5-2019

The Corner Store(s) of Charleston: A Comparative Analysis of the Evolution of a Retail Form

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THE CORNER STORE(S) OF CHARLESTON: AN ANALYSIS OF AN ARCHITECTURAL TYPE, 1884–2019

A Thesis
Presented to
the Graduate Schools of
Clemson University and College of Charleston

In Partial Fulfillment
of the Requirements for the Degree
Master of Science
Historic Preservation

by
Kyunhea Kwon West
May 2019

Accepted by:
Dr. Carter L. Hudgins, Committee Chair
Dr. R. Grant Gilmore III
Dr. Barry L. Stiefel
Katherine Pemberton
ABSTRACT

Charleston’s canted corner stores are dotted throughout the downtown peninsula, their preservation a testament to the longevity of this vernacular building form and the vibrancy of the commercial mixed use building type. The corner placement and design of these stores capitalized on traffic from busy street intersections, and maximized the potential for the stores to provide essential goods and services to the community. There are significantly fewer of these buildings today than once occupied the downtown landscape. A concentration of corner stores marked King Street as the city’s commercial corridor while the distribution pattern throughout residential neighborhoods emphasized the convenience of these businesses. The canted corner stores contribute to the rich historic building fabric that characterizes Charleston’s urban landscape. These buildings have both a historically symbolic and a continuing functional purpose driving the local economy and still serve their respective neighborhoods. This study closely examines Charleston’s historic Sanborn maps at specific intervals to map functional building change over time, presents the results of an in-depth architectural survey, and contributes four case studies to better understand the histories of extant canted corner stores. These elements of analysis allow the reader to gain a broad understanding of their contribution to the function and character of the urban landscape. Corner stores represent an important period of growth for Charleston from the establishment of South Carolina’s grocery law in 1821 and the evolution of commercial retail from the 19th through the early 20th century. The prevalence of these mixed use buildings helps ensure that downtown Charleston remains a livable city for locals and tourists alike, providing a place for local businesses to thrive. The decline of corner stores correlates directly to changes in everyday consumption, transportation, urban expansion, societal interactions within the community landscape and functionality evolving. The remaining canted corner stores provide historic context for new development and retain their role in the city’s active streetscape.
ACKNOWLEDGMENTS

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I would also like to thank the experts who were consulted during the process of conducting the research for this project: Dr. Dale Rosengarten, Dr. Nic Butler and Karen Emmons. Their knowledge of Charleston history and inputs provided helped guide this project to completion.

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Finally, to my family and my husband Mike, thank you for your continuous support and encouragement throughout my academic career as well as the process of researching and writing this thesis. This accomplishment would not have been possible without you. I would especially like to thank my husband for his support as he accompanied me to survey corner stores throughout the downtown peninsula, I couldn’t have completed this project without you.
# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Chapter</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>TITLE PAGE</td>
<td></td>
<td>i</td>
</tr>
<tr>
<td>ABSTRACT</td>
<td></td>
<td>ii</td>
</tr>
<tr>
<td>ACKNOWLEDGMENTS</td>
<td></td>
<td>iii</td>
</tr>
<tr>
<td>LIST OF FIGURES</td>
<td></td>
<td>vi</td>
</tr>
<tr>
<td>LIST OF CHARTS</td>
<td></td>
<td>ix</td>
</tr>
<tr>
<td><strong>CHAPTER</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>I. INTRODUCTION</td>
<td></td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Outline of the Argument</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>Methodology</td>
<td>4</td>
</tr>
<tr>
<td>II. CORNER STORE CONTEXT</td>
<td></td>
<td>15</td>
</tr>
<tr>
<td></td>
<td>South Carolina Establishes Retail Grocers</td>
<td>17</td>
</tr>
<tr>
<td></td>
<td>Downtown Development and Establishment of Store Form</td>
<td>18</td>
</tr>
<tr>
<td></td>
<td>Definition of the Corner Store</td>
<td>28</td>
</tr>
<tr>
<td>III. PATTERNS ON THE PENINSULA</td>
<td></td>
<td>34</td>
</tr>
<tr>
<td></td>
<td>The Study of Vernacular Architectural Form</td>
<td>34</td>
</tr>
<tr>
<td></td>
<td>Geographic Assessment</td>
<td>38</td>
</tr>
<tr>
<td></td>
<td>Functional Use and Building Patterns</td>
<td>43</td>
</tr>
<tr>
<td>IV. EXTANT CANTED CORNER STORES</td>
<td></td>
<td>51</td>
</tr>
<tr>
<td></td>
<td>Survey Findings</td>
<td>51</td>
</tr>
<tr>
<td></td>
<td>Charleston Canted Corner Store Case Studies</td>
<td>57</td>
</tr>
<tr>
<td></td>
<td>51 Reid Street</td>
<td>57</td>
</tr>
<tr>
<td></td>
<td>487 Meeting Street</td>
<td>60</td>
</tr>
<tr>
<td></td>
<td>114 St Philip Street</td>
<td>66</td>
</tr>
<tr>
<td></td>
<td>327 King Street</td>
<td>71</td>
</tr>
<tr>
<td>V. PRESERVING CHARLESTON’S CORNER STORES</td>
<td></td>
<td>77</td>
</tr>
</tbody>
</table>
Table of Contents (Continued)

Page

Back to the City Movement ................................................................. 77
The Importance of Place ................................................................. 82
Adaptive Reuse Initiatives ................................................................. 88

VI. CONCLUSION ......................................................................................... 92

REFERENCES ............................................................................................................. 102

APPENDICES .............................................................................................................. 111

A: 1884 Corner Store Geographic Assessment:
   Sanborn Fire Insurance Map ................................................................. 112
B: 1888 Corner Store Geographic Assessment:
   Sanborn Fire Insurance Map ................................................................. 121
C: 1902 Corner Store Geographic Assessment:
   Sanborn Fire Insurance Map ................................................................. 137
D: 1951 Corner Store Geographic Assessment:
   Sanborn Fire Insurance Map ................................................................. 154
E: 2018-2019 Building Survey Forms ............................................................. 175
# LIST OF FIGURES

<table>
<thead>
<tr>
<th>Figure</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1</td>
<td>Charleston SC illustration from <em>Eastside Patterns: A Guide for Urban Design, Charleston, S.C</em></td>
</tr>
<tr>
<td>1.2</td>
<td>Coming Street Market</td>
</tr>
<tr>
<td>1.3</td>
<td>51 Reid Street</td>
</tr>
<tr>
<td>1.4</td>
<td>487 Meeting Street</td>
</tr>
<tr>
<td>1.5</td>
<td>327 King Street</td>
</tr>
<tr>
<td>1.6</td>
<td>114 St Philip Street</td>
</tr>
<tr>
<td>1.7</td>
<td>41 Bogard Street</td>
</tr>
<tr>
<td>1.8</td>
<td>Advertisement for 1895 Philadelphia canted corner building</td>
</tr>
<tr>
<td>1.9</td>
<td>98 Cannon Street</td>
</tr>
<tr>
<td>2.0</td>
<td>60 Bull Street</td>
</tr>
<tr>
<td>2.1</td>
<td>19 Franklin Street</td>
</tr>
<tr>
<td>2.2</td>
<td>1 Council Street</td>
</tr>
<tr>
<td>2.3</td>
<td>18 Broad Street</td>
</tr>
<tr>
<td>2.4</td>
<td>Wagener building, 161 East Bay Street</td>
</tr>
<tr>
<td>2.5</td>
<td>177 Meeting Street</td>
</tr>
<tr>
<td>2.6</td>
<td>428 Meeting Street</td>
</tr>
<tr>
<td>2.7</td>
<td>42 Morris Street</td>
</tr>
<tr>
<td>2.8</td>
<td>208 President Street</td>
</tr>
<tr>
<td>2.9</td>
<td>1884 Sanborn Map Corner Store Analysis</td>
</tr>
</tbody>
</table>
### List of Figures (Continued)

