construction date, there is no conclusive evidence that the present building at 90 Broad Street is the building occupied by Lee.

The property, consisting of 34 feet fronting Broad Street and extending back 134 feet, came into the possession of Ann Mitchell in ca. 1804; Mitchell devised it in her will to Sarah O. Hear in 1817 (Charleston County RMC 1817: Will Book F:115). Hear sold the property in 1826 to Thomas Smith Grimke for \$3,500, a sum that suggests a fairly significant improvement on the lot. The property passed to Grimke's wife Sarah in ca. 1832. Sarah Grimke sold the property in 1845 to John H. Peters, an attorney, for \$2,500 (Charleston County RMC 1845: DB Y10:769).

John Peters lost the property in 1846 as a result of a writ issued by the City Court for \$82. The property was sold to B. C. Pressley, Esq., for \$70, who sold it less than two years later to Dr. Henry Frost for \$5,000. The large difference in price between these two transactions may indicate that earlier improvements to the property were gone by 1846 and that Pressley had the building built during his brief period of ownership. It is also possible that Peters' debt on the property was greater than the amount owed to the City Court and that Pressley assumed this debt when he bought the property for \$70.

Dr. Henry Frost lived a few doors west on Broad Street at what is now 100 Broad and had his surgery at what is now 98 Broad (HABS No. SC-690) (Bridgens and Allen 1852; Green 1969). In 1852, two other doctors, W. Pettigrew and J. Ramsey, lived on this block as well. What is now 90 Broad Street was occupied at that time by P. C. Gaillard. In 1867 it appears that a physician named D. D. Sams occupied the property as an office, residence, or both (Orrin-Lea & Company 1867).

Henry Frost died prior to 1869 and the property fell to his children, who conveyed it to Simon Fogarty in 1870 for \$3,000 (Charleston County RMC 1869: DB K15:198, 1870: DB O15:577). Fogarty is listed in the 1871 tax book as owning a three-story brick building and lot valued at \$3,000 (Charleston County RMC 1871: Ward Book, Ward 2). He was operating a grocery and liquor store on the site by at least 1884 (Sanborn Map & Publishing Company 1884). The liquors were apparently sold in a separate building located between the brick store and the Old Jewish Orphanage (HABS No. SC-13-15). The store suffered severe damage during the earthquake of 1886. According to a former resident, the front facade of the brick building fell into the street and was replaced. The incident was apparently used to improve the smaller building and to connect the separate elements on the property. Fogarty's store was the site of the first meeting of the Pi Kappa Phi fraternity in 1904 (Reynolds 1996).

Fogarty died in 1914 and the property was inherited by his family, various members of which continued to live in the building. The upper floors of the east portion of the building were rented for apartments. The first floor of the west portion was renovated and used for doctors' offices. The surviving heirs of Simon Fogarty sold the property to J. C. Long in 1942. At that time the second floor of the west portion was used as a residence. The eastern portion of the building was a garage (Charleston County RMC 1942: L43:421).

The 1955 Sanborn map indicates that the building was still used as an office and garage on the first floor, with residences located above. Significant renovations and alterations were made by Long during his period of ownership (see Part I.A.6). In his will of 1975, Long left the property to his heirs in trust, who sold it to the County of Charleston in 1994 (Charleston County RMC 1975: DB Z201:748, 1994: DB R250:504).

## PART II. ARCHITECTURAL INFORMATION

### A. General Statement:

1. Architectural character: 90 Broad Street is a two-part building, with each part featuring its own facade. The western section is a large, three-story brick building, while the eastern section is a small, three-story frame infill building. Based on their facades, the two sections are good examples of late-nineteenth-century Italianate commercial architecture. The buildings behind the facades, however, predate their fronts by at least thirty-four years and perhaps by as much as ninety-three years. This situation is due to the earthquake of 1886, which caused the previous facade of the western section to fall into Broad Street. A new facade in one of the popular commercial styles of the day was built, and a corresponding facade in the same style was added to the east section. The Italianate style is notable for its large brackets and heavy window hoods, two features in evidence on the 90 Broad Street facades.