<table>
<thead>
<tr>
<th>Table</th>
<th>Figure Description</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.0</td>
<td>1888 Sanborn Map Corner Store Analysis</td>
<td>39</td>
</tr>
<tr>
<td>3.1</td>
<td>1902 Sanborn Map Corner Store Analysis</td>
<td>40</td>
</tr>
<tr>
<td>3.2</td>
<td>1951 Sanborn Map Corner Store Analysis</td>
<td>41</td>
</tr>
<tr>
<td>3.3</td>
<td>2018-2019 Canted Corner Store Analysis</td>
<td>42</td>
</tr>
<tr>
<td>3.4</td>
<td>275 King Street, Hirsch Israel Company, 1899</td>
<td>48</td>
</tr>
<tr>
<td>3.5</td>
<td>1902 Sanborn Map, Sheet 42, Intersection of King Street &amp; Wentworth showing canted corner store entrance to Hirsch Israel Co</td>
<td>49</td>
</tr>
<tr>
<td>3.6</td>
<td>46 Spring Street</td>
<td>52</td>
</tr>
<tr>
<td>3.7</td>
<td>168 Smith Street</td>
<td>52</td>
</tr>
<tr>
<td>3.8</td>
<td>25 Chapel Street</td>
<td>52</td>
</tr>
<tr>
<td>3.9</td>
<td>49 Archdale Street</td>
<td>54</td>
</tr>
<tr>
<td>4.0</td>
<td>81 Cannon Street</td>
<td>54</td>
</tr>
<tr>
<td>4.1</td>
<td>487 Meeting Street</td>
<td>54</td>
</tr>
<tr>
<td>4.2</td>
<td>1985 Geier Brown Architects, 51 Reid Street</td>
<td>59</td>
</tr>
<tr>
<td>4.3</td>
<td>2015 image from BAR records, 51 Reid Street</td>
<td>59</td>
</tr>
<tr>
<td>4.4</td>
<td>51 Reid Street</td>
<td>59</td>
</tr>
<tr>
<td>4.5</td>
<td>1902-Feb 1951 Sanborn Map, Sheet 25</td>
<td>60</td>
</tr>
<tr>
<td>4.6</td>
<td>19th century advertisement from Preservation Society Archives</td>
<td>60</td>
</tr>
<tr>
<td>4.7</td>
<td>1888 Sanborn Map, Sheet 33</td>
<td>61</td>
</tr>
<tr>
<td>4.8</td>
<td>Image of H. Beckroge from the South Carolina &amp; West Indian Exposition Photo Passbook, 1901-1902, Charleston Archive</td>
<td>61</td>
</tr>
</tbody>
</table>
List of Figures (Continued)

<table>
<thead>
<tr>
<th>Table</th>
<th>Description</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.9</td>
<td>1925 Geier Brown Renfrow Architects, 487 Meeting Street</td>
<td>62</td>
</tr>
<tr>
<td>5.0</td>
<td>487 Meeting Street</td>
<td>62</td>
</tr>
<tr>
<td>5.1</td>
<td>487 Meeting Street</td>
<td>63</td>
</tr>
<tr>
<td>5.2</td>
<td>c. 1947 interior bakery retail image, KH Architects</td>
<td>64</td>
</tr>
<tr>
<td>5.3</td>
<td>487 Meeting Street interior</td>
<td>64</td>
</tr>
<tr>
<td>5.4</td>
<td>487 Meeting Street interior</td>
<td>64</td>
</tr>
<tr>
<td>5.5</td>
<td>Line Street Development, from <em>Post and Courier</em></td>
<td>65</td>
</tr>
<tr>
<td>5.6</td>
<td>1951 Sanborn Map, Sheet 20</td>
<td>67</td>
</tr>
<tr>
<td>5.7</td>
<td>Baldwin and Southern advertisement</td>
<td>67</td>
</tr>
<tr>
<td>5.8</td>
<td>February 1985 Geier Brown Architects, 114 St Philip Street</td>
<td>68</td>
</tr>
<tr>
<td>5.9</td>
<td>114 St Philip Street</td>
<td>68</td>
</tr>
<tr>
<td>6.0</td>
<td>114 St Philip Street, Historic Charleston Foundation</td>
<td>68</td>
</tr>
<tr>
<td>6.1</td>
<td>1884 Sanborn Map, Sheet 5</td>
<td>72</td>
</tr>
<tr>
<td>6.2</td>
<td>Photo by Brad Nettles, 327 King Street, <em>Post and Courier</em></td>
<td>73</td>
</tr>
<tr>
<td>6.3</td>
<td>2018-2019 photo of 327 King Street</td>
<td>73</td>
</tr>
<tr>
<td>6.4</td>
<td>327 King Street interior photo by Sam Spence, <em>Charleston City Paper</em></td>
<td>75</td>
</tr>
<tr>
<td>6.5</td>
<td>1884 Sanborn Map Corner Store Analysis</td>
<td>93</td>
</tr>
<tr>
<td>6.6</td>
<td>2018-2019 Canted Corner Store Analysis</td>
<td>93</td>
</tr>
</tbody>
</table>
# LIST OF CHARTS

<table>
<thead>
<tr>
<th>Figure</th>
<th>Description</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1</td>
<td>Function of Stores, 1884 Sanborn Fire Insurance Map</td>
<td>43</td>
</tr>
<tr>
<td>1.2</td>
<td>Function of Stores, 1888 Sanborn Fire Insurance Map</td>
<td>44</td>
</tr>
<tr>
<td>1.3</td>
<td>Function of Stores, 1902 Sanborn Fire Insurance Map</td>
<td>45</td>
</tr>
<tr>
<td>1.4</td>
<td>Function of Stores, 1951 Sanborn Fire Insurance Map</td>
<td>46</td>
</tr>
<tr>
<td>1.5</td>
<td>2018-2019 Canted Corner Store Analysis</td>
<td>47</td>
</tr>
<tr>
<td>1.6</td>
<td>Occupancy of 2018-2019 Canted Corner Stores</td>
<td>51</td>
</tr>
<tr>
<td>1.7</td>
<td>Condition Assessment for 2018-2019 Canted Corner Stores</td>
<td>53</td>
</tr>
<tr>
<td>1.8</td>
<td>Neighborhood Location of Present-day Canted Corner Stores</td>
<td>54</td>
</tr>
<tr>
<td>1.9</td>
<td>Count of Column Material for Present-day Canted Corner Stores</td>
<td>55</td>
</tr>
<tr>
<td>2.0</td>
<td>Building Material of Present-day Canted Corner Stores</td>
<td>55</td>
</tr>
</tbody>
</table>
CHAPTER ONE

Introduction

This thesis is not a study of monumental architecture. Instead it is a deep dive into an everyday urban form, the corner store in Charleston, South Carolina. This study invites you to take a walk through crowded streetscapes, to explore historic city Charleston’s edges and nodes, and to consider the origins and evolution of a vernacular building form and how these buildings have and continue to serve the local community.¹ This study also considers its inhabitants and the rich stories that unfold over time in the buildings (that stand today as a marker of change).