90 Broad Street is a contributing building in its block, helping to maintain the scale and continuity of the north side of Broad Street. The upper stories of

the two facades have remained true to their original design, but the storefronts and interiors have been dramatically altered during this century. The east section of 90 Broad abuts the west side of the Old Jewish Orphanage (HABS No. SC-13-15) and is directly tied to that building by three passages and by the use of the building's west wall as a support for floor and roof framing.

2. Condition of fabric: The west section of the building is in good condition, with the only problem area being the third floor rear, where a kitchen and office are leaning away from the main building. The east section of the building shows serious structural problems at the second and third floors, where floors and ceilings are notably listing to the east (this can be seen from the outside of the building as well). Neither part shows signs of significant water damage, and the material of each facade appears sound.

B. Description of Exterior:

1. Overall dimensions: Each part of the building is three stories high and three bays across. The two parts together give the building a square shape as viewed from above. The west section is the wider of the two parts, but both sections are only one room in width (or a room and a staircase in some instances). The east section essentially serves as the stair tower for the building, providing access to rooms in both sections. Only at the first floor are the two parts not internally accessible; circulation must be made via the front entrances off Broad Street. The east section accesses the Old Jewish Orphanage (HABS No. SC-13-15) to the east via a staircase at each floor. Because the floor-to-ceiling heights in the Orphanage are greater than those in 90 Broad Street, the east section must use staircases to reach corresponding floors in the Orphanage. Refer to the measured drawings for the Old Jewish Orphanage for elevation, plan, and section views of both the Orphanage and 90 Broad Street. The two buildings have been combined in the measured drawings due to the interconnected nature of their interiors.
2. Foundation: The foundation of the west section is of brick and measures approximately 21" in thickness at the ground. The east section has no foundation, as its framing members are tied into the walls of the west section and the Old Jewish Orphanage (HABS No. SC-13-15).
3. Walls: The brick walls of the west section facade are covered with a smooth-textured stucco that has been painted a tan color. The stucco has been scored to resemble blocks of stone. There are no ornamental features attached to the facade. Two plaques providing historical information are located in the southeast corner of the facade. The rear wall of the west section, only visible at the third floor, is of frame construction covered with gray asbestos shingles. The east and west walls are not visible due to adjoining buildings.

The facade of the east section is a curtain wall, supported by the storefront below, the second- and third-floor framing, the roof framing, and the walls of the adjacent buildings. The window sash and frames provide stability, as do the pressed metal pilasters that run up the facade. The decorative facade is

divided into three sections to correspond to the three window bays. Above the storefront is a heavy molded cornice on which the bases of the pilasters rest (one pilaster is missing its base). The two outer pilasters are wider and deeper than the two inner pilasters and feature large bases with a cyma recta profile. The outer pilasters extend with fluted shafts to a band of decorative pressed metal between the second- and third-story windows. Here the pilasters terminate at a square plate with a motif of five half-spheres. Above the plate is an area of horizontal ribbing, then another square plate with half-spheres, and then another shaft of the pilaster before it terminates at the cornice with a plain square capital. The inner pilasters are complete within each story, containing a plain base, a fluted shaft, and a squared capital featuring a flower motif on the three exposed sides. Within the band of decorative pressed metal between the second and third stories, there is a small fluted shaft that corresponds to the inner pilasters above and below. At the third story, the inner pilasters terminate at the base of the cornice. The band of decorative pressed metal through which all four pilasters pass is made up of three panels containing symmetrically arranged rows of pyramids, with their points facing out of the facade. The two outer panels contain twenty-four pyramids each, while the inner panel contains thirty-two. The west panel shows signs of having been twisted, no doubt due to the stress caused by the listing of the interior floors.

The rear wall of the east section, only visible at the third floor stair tower, is of frame construction covered with gray asbestos shingles. The east and west walls of the east section are not visible due to adjoining buildings.

4. Structural system, framing: The exterior brick walls of the west section are load-bearing, while interior walls serve as room dividers only. The framing of the floors was not visible, and selective demolition of the building to expose the framing was not possible. It is assumed that the framing is of the mortise-and-tenon type visible in the attic. The attic floor joists rest in pockets cut into the sills on top of the exterior brick walls. There is no ridge beam; the rafters meet at the ridge of the roof and are mortised and tenoned together and secured with wood pegs. Sixteen of these principal rafters provide the support for the east and west roof slopes. The north hipped slope is supported by jack and hip rafters nailed into the gable framing. This indicates that the area beneath the hip roof and its framing are later. Several principal rafters are supported by wood posts resting on the floor joists. Several are also laterally supported by tie beams notched and nailed into the rafters approximately halfway between the floor joists and the roof ridge. The roof sheathing appears to be constructed of 1" x 6" boards.

As already noted, the structural system of the east section consists of the curtain wall facade and the extension of the floor and roof framing members into the walls of the adjacent buildings. Interior partitions serve as room dividers only. The walls of the expanded dwelling to the north lend stability at the first and second floors. Through holes in the suspended ceiling of the first floor, it is possible to see large beams running east-west across the space. The east ends of the beams disappear into holes cut into the west wall of the

Old Jewish Orphanage (HABS No. SC-13-15). These beams in turn support wood posts that are supporting a paneled ceiling with a concave profile. It would appear that the beam and post support system was installed at a later date to halt or to try to correct the listing in the above floors. The origin of the paneled ceiling is not known; it seems a bit too decorative for a former garage. On the second floor, the framing of the ceiling was not visible, but the framing of the roof could be seen in the attic. Essentially the roof joists extend from the wall of the Orphanage building to the top of the wall of the west section. On top of the joists runs a large north-south beam, on which another set of east-west joists rests. On top of these joists is the roof sheathing. The purpose of the beam is to raise the level of the roof slightly, so that it has a slope to shed water and so that it can tie into the gable roof of the west section. The west ends of the east roof joists are sistered into the rafters of the west section.

5. Balcony: The west section features a balcony at the level of the second-floor windows. These windows are actually pairs of French doors that allow access to the balcony. The balcony is of iron, painted black. The floor is constructed of wood slats supported by three beams running east-to-west. The beams are in turn supported by four triangular braces underneath the balcony that tie into the facade above the main entrance and storefront windows. Within each bracket is a piece of iron scrollwork. The railings of the balcony consist of a series of ellipses standing on end, with bands of scrolls above and below. Newel posts provide support for the railings, and the entire assembly is capped with a handrail.
6. Chimneys: The building no longer contains any chimney stacks above the roof. Two interior chimneys were once located at the west wall of the west section. The stacks were cut down to the level of the attic floor at an unknown date. It is assumed that the chimneys were of brick.
7. Openings:
  - a. Doorways and doors: All doorways and doors are on the Broad Street side of the building. The east section has two doors at the first-story storefront. Both are wood single-leaf doors with fifteen lights (in three columns of five). Each door is set in a plain wood frame and features a transom above the door. The east transom is a single light, while the west transom exhibits diamond-shaped lights.

The west section features double doors at the storefront entrance. Each leaf has a narrow light over an applied panel. The doors are set in a plain wood frame under a transom with diamond-shaped lights. Two cast iron pilasters with Corinthian capitals flank the doors. At the second story, the west section contains three pairs of French doors. Each leaf features six lights. Each pair is set in a plain board frame with a wood sill. The hinges that once held shutters are still attached to the outer edge of the frame. A historic photograph indicates that the shutters were louvered (Preservation Society of Charleston n.d.).

Above the French doors are decorative hoods. Each hood consists of a pair of scrolled brackets supporting a shelf with an ovolo molding at its crown. Above the crown molding is a pediment with the same ovolo molding and a rosette at its center. The area below the shelf contains a row of eight pyramids with caps that face out of the facade. Above each bracket on the face of the shelf is a small finial that faces outward.

- b. Windows: Both facades feature a symmetrical fenestration. The east section has a thirty-light fixed sash window at the storefront, with a wood sill and three raised panels below. Another storefront window with an eighteen-light fixed sash faces east into an outer vestibule created by the recessing of the east storefront door. This window has a wood sill and two raised panels below. The windows of the second and third stories contain one-over-one-light double-hung sash, set in plain wood frames. The frames of the second-floor center- and west-bay windows are out of plumb due to the listing of the second floor.