The corner store is one of Charleston’s more prevalent building types. They serve as a key part of the American urban landscape yet they are often overshadowed by their more substantial or elaborate Main Street counterparts. Charleston’s corner stores once played an integral role in the everyday pattern of urban life, yet with the rise of the automobile and changing household functions, many of these former groceries, bakeries, drug stores and saloons no longer offer the services they once provided for their neighborhoods. Some of these vernacular buildings have been lost by demolition. Others have fallen into disrepair. Several of these extant downtown buildings’ exterior conditions reflect a lack of maintenance and deterioration over time. However, the corner store is adaptable. Its form can be repurposed to serve

other commercial and residential uses and many of these buildings serve a variety of functions today.

In crowded urban environments, the heaviest traffic falls on busy street intersections (see Figure 1.1). Merchants preferred corner locations as these functioned as gathering places.\(^2\)

Historically, ambitious entrepreneurs seized the opportunity to capitalize where people passed, building stores to provide goods and services for their local communities and situated their residences above (see Figure 1.2).\(^3\)

Purpose built buildings often two-stories or higher with a cut corner entryway and a doorway intercepting traffic from


both sides of those busy thoroughfares maximized this foot traffic. Stores offered essential goods to the urban community, typically produce, baked goods, drugs, nonperishables and canned foods. Beyond that, the buildings provided both commercial and social space. The corner store provided interaction with the local community, a chance to catch up with neighbors and the ability to pick up anything needed just a block or two away from home.⁴

No comprehensive study exists on Charleston’s historic corner stores, the purposes they once served, or how they shaped the urban landscape today. While the function of many of these mixed-use buildings evolved, eighty-three canted corner stores remain on the downtown peninsula indicating the viability the form provided to a vital downtown landscape. Their commercial use has expanded to include food service, retail and offices for local businesses. A few buildings still serve as grocery stores. Builders continue to utilize this vernacular form as several buildings in downtown Charleston have been erected in this architectural style within the last few decades, indicating that these buildings continue to serve a purpose in the city.

This study will explain why the corner store has remained a persistent vernacular building form in Charleston’s downtown landscape. The comparative study is intended to analyze historic building patterns and building form usage to learn from the past and how purpose-built architecture evolves over time to serve present day needs. By studying change in the context of the building form, the information should help provide what role these buildings have played in shaping

Charleston’s downtown character. The rise and fall of corner stores correlates
directly to changes in everyday consumption, urban renewal, societal interactions
within the community landscape and architecture evolving to serve a greater purpose
for the vibrant city.

The survey boundaries for this corner store survey are Line Street as its
northern boundary leading southward throughout downtown Charleston and the
natural boundaries of the Ashley and Cooper Rivers to the east, west and south. As
Charleston developed from the lower portion of the peninsula as a port city, the
upper portion will not be included within the survey boundaries as these
neighborhoods (Hampton Park Terrace, North Central and Gadsden Green) were
settled much later. Line Street bisects the peninsula from east to west and it divides
the more southern downtown neighborhoods. Northern neighborhoods were settled
at a later time period reflecting residential development as these neighborhoods are
more suburban in character. Canted corner store properties that fall on Line Street
will be included within the survey boundaries.

Methodology

This study is intended to analyze historic building patterns and usage to learn
from the past and how the vernacular architectural form of the canted corner store
has persisted throughout the downtown Charleston peninsula through a detailed
three-part assessment. The assessment is composed of three components. The first
component undertaken was geographic assessment to understand where corner stores
were historically located as well as presently located canted corner stores. The second component was the compilation of architectural building surveys to understand historical building patterns of the canted corner stores. The third component of this assessment consisted of case studies to study usage trends for buildings that are still operational today.

Sanborn Fire Insurance Maps provided the best way to study change over time on historic maps. They also allowed for a better understanding of the function of these corner stores as fire insurance underwriters captured how individual buildings were used in their records. The collection has been digitized and Charleston city records are available online through the Library of Congress and locally through resources such as the Charleston County Public Library’s online database. Sanborn Maps capture the growth and development of the city through structural and urban environment information allowing for detailed analysis.5 This large scale analysis of corner store development is delivered by mapping known corner stores throughout distinct time periods to represent change and to capture the existence of corner stores that may no longer still stand today.6

5Sanborn Maps, Introduction to the Collection. Loc.gov. https://www.loc.gov/collections/sanborn-maps/articles-and-essays/introduction-to-the-collection/ (accessed February 1, 2019). The D.A. Sanborn National Insurance Diagram Bureau was first established in New York City in 1867. The company compiled and published maps for the fire insurance industry for over a hundred years. The map collection consists of a uniform series of large-scale maps dating from 1867 depicting commercial industrial, and residential sections of thousands of cities in the United States. The maps were designed to assist fire insurance agents in determining the degree of hazard associated with a particular property and show the construction of dwellings, commercial buildings and indicate building use. Popularity waned after World War II and the market for Sanborn maps never recovered, the last catalog issued was published in 1950.
With the increasing use of Geographic Information Systems in the field of historic preservation, computer based tools like leading industry supplier ESRI’s ArcGIS provide geospatial processing capabilities allowing for linkage between geographic information with descriptive information to create and analyze geospatial data. ArcGIS, Charleston County’s parcel data and Google Maps are utilized as tools by which to trace patterns and distribution of corner stores to better serve present day analysis. By mapping corner stores at regular intervals from 1884, 1888, 1902 and 1951, the evolution of the canted corner store has been captured and georeferenced through modern day maps.

To better understand Charleston’s downtown urban landscape and this building form’s consistency through its form and location as well as the persistency of the form through time, the existing information related to this structure has been broadly mapped against a linear timeline. The summary consists of end deliverables providing records of extant canted corner stores as well as corner stores mapped to four specific time periods, showing a visual expression of the vernacular urban form’s history to map patterns and change of function over time. This preservation study is focused on a subset of corner stores, the canted corner, however, as documentation of historic corner store locations does not exist, a broader assessment must come first.