The west section storefront windows consist of large panes of glass set in aluminum frames. Above each window is a transom with diamond-shaped lights and a pediment with a molded cornice. Below each window is a plywood panel with a large wood diamond attached to it. The entire window assembly is set within the former storefront window opening. The windows of the third story contain wood nine-over-six-light double-hung sash with wood frames and stone sills. Each has a decorative hood above it (see Part II.B.7.a).

The north side of the building features windows at the third story. The east section has a boarded-up window facing north and a six-light fixed sash window facing west (in the west side of the stair tower). The west section has wood nine-over-six-light double-hung sash windows in plain wood frames.

- 8. Roof:
  - a. Shape, covering: The west section features a front-gabled roof with a rear hip roof attachment. The east section features a slightly sloped roof that ties into the west section roof. Both roofs are covered with built-up roofing.
  - b. Cornice, eaves: Both facades feature decorative pressed metal cornices that share some of the same elements. The east section cornice is supported by four large brackets. The outer brackets have horizontal ribbing and applied scrolls, while the inner brackets feature the scroll shape and show the horizontal ribbing. Between the brackets and below the heavy molded cornice are several decorative panels. From top to bottom, each panel contains a rosette flanked by two capped pyramids, a row of eight small, capped pyramids, and a row of four medium-sized pyramids.

The west section cornice is supported by two large outer brackets and five smaller inner brackets. The outer brackets have horizontal ribbing, applied scrolls, and applied panels at their tops. The inner brackets feature the scroll shape and have the horizontal ribbing. The caps of the brackets resemble modillions, especially since they are positioned beneath the heavily molded cornice. At the midpoint of the cornice is a large pediment with a molded surround and a rosette at its center. Below the cornice and between the brackets, there are decorative panels. Each panel contains a bull's-eye flanked by two capped pyramids over a row of eight small capped pyramids.

Water from the roofs of 90 Broad Street is channeled into a rooftop drain near the west wall of the Old Jewish Orphanage (HABS No. SC-13-15). The drain leads to a pipe that joins with the gutter system for the Orphanage building.

C. Description of Interior:

1. Floor plans: The east section of the building is entered at the first story through a door in the east bay of the storefront. The space is divided into two rooms. At the rear of the front room is the staircase leading to the cellar of the Old Jewish Orphanage (HABS No. SC-13-15). In the west bay of the storefront is a door that accesses a staircase to the second floor. Beneath the staircase are closets that can only be entered from the west section of the building. At the top of the staircase is a large landing/hall that leads to offices in the rear of the east section and to those in the west section. On the east side of the landing/hall is a short flight of stairs to the second floor of the Orphanage building. At the front of the second floor (and the third floor) is a single, full-width room. Against the east wall of the east section is another flight of stairs to the third floor. At the top of the stairs is a landing that accesses a hallway to the front and rear spaces of both the east and west sections as well as another flight of stairs to a passage accessing the third floor of the Orphanage building. The third-floor rear of the east section contains a small bathroom.

The west section of the building is entered at the first story through the central double doors of the storefront. The first floor is essentially one large room with offices to the rear off of a central hallway. (These offices are located in the area where 90 Broad Street and the expanded dwelling meet. Due to interior alterations, it is difficult to differentiate the two buildings internally.) The second floor of the west section is entered from the second floor of the east section. It contains a north-south hallway divided into two sections that provides access to three offices and three utility spaces along the building's west wall. At the rear of the floor is a large room that extends over into the east section. The third floor is again accessed by the east section staircase. The floor contains a large front room, a center room of the same size, and a small office and kitchen against the rear wall.

Refer to the addendum to the measured drawings for the Old Jewish Orphanage (HABS No. SC-13-15) for more complete floor plan information. The Orphanage building and 90 Broad Street have been combined in the measured drawings due to the interconnected nature of their interiors.

2. Stairways: All of the stairways in the building are located in the east section. The staircase to the cellar of the Old Jewish Orphanage (HABS No. SC-13-15) is an enclosed flight of wood steps covered with a rubber mat to provide traction. Details on the handrails and the classically inspired entrance surround are given in Part I.A.6. The staircase contains no significant wall finishes or moldings.