---

(Master’s thesis, Clemson University, 2017). These are comparable studies that utilized Sanborn Maps to survey buildings, these resources will be covered in more detail in chapter two.
Four historic Sanborn maps have been analyzed for placement patterns over time, utilizing the Charleston public library’s digital maps for May 1884, June 1888, 1902 and the 1902 map updated to 1951. Sanborn maps were chosen for their level of detail in recording purpose of the buildings and for the number of years they span analyzing change in Charleston over time sequentially. Sanborn maps were utilized to identify grocery stores and stores located at the corner intersections throughout the downtown peninsula to Line Street as the established northern survey boundary, the information recorded in a corresponding spreadsheet to track the data functions. The June 1888 Sanborn map does not cover the entire downtown peninsula. Parts of the area that were developed and indicated on the 1884 map were left out of the survey leaving gaps in the 1888 historic assessment.7

Charleston County’s GIS parcel data is accessible online and utilized to identify the placement and correlate historic corner store locations based on the Sanborn maps with present day addresses as historic addresses have a tendency to change over time.8 Parcel identification numbers for each property lead directly to Charleston County’s records database online. All data inputs are downloaded and saved as a .csv file for ArcGIS to interpret the information and link geospatial data to maps accordingly.

---

7The Sanborn 1884 map of Charleston indicates buildings located within the areas that the 1888 map does not cover. The Sanborn 1902 map of Charleston also indicates buildings within these areas, therefore these other maps make it clear that buildings were in the area that was not surveyed. However, there is no explanation from the maps for why these sections of downtown were not covered by the Sanborn surveyors in 1888.

8All addresses are compiled within the appendices for reference, please note, these are the present day addresses based on parcel data correlated to the historic location of the storefronts as depicted on the Sanborn Maps.
ArcGIS supports data mining from the corresponding ArcCatalog folder. The parcel identification is key to geolocate the historic locations of corner stores. After sorting data to address any duplicate address locations, the output will be a final ESRI map with corner store locations geolocated for the specific time interval data set that has been extrapolated.

This geographic assessment has been conducted for each of the historic datasets, resulting in four interpretive maps with the location of all corner stores throughout the downtown peninsula (acknowledging possibility of slight human error with changes in lots, boundaries and parcels from historic maps to present day). These maps were studied in-depth for patterns and to analyze changes in store function over time. As a comparison, all extant canted corner stores from Line Street are geolocated on a 2018-2019 map to understand store change and evolution of the canted corner store vernacular form. Corresponding data was analyzed through charts that capture the commercial functions that corner stores served over time.

The Secretary of the Interior identifies reconnaissance surveys as a way to capture background information. The second portion of the assessment included surveys that allowed for a better understanding of architectural styles as well as a study of building photographs. Architectural surveys were developed to assess the present-day canted corner stores. These current buildings identify the conditions, the unique building details that remain, the relationship of the storefronts to the buildings, the number of residential buildings versus commercial buildings, whether
the buildings are occupied or vacant and how the buildings appear today through an assessment of structural and material condition.

The building surveys serve as a present-day record of Charleston’s extant canted corner stores from Line Street and south of this boundary line. The outputs capture more detailed information as to what makes the urban vernacular form unique, what are the outliers among the building form itself and characteristics that may be present in several of the extant buildings. This record captures present day use as well as current building conditions of all remaining canted corner stores south of Line Street. Each canted corner store that is still standing in downtown Charleston within the survey boundaries is included in the survey analysis. The purpose of the survey has been to identify the vernacular building form, variations on the general form, conditions and store function.

The architectural survey form was developed as the best way to capture the inputs needed for this building form assessment without any extraneous information. The State Historic Preservation Office Statewide Survey of Historic Properties form was considered for use, however, the need to better evaluate the storefront in relationship to the building per Preservation Brief #11, a separate evaluation form specific to this survey has been complied to address these needs. Chain of title was not completed with historic information for each property due to time restraints and overall project scope.

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Physical Condition Evaluation characteristics were mapped directly to the National Park Service’s record of conditions outlined in Preservation Brief #11. Four conditions were identified as listed below:

- **Mild Deterioration** - *surface materials need repair, requires maintenance only*
- **Moderate Deterioration** - *patching/splicing of materials needed with new material*
- **Severe Deterioration** - *existing materials deteriorated beyond repair due to vandalism, settlement or water penetration, structural integrity issues*
- **No Evidence of Deterioration (N/A)** - *building in good condition, no repairs needed*

Two elevation photographs and one detail photograph of the entryway were taken to correspond to each architectural survey. Survey forms will be compiled in the appendix of the thesis, relevant information will be documented in data charts and analyzed to answer the questions outlined for this section.

To provide deeper insights into canted corner stores by studying usage trends that have developed among the urban vernacular form, four case study buildings provide specific information as to evolution of buildings and what primary types of businesses are still in operation today. In addition to studying function, an added layer of analysis looks at key immigrant groups in downtown Charleston that operated as store owners and their contributions to community and the character of the urban landscape as many of these storefronts were operated by migrant merchants. In-depth archival research was conducted through vertical building files, Board of Architectural Review records, building records, conveyances, local history, city directories and newspaper articles as sources that were utilized to provide more specific understanding for canted corner case studies.
Many of the functions that canted corner stores serve today remain consistent with historical usages such as bakeries, corner grocers, shops and restaurant/bars. Some of these buildings are no longer in use today and are awaiting redevelopment purposes but are important to study for serving a functional purpose for a significant period of time. Charleston’s downtown peninsula has been shaped by the migration of different immigrant groups that have contributed to the commercial development of the port city. Secondarily, several of the case studies selected represent larger trends of various businesses operated by migrant merchants, with ownership within a family or specific business for a significant period of time. Each location presents a different function of corner stores over time.

Four stores were chosen for further study. The first location is a grocery store, laundry and residence on the Eastside serving the African American community at 51 Reid Street (see Figure 1.3 on following page). This building was built in the early 1900s.\(^{10}\) The Eastside neighborhood was a historic suburb of the city called the “Neck” of the peninsula during the eighteenth and nineteenth centuries.\(^{11}\) The second location is a former bakery on 487 Meeting Street operated by German immigrants, now part of a proposal for redevelopment along the gateway to Charleston.\(^{12}\) This building at the corner of Line and Meeting Streets dates to

\(^{10}\)Kate Gallotta, *A History of 51 Reid Street*, Historic Charleston Foundation Margareta Childs Archives.

\(^{11}\)Dale Rosengarten, Martha Zierden, Kimberly Grimes, Ziyadah Owusu, Elizabeth Alston, Will Williams III, *Between the Tracks: Charleston’s East Side During the Nineteenth Century* (Charleston, South Carolina: Charleston Museum and Avery Research Center, 1987), 1.

1852 and is located in the Cannonborough Elliottborough neighborhood (see Figure 1.4). The third location is a modern retail store operated by the College of Charleston at 327 King Street to represent the center of commerce and how the mixed used building is still popular (see Figure 1.5). The retail shop was formerly a grocery store constructed by German grocer John D. Meyer in the 1800s. The fourth location is a historic store that has been adaptively reused to serve as a Greek

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restaurant and bar today at 114 St Philip Street (see Figure 1.6). The mixed use building dates to 1914 by Sires and Westendorff, a commercial fuel oil and gasoline company, and is located adjacent to the Charleston historic district in the Radcliffeborough neighborhood.¹⁶

Building records from the Board of Architectural Review, vertical building files from the South Carolina Room, the South Carolina Historical Society Archives, Historic Charleston Foundation archives, newspaper articles, city directories, local historian knowledge and deeds provided in-depth analysis. Case studies will focus on the period of significance for the building as well as an assessment of its current day function to bring analysis to present day purpose. This information was compiled to analyze the cantedorner stores and function in greater detail providing another layer beyond the broader assessment of patterns and functions on the peninsula.

Analysis of Sanborn maps and extant cantedorner stores provided historical context to understand where corner stores were densely populated throughout the downtown peninsula and how that pattern has changed over time. Architectural surveys provided a comprehensive overview of cantedorner stores as they exist today to better understand their form and function. In-depth archival research provided another layer of understanding to capture the function of cantedorners and secondarily, types of people that have operated these storefronts over time. This

three-part assessment allows for the capturing of data on canted corner stores, and provides a better understanding of the various buildings that remain, the factors that have shaped these buildings, how they have served as an integral part of the urban landscape, and why it is important to preserve these vernacular building forms.
CHAPTER TWO
Corner Store Context

The vernacular store forms must be analyzed in relation to their contextual surroundings, to better understand the environment that allowed these urban forms to develop and permeate the downtown peninsula. This assessment begins with a synopsis of North American history of retail as it relates to the corner store, the establishment of retail grocers and where retail was originally situated in Charleston during the 18th century. The location of retail activity shifted towards King Street in the 18th century and later stores dispersed to corner locations throughout residential neighborhoods from the 19th to the 20th century. For additional context, an analysis on scholarly literature as it relates to stores through a linear timeline and a detailed overview of the Charleston corner store types has also been provided.

The activities of merchants and sailors, passengers and officials as well as smugglers were crucial in the movement of goods around the Atlantic region from 1650-1800. Robert DuPlessis’ study *The Material Atlantic* examined how globally sourced goods altered consumer behavior.¹⁷ His analysis is focused on the textile trade which produced a degree of homogeneity in clothing practice as the eighteenth century moved along. Retail proliferated in colonial North America with the shop at the forefront. It would eventually take on a new physical configuration and create integrated consumer markets with similar goods widely available throughout the

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colony (with more choices being present in cities). To distinguish themselves and their goods offered for sale, proprietors pursued innovative ways of shop keeping as it became a distinct occupation. They utilized print advertising, offered fashion advice and provided store credit as an effort to encourage customers to buy their products.\textsuperscript{18} Tradd, Broad, Church and Bay Streets formed the initial shopping district of Charleston,\textsuperscript{19} and this area will be further analyzed in relation to corner store development downtown.

Charleston became a major shipping center by the early eighteenth century and the port played an important link to Great Britain’s vast commercial network. By the early eighteenth century, rice, and later indigo, became lucrative crops for the Carolinians. The commercial prosperity of the city created a need for news and advertising and the \textit{South Carolina Gazette} began publishing in 1732 for a period of forty-five years providing information about the southern colony. Buildings were erected along the wharves and provided the ideal location for storehouses for exports and allowed for the sale of imports. Charleston merchants gathered on east-west thoroughfares that were adjacent to the wharves. East Bay and Broad Street were valued due to their close proximity to the waterfront.\textsuperscript{20} As retail activity heightened, the city established regulations to monitor this commercial activity with the official establishment of licensed grocers.

\textsuperscript{18}DuPlessis, \textit{The Material Atlantic}, 71.
\textsuperscript{19} DuPlessis, \textit{The Material Atlantic}, 73.
South Carolina Establishes Retail Grocers

Twenty-seven acts of appropriation were passed in 1821 relating to the city of Charleston by the city council. December 20th, 1821 marks the passage of No. 2266 under the statutes at large:

“An act to invest the city council of Charleston with power to grant licenses to retail grocers, and persons retailing on the wharves of Charleston… That the city council of Charleston shall have power to grant licenses, under any regulations they shall impose, or to refuse them at their discretion, to grocers of the said city selling at retail, and also to any other person or persons whomsoever, selling at retail within the harbour of Charleston…”

Licenses at set fixed sums at the discretion of the city were now required by law for any retailers providing goods to the public. The passing of this act represented a change in commerce in Charleston. The language of the act made it clear that retail had expanded beyond mercantile activity concentrated on the wharves to stand alone retail grocers, paving the way for the legal establishment of corner stores.

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21 David J. McCord, *The Statutes at Large of South Carolina, Volume Seventh, Containing the Acts Relating to Charleston, Courts, Slaves and Rivers*, SC Statutes at Large (Columbia, A.S. Johnston, 1840), 142. Charleston’s retail history from its period of origination in the sixteenth century to present day has not been studied extensively, however there are focused periods of study such as the 1732-1767 analysis of the mercantile community by Jeanne Calhoun, Martha Zierden and Elizabeth Paysinger. For further information on retail owners, the *South Carolina Gazette* is a historical source as well as the Charleston City Directories. The Jewish Historical Society of South Carolina has compiled an online directory titled the Jewish Merchant Project documenting over 300 years of Jewish settlers making their home in South Carolina. The legacy they left on the communities they contributed to can be tracked at http://merchants.jhssc.org.
**Downtown Development and Establishment of Store Form**

As the city’s population continued to grow, the demand for retail goods increased. Artisans began to spread throughout the city as they had different criteria in mind than merchants (e.g., ease of access to shipping wharves) for their choice of locations. King and Meeting Streets were increasingly used, originally on the periphery of the commercial center but chosen for lower real estate prices as the artisan community dispersed throughout Charleston seeking respite from the rise of real estate prices within the commercial core. Urban development downtown was driven by economic growth, driven by factors such as transportation costs, access to materials and convenience to customers.22

King Street served as the principal connection to the early settlement, located outside the original fortification of Charles Town. Wagons from South Carolina found their way into the city by following this path. Primarily residential prior to 1800, it became the busiest retail corridor by the 1830s and remains the center of Charleston’s downtown commercial district today.23

Charleston was transformed by agricultural prosperity in the eighteenth century. During this time, “merchants flocked to the city to establish wholesale and retail trade connections with firms in London, Bristol and Glasgow and subsidiary

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stores deep in the Carolina backcountry.”\textsuperscript{24} Charleston’s shops offered planters and working professionals items that ranged from imported ceramics, tea, and books to furniture produced locally. Human desire for shopping and its worldly goods represented freedom in terms of rising aspirations and social mobility.\textsuperscript{25}

Markets provided an opportunity to socialize and provided citizens with “places to see friends, do business, and learn what was going on.”\textsuperscript{26} They provided a place for the “exchange of goods, crops and products of local artisans, farmers and craftsmen.”\textsuperscript{27} Historically, markets have formed the oldest organized commercial sites around the world.\textsuperscript{28} Charleston’s public market situated on major commercial street, Meeting Street, originally provided food and produce and later shifted to a focus on material goods in the 20th century when tourism began to play a more prominent role.\textsuperscript{29} Meeting Street marked the center north-south axis of Charleston as part of the Grand Modell.\textsuperscript{30}

Shops became an urban phenomenon with bustling retail trade in developing cities and they appear in the earliest settlements in America. As the nation developed, interest in material goods increased. Lisa Tolbert wrote about townscapes and the articulation of spaces within urban areas and the usage by different societal