The staircase connecting the first and second floors is a straight flight of carpeted steps that starts out enclosed but opens up as one reaches the second floor. A stainless steel handrail is located against the east wall. At the top of the stairs, it reverses and terminates at a wall. It is supported on the second floor by an iron lattice of horizontal and vertical members. The west wall of the staircase features a plain baseboard and a mid-wall molding that separates the wall into two sections: a lighter upper part and a darker lower part. In this same space is the short, enclosed stair leading to the second floor of the Old Jewish Orphanage. The wood steps are covered with linoleum or vinyl-asbestos tile and feature metal nosings. Nearby is the wood staircase leading to the third floor. It has a slight dogleg at the bottom but then rises in a straight run to the upper floor. The steps are enclosed at the bottom but open up as one moves upstairs. The treads are covered with linoleum or vinyl-asbestos tile. A handrail is attached to each wall. The west wall turns into a cheek wall as one reaches the third floor. The walls of the staircase are covered with a variety of finishes and moldings, all dating to the many alterations made during the twentieth century. There is a plain baseboard, tongue-and-groove wainscoting, wallboard held in place by thin battens, various large and small panels, a wall with applied thin battens, and a beaded board ceiling.

The staircase connecting the third floor of 90 Broad Street with the third floor of the Orphanage building is a straight run of wood steps with a handrail on the east wall. The staircase is fully enclosed and evidences no significant wall finishes or moldings.

3. Flooring: The first and second floors of the east section are covered with carpeting. The second- and third-floor front rooms have vinyl-asbestos tile floors. The third-floor stair hall and main hallway evidence medium-width boards running north to south. The boards are finished in a dark brown color.

Like the east section of the building, the first and second floors of the west section are covered with carpeting. The third-floor front room has a vinyl-asbestos tile floor, while the rear room exhibits small- and medium-width boards running north to south. The boards are finished in a dark burgundy color. The small office and kitchen at the rear of the floor have the same board flooring, except that it runs in an east-west direction.

4. Wall and ceiling finish: The finishes in the first floor of the east section are discussed in Part I.A.6. The finishes in the second- and third-floor stair halls are discussed in Part II.C.2. The second-floor front room walls and ceilings are covered with wallboard held in place by thin battens. A plain baseboard, a small picture molding, and a small crown molding constitute the only trim in the room. The third-floor front room and main hallway have the same finishes and trim as the second-floor front room, except that the crown molding has a more pronounced ovolo profile.

The finishes in the first and second floors of the west section are discussed in Part I.A.6. Some of the walls in the utility spaces at the northwest corner of the second floor feature older finishes, such as plaster or thin battens. The two large third-floor rooms have plaster walls and ceilings, painted white, and a plain baseboard. There is no crown molding. The center room does have a small picture molding, however. The rear office features wallboard with battens at the walls and ceiling and a crown molding with a pronounced ovolo profile. The room also has paneled wainscoting. This was obviously placed in the room at a later date, since the room was not constructed until ca. 1886. The adjacent kitchen features tongue-and-groove walls.

5. Openings:
  - a. Doorways and doors: Throughout the first and second floors, there is a predominance of modern flush doors. Exceptions include a door on the first floor of the east section that has nine lights over one panel and a transom with diamond-shaped lights. On the second floor of the east section, there are four opaque glass doors. In the second-floor front room, there is a four-panel door with a simple molded surround and a movable transom window. The French doors on the second floor of the west section have molded surrounds and paneled reveals and soffits. The third floor of the east section features a five-panel door and a six-panel door, both in very simple frames. The third floor of the western section features a number of different types of doors. The front room has a door with two vertical panels and a four-light transom, set in a plain fascia surround with a molded edge. Nearby is a shelving unit and cabinet possibly built into a former door opening. The center room features a door with twelve lights over one panel and a one-light transom above. The door and transom are set in a plain fascia surround with a molded edge. On the opposite wall there is a four-panel door with a molded surround set in the middle of a shelving unit with its own surround. Nearby there is another set of shelves set in a former door opening.
  - b. Windows: The second-floor front room windows in the east section exhibit plain board surrounds with molded edges and rather crude panels beneath the windows. The third-floor front room windows have wide board surrounds and heavy sills; thin, full-height panels are located between the windows. The third-floor front room windows in the west section have plain reveals, sills with ovolo moldings, and

plain fascia surrounds with molded edges. The surrounds extend down to the baseboard, incorporating an area of plaster wall within the trim. In the center room of the third floor, there is a surround similar to those in the front room; however, this surround contains a pair of French windows with ten lights each that face out into the hallway of the east section of the building.