\textsuperscript{26}Satterthwaite, \textit{Going Shopping: Consumer Choices and Community Consequences}, 19.
\textsuperscript{27}Satterthwaite, \textit{Going Shopping: Consumer Choices and Community Consequences}, 33.
\textsuperscript{28}DuPlessis, \textit{The Material Atlantic: Clothing, Commerce, And Colonization in The Atlantic World}, 75.
\textsuperscript{29}Satterthwaite, \textit{Going Shopping: Consumer Choices and Community Consequences}, 34.
groups. With new standards of gentility and refinement, commercial spaces were increasingly defined to show an image of refined culture as a measure of progress. Tolbert’s study of “large commercial blocks” intended to attract the refined clientele with “open front” plate-glass windows to better showcase the interior of the storefronts provided observations of women promenading along Main Street and purchasing all kinds of goods.31

Urban planner Ann Satterthwaite in her analysis on shopping in relation to societal context wrote about Southern storekeepers serving both commercial and social roles in their communities. She noted the importance of shopkeepers as community leaders and connected historic urban neighborhood vitality to their mixed uses. This is echoed by Paul R. Mullins as he wrote about corner grocery stores serving as places of everyday consumption in his study of the urban Midwest, “small corner stores were typical features of the urban landscape in most late-19th- and early-20th-century cities. From a functional perspective, such venues simply provided essential goods in densely settled urban communities. Stores also had profound social significance because of their roles in structuring neighborhood identities and providing important spaces for entrepreneurial ambition.”32

The small, independent store - often a corner store - became the “social and physical anchor of an intersection or neighborhood,” states Ellen Beasley analyzing the local vernacular buildings in Texas. In Charleston, the independent stores, often operated by immigrant Jewish and German merchant families, helped provide food and household items through localized service. Sidney Brower’s study of in-town and suburban environments explores stores and institutions that maintain a local flavor in good small-town neighborhoods. He outlined how a neighborhood’s design lays the groundwork for social relationships that make it into a community.

The emergence of processed foods in the late 19th century further altered the daily consumption habits of millions of Americans. After the Civil War, canned coffee, boxed cereals, and other packaged foods began to appear on urban grocery store shelves. Shopping habits shifted and across all income levels, households purchased more processed items than their grandparents had in the past. Brand association grew at this time, with consumers that “had to be able to identify a particular product’s source, functional attributes, and perceived qualities relative to rival goods.”

The prevalence of chain stores increased gradually from the turn of the century, variety chain stores of the general merchandise variety and the limited-price five-and-dimes became prevalent from coast to coast. Chain store expansion allowed

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for their increased share in national markets through multiple units. This provided to be challenging for individual store owners that found it difficult to match the capital, marketing data and economies of scale being utilized by chain stores to attract customers. By the late 1920’s, independent merchants were watching their sales and profits drop and struggling against an eroding customer base. This marked the introduction of supermarkets with self-service combination food stores that sold produce, meats, breads, cakes, canned and packaged goods all under one roof. Requiring larger selling floors, these were difficult to accommodate in historic, narrow downtown buildings - while some opted for combined frontage of several stores, others shifted to taxpayer strips with cheaper retail space and large commercial buildings.36

During the 1920s-1930s, the influence of the automobile provided a way to conquer space with the ability to transport goods, services and people to more remote locations. It brought new challenges to urbanization with roadside development shifting to new concentrated commercial areas, challenging former business cores and neighborhood shopping districts.37 Lateral growth was a characteristic of urban expansion patterns in the United States.38 US cities experienced substantial population and economic growth during the twentieth

37Longstreth, The Buildings of Main Street, 127.
century. People with disposable incomes moved farther away from the urban core.\(^{39}\) As residential development shifted to the urban periphery, consumers were driving farther distances over streets that were increasingly crowded leading to downtown congestion and parking challenges. Department stores opened branches in suburban locations and large scale expansion focused outside of the central business district.\(^{40}\)

Retail development trends during the second half of the twentieth century were dominated by the community shopping center. Complexes were individualistic in character. They served as a destination for the suburban landscape and were originally created to complement the downtown shopping district. Kansas City real estate developer J.C. Nichols’s Country Club Plaza was treated as a harmonious entity in terms of layout and design, the plan was oriented to the motorist and buildings were varied through irregular blocks with none over two-stories high to maintain the low density. The scale and domestic associations were designed to attract the female clientele. Westwood Village’s complex was modeled on the Plaza in terms of layout and size, however its tenant mix was significantly different, its 450 retail stores featured large branches of downtown stores as well as chain stores.

Shaker Square in Cleveland featured high-speed rail in its planning and was divided by these transportation arteries. The retail center was organized around a public open space, food stores made up the largest group of the forty businesses in the complex.

Texas’ Highland Park utilized a centralized plan surrounded by buildings with small


specialty shops, inspired by the region’s courthouse squares, the buildings were styled in a Spanish Colonial Revival mode. The Plaza and its offspring cultivated the use of domestic imagery, store blocks were subject to design guidelines, part of an overall plan and laid the groundwork for later large-scale shopping center construction. The patterns that emerge indicate that there is much to be learned in the study of commercial buildings.

Urban decentralization allowed for retail decentralization to become possible. As cities expanded during the nineteenth century, there was a marked population shift towards the suburbs. New stores were opened across the urban landscape and the dominant downtown district was effectively shattered. This introduced a period of decline for the downtown corner stores nationwide.

During the Depression years, failed stores created empty storefronts leading to unsightly vacancies which contributed to urban blight. Architectural historian Gabrielle Esperdy analyzed architecture and consumer culture during the New Deal, “making the situation worse was the fact that, in addition to empty storefronts, it was not uncommon to find Main Street’s typical

mixed-use buildings vacant and shuttered above the first floor.” President Franklin
Roosevelt noted the importance of “small storekeepers” to what he called “the
continuation of the American system,” capitalist democracy and promoted the
modernization of Main Street storefronts.

In an increasingly fragmented market, with the rise of new retailers, chain
stores, department stores and independent sellers, businesses began to modernize to
ensure their stores were “up-to-date” to continue to attract consumers.43 Stores
installed updated storefronts, enlarged their premises and conducted renovations of
interior spaces and exterior building facades. The design of new stores emphasized
display windows and wide, centrally placed entrances.44 There was a sense that a
“remodeled store not only attracted the public, it also fostered pride among the staff,
improving its capacity to sell.”45 These improvements included the use of structural
glass, enameled steel, extruded aluminum and emphasized the materials of the
machine age.

Urban theorist and author Jane Jacobs’ writings focus on the diverse use
among neighborhoods, the variety of enterprise that gives people reasons to cross
paths and storekeepers that help provide a sense of safety.46 Her argument for the
viability of urban cities through diversity of mixed use buildings that help to make

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44Longstreth, The American Department Store Transformed 1920-1960, 23.
cities dynamic during a time of suburbanization and large scale urban renewal is key for sustainable urban development.

During the 1980s, major commercial thoroughfare King Street experienced a revival with federal grants from Urban Development Action and the Economic Development Administration funding the multi-million dollar development of the Charleston Place Hotel. This served as a catalyst for revitalization efforts on King Street. Nowadays, with working professionals and students at nearby College of Charleston, the steady stream of tourists that visit downtown as a center of heritage tourism ensure that the pedestrian thoroughfare is well traversed.

There is a lack of scholarly information on neighborhood corner stores. However, some scholars have undertaken analysis of stores or commercial architecture, the urban environments, and retail change that provides broader context for Charleston’s corner store. Lynn Alpert’s master’s thesis for the University of Pennsylvania focused on Philadelphia’s corner stores promoting an active street life, serving as economic drivers and argues for the importance they play within their neighborhoods. Her study of corner stores as physical representations of an important period in the growth of Philadelphia utilizes histories of urban expansion, neighborhood formation and transportation advances as well as archival research to understand these structures within row house neighborhoods from their creation to present day. Alpert’s stance is that corner stores should be preserved and protected
through preservation protections and oversight.\textsuperscript{47} Preservationist Ellen Beasley’s extensive study of the commercial structures of Galveston, Texas, built as part of the local vernacular building system with shed roofs that extend to the curb, clearly marking the “corner intersections with grocery stores situated on street corners in residential Neighborhoods,” provides a valuable resource in the study of corner stores. Beasley studies the corner store as crucial for holding an important place in American life, the entrepreneurs and families playing an integral role in the history and development of urban America.

Beasley’s analysis on the intersectionality of the public and private space on the corner focuses on the growth and industrialization of American cities and the influx of European immigrants as well as the economic and social system where retail activity depended on small-scale family enterprise. The story of the corner grocery story was often the immigrant’s story, operating businesses that were essential to the “pattern of everyday urban life” that provided a sense of security and independence. Operating a corner store provided immigrant families the promise of prosperity and a part of the American dream.\textsuperscript{48}

Architectural historian Richard Longstreth developed a national compositional type guide for analyzing commercial architecture in \textit{The Buildings of Main Street}. Classifying the most common American type as the two-part commercial block, the commercial type is characterized with two horizontal zones.

\textsuperscript{48}Ellen Beasley, \textit{The Corner Store} (Washington, DC, National Building Museum, 1999), 9.
The lower zone at street level indicated public space and the upper zone(s) as more private space.49 The two-part commercial block prevalent from the 1850s to the 1950s but its origins date to Roman antiquity with urban buildings containing shops at the lower level and residences above. The earliest examples in the American colonies date to the late seventeenth and early eighteenth century in major trading centers. However, these early buildings had few distinct signifiers for use beyond commercial signs.50 Longstreth’s 1987 study focused solely on typology within commercial areas. Many of Charleston’s corner stores are located in residential areas, thus removed and operated outside of commercial zones. The typology of the local vernacular form is not dependent on location or commercial setting.

**Definition of the Corner Store**

Charleston’s corner stores are defined as commercial establishments located on the ground floor where historically goods were offered for retail sale. Commercial establishments during the 18th and early 19th centuries had residentially scaled windows and doors and blended into their neighborhoods. Larger windows, awnings and sidewalk signs were utilized to distinguish these shops. By the 1840s, cast iron transformed storefront design allowing for the usage of large spans of glass.51 The canted corner store is architecturally a one to three-story building with storefront space on the ground floor and identifiable by an angled

entryway that allows for maximum foot traffic from the street intersection. This building type is identifiable by its location, the purpose it serves and is classified by its present day function. The building may feature a corner support column constructed of wood, cast iron, or concrete to provide structural support to the upper levels cantilevered above. This architectural form continues the vibrant tradition of commercial architecture, the building has regional trademarks and architectural variations and the storefront, if intact, is most often the defining architectural feature.

Corner Store Context Continued

Many of Charleston’s corner stores are still in use today as a result of adaptive rehabilitation. National Trust for Historic Preservation (NTHP) former President Stephanie Meeks and NTHP speechwriter Kevin Murphy’s *The Past and Future City* offers a manifesto for the power of preservation to make a seminal impact on our nation’s historic places. Historic preservation is “about managing change and helping ensure a smooth continuum between past, present and future.”52 Both Meeks and author Alan Ehrenhalt analyze the “back to the city” movement, driven by Americans who prefer city living to life in the suburbs. As people search for authenticity in their lives, more people are looking for walkable communities, distinct neighborhoods, diverse people and activities.

Local Charleston architect Stephen Ramos documents stories about architecture and design in Charleston on his blog “Buildings Are Cool.” He also

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published an article in the *Charleston City Paper* on how old stores get new life as restaurants across the peninsula, focusing on the corner store renaissance driving the emergence of the neighborhood restaurant. By continuing use of the structures, these eateries are providing new energy to the neighborhood and contributing to Jane Jacob’s ideal of “eyes on the street”, making the area a safer place for residents and visitors alike.\(^{53}\)

The corner store contributes to the livability of the downtown peninsula through the providing of services, essential goods and gathering places. The buildings provide historic context for the development of the downtown landscape and their contribution to urban life through their role in the active streetscape. By analyzing these historic vernacular building forms, development of the peninsula can be studied through the patterns on the urban city block, identifying a period of significance for selected case study buildings based on functional use as well as an assessment of broader neighborhood change.

In Charleston, corner stores fall into two broad categories that constitute the store type within the analysis of the historic downtown streetscape. In the first category are Charleston single houses adapted to serve retail needs with ground floor dedicated to commercial purposes later retrofitted with exterior renovations signifying its function\(^{54}\). The second category is the purpose-built mixed use building that was intended to serve the public and private needs of its inhabitants.

The mixed-use shopfront building is essentially a commercial adaptation of the single house with the removal of the side yard, the side piazza remains as a hyphen between buildings. The first floor is on the ground and glazed as required for commercial purposes. Charleston’s corner stores are studied here in the context of the broader patterns of retail and functions as they evolved in the nineteenth and twentieth century buildings.

The Charleston single house is unique and its form is ubiquitous throughout the city. Many architectural scholars have studied this building form in depth and suggest it developed as a response to Charleston’s semi-tropical climate. Its long rectangular plan maximizes the building footprint within the confines of the urban environment. Architectural historian Carl Lounsbury stated that the single house form likely appeared in the late colonial period as a response to developmental pressures along with social and climatic circumstances. Many examples of this building form still exist in the historic city. An architectural survey conducted in 2017 identified the 2,214 examples of the form located throughout the city’s historic

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neighborhoods. Scholars Bernard Hermann, Gene Waddell, and Jonathan H. Poston have continued to analyze this vernacular architecture form and its embedded landscapes. Charleston’s preservation ordinance passed in 1931 and the efforts of its citizens undergirded efforts to ensure the downtown streetscape retained much of its historic buildings. Downtown Charleston is characterized as the older part of the city, with colonial buildings dating back to the eighteenth century. Author Louis Rubin in sketches and stories of his youth wrote, “it was the city that tourists came to see, and where the ‘old’ Charlestonians lived, the families whose forebears were the antebellum rice planters and merchant princes.” He contrasts these older neighborhoods to “Uptown” neighborhoods that, in his opinion, were plebeian, middle class and ordinary. As the city expanded beyond the limits of the origin of walled city, the upper part of the peninsula was marked by industrial, working class and commercial activities. This area is experiencing transition today with a plethora of workplaces, multi-unit housing and restaurants, many of its longtime residents are now facing some of the changes that gentrification is slowly bringing to their neighborhoods.

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A better understanding of the Charleston single house is to study the general pattern of combined commercial and residential functions that were modified by the economic and social contexts of the city located on the border between the rural plantation South and the world of Atlantic mercantilism. Urban city dwellers and builders addressed the traffic pattern by admitting business into the front room while screening domestic access to the back room. A solution arose by providing dual entries, entry from the public street directly into the shop as well as a passage running past the commercial rooms to the domestic quarters. The single house emerged as Charleston’s dominant form for urban houses by the end of the eighteenth century.61

CHAPTER THREE

Patterns on the Peninsula

The canted corner store has remained a persistent building form in Charleston’s urban landscape for two centuries. The oldest location dates to the early nineteenth century. Studying this urban vernacular form (the pattern and placement of) reveals consistency of architecture built to serve an everyday purpose. Close study of character of historic corner stores as well as their past role in Charleston’s commercial landscape can be used to build arguments for their preservation and to help ensure their presence in the future. Through analysis of Sanborn Maps and survey analysis of neighborhood canted corner stores provides a better understanding of this urban form.

The Study of Vernacular Architectural Form

The typical canted corner store is a one to three-story building (with storefront space on the ground) identifiable by an angled 45-degree entryway that allows for maximum foot traffic from the street intersection. With the upper stories cantilevered over the entry, the building may feature a corner support column constructed of wood, cast iron or masonry to provide structural support. This building type is identifiable by its location, the purpose it serves and classified by its present day function. Charleston’s corner stores function as mixed use buildings with commercial establishments on the ground floor with goods offered for retail sale and residential space located above. Architectural historian Richard Longstreth’s two-
part commercial block architectural analysis can be applied to this building form. This building type is divided into two distinct zones by a horizontal division. The lower zone is designated for public use facing street level and the upper zone is designated for more private use such as offices, storage or residential functions. This building function originated in Roman antiquity and continues today with commercial shops on the lower level and residences situated above (see Figure 1.9 and 2.0). The storefront is typically the most significant architectural feature of the commercial building and is frequently the most heavily altered based on changes in retail and storefront design (see Figure 1.9 and 2.0). Several of these buildings retain markers of their former commercial footprint yet today reflect a conversion to residential buildings (see Figure 2.1 and Figure 2.2 on the following page).

Within the general category of the canted corner store, there are two subtypes. These buildings vary in architectural details and massing. These are

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monumental buildings several stories tall (indicating a shift from the majority of the existing canted corner stores) as well as smaller one story commercial structures. Several of these buildings retain a central entryway on the corner intersection with a canted facade. Buildings that fall within this subtype are discussed below:

From left to right (see Figure 2.3, 2.4 and 2.5), 18 Broad Street was constructed in 1911, 161 East Bay Street is a high Victorian structure built in 1880 for agricultural broker F.W. Wagener and 177 Meeting Street was constructed as a bank in 1991. These buildings are built as large-scale commercial structures. At eight stories tall, 18 Broad Street is one of these subtypes. Their architectural details reflect the style of the time period during which they were built from High Victorian to modern
styles. These large buildings are exceptions to the general pattern of canted corner stores.

The three smaller structures depicted below reflect some of the commercial building trends of the early twentieth century with wraparound signage, materiality and simplified forms. These buildings fall into a second subtype of corner stores. Other buildings are marked by changes to their facade from the installation of commercial canopies, lighting, new storefront surrounds, additions of plate glass and signage. These structures are located in Cannonborough-Elliottborough and the Eastside (see Figures 2.6-2.8 below).

The prevalence of these mixed use buildings to serve local needs reflect Charleston’s local traditions and their materiality and architectural styles mark the evolution of the city. As many of these buildings retain their historic fabric, they contribute to the urban landscape and the historic character of Charleston (deeper analysis of the extant canted corner stores survey results follow in chapter four).
Geographic Assessment

Patterns of placement and function of Charleston’s canted corner stores have been derived from close analysis of Sanborn Fire Insurance Maps issued in May 1884, June 1888 and 1902 as well as the 1902 map updated to 1951. This analysis was compared to the 2018-2019 map of the canted corner stores to understand where all corner stores were located historically and to understand the evolution of the canted corner store from the introduction of the form to the proliferation of these buildings across the peninsula. Analysis from the nineteenth century maps of Charleston indicate the growth of the city as businesses expanded across the peninsula.

Figure 2.9 1884 Sanborn Map Corner Store Analysis
The 1884 Sanborn map results are interpreted through a visualization of the 139 corner stores depicted on a present day map. Line Street extended to the east and west of the peninsula is demarcated with a black line to delineate a clear boundary of the survey area within the map. In 1884, commercial activity is shown closest to the waterfront. This clear pattern is indicated by studying the placement of corner stores (see Figure 2.9 visualization as red dots) situated at regular intervals along East Bay Street south of Calhoun Street. The placement of stores along the King Street commercial corridor and the concentration of buildings shows that the commercial corridor had clearly shifted beyond the boundaries of the walled city.

By 1888, the Sanborn map depicts the diffusion of the corner store building
form across a broader swath of the peninsula (see Figure 3.0). With 244 buildings within the survey boundary, there is a higher concentration of corner stores on Calhoun Street south towards Lamboll Street. King Street remained the busiest street with corner stores clearly demarcating the heart of commercial business downtown.

The 1902 Sanborn map depicts the spread of corner stores throughout the peninsula. With a total occupying count of 325 locations, the corner store is shown as on-the-rise during the twentieth century (see Figure 3.1). Corner stores spread to the west to present-day Spring Street and Courtenay Drive. King Street functioned as Charleston’s Main Street and retained the highest number of corner stores with 65 locations at intersections along the busy thoroughfare.
The updated 1951 Sanborn map indicates a levelling off of the corner store expansion with the total store count decreased slightly from the early twentieth century map showing 310 locations downtown (see Figure 3.2). Charleston’s economy was supported by naval expansion projects as well as a rise in tourism following World War II driven by increased population, disposable income and mobility. The middle of the twentieth century reflects the time period when corner stores begin to wane. The Sanborn Fire Insurance company’s business begins to decline after World War II resulting in the

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termination of these detailed maps of Charleston as well as the numerous communities served throughout the United States.

By 2018-2019, it is clear from the eighty-three canted corner store buildings that persist that the corner store serves as a viable mixed-use structure. Surviving stores represent just a quarter of the buildings that once populated the peninsula (see Figure 3.3). Many of the buildings are located in the neighborhoods of Cannonborough-Elliottborough and Radcliffeborough. While King Street still serves as the central core of the downtown district, many of the corner stores that once sat on this commercial artery have been lost. The lower part of downtown is less populated with the building form. Only two canted corner stores remain in the South of Broad neighborhood. This indicates the primarily residential area with views of

![Figure 3.3 2018-2019 Canted