6. Hardware: Interesting hardware in the eastern section of the building includes the stainless steel push bars on the opaque glass doors of the second floor, and an early-twentieth-century knob, plate, and transom bar on the door in the second-floor front room. A door on the third floor of the west section features an early-twentieth-century glass doorknob.
7. Mechanical equipment:
  - a. Heating, air conditioning, ventilation: In the west section, original heating would have been provided by the fireplaces and original ventilation by the windows. In the east section, there is no evidence of the original heating system. Ventilation would have been provided by the windows. Both sections used window air conditioning units during the later twentieth century. The spaces that were remodeled in the ca. 1950s or later received central furnace and air conditioning systems.
  - b. Lighting: There are no original lighting fixtures in the building. Some interesting early fluorescent lighting fixtures are located on the third floor of the west section. The small stainless steel wall light in the second-floor stair hall contributes to the streamlined, modern feel of that space.
  - c. Plumbing: There are no original plumbing systems in the building. Existing systems date from the middle twentieth century or later.

D. Site:

1. Historic landscape design: There are no surviving features of the historic landscape.
2. Outbuildings: The property contains no outbuildings.

PART III. SOURCES OF INFORMATION

- A. Architectural Drawings: No original or historic drawings have been located.
- B. Early Views:

(Note: Several views of 90 Broad Street are located in a clippings file at the Preservation Society of Charleston. The views, however, do not have captions and are not dated.)

Preservation Society of Charleston

1920 View of back of 90 Broad St. from upstairs porch of 8 Court House Square [photograph]. Copy on file, Preservation Society of Charleston.

South Carolina Historical Society

Ca. 1885 Stereopticon View of the Charleston County Court House and Court House Square [photograph]. On file, South Carolina Historical Society, Charleston.

C. Interview:

Reynolds, John Fogarty

1996 Telephone conversation with author, 11 April 1996.

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Sanborn Map Company

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1955 Insurance Maps of Charleston, South Carolina. (Corrected from 1942 edition). Sanborn Map Company, New York.

- E. Likely Sources Not Yet Investigated: Few sources exist that would provide further direct information on 90 Broad Street. Additional sources of information might include the manuscript collection at the South Caroliniana Library, University of South Carolina, in Columbia, and the government records index at the South Carolina Department of Archives and History, also in Columbia. Indexes of the *South Carolina Magazine of History and Biography*, available at the Department of Archives and History and the Cooper Library of the University of South Carolina, might contain information on owners or occupants of the property.

#### PART IV. PROJECT INFORMATION

This report was prepared in the spring of 1996 as mitigation for proposed impacts to 90 Broad Street. The impacts would be generated by the construction of a new judicial center north-northwest of the building. The construction would result in the demolition of a building abutting the rear of 90 Broad Street and would have the potential to create an adverse visual impact on the building. The current owner of the building, the County of Charleston, plans to renovate it at a future date and sell it to a private buyer.

The recordation of 90 Broad Street was undertaken by the firm of Garrow & Associates, Inc., Atlanta, and sponsored by the County of Charleston, Capital Projects Department. M. Todd Cleveland served as project manager and prepared this report. Jeffrey L. Holland conducted all research and contributed to Parts I and III of this report. Vincent G. Macek contributed the large-format photographs and prepared all measured drawings.

ADDENDUM TO  
90 BROAD STREET (COMMERCIAL BUILDING)  
Charleston  
Charleston County  
South Carolina

HABS No. SC-656

HABS  
SC  
10-CHAR,  
344-

PHOTOGRAPHS

HISTORIC AMERICAN BUILDINGS SURVEY  
National Park Service  
U.S. Department of Interior  
1845 C Street, NW  
Washington, D.C. 20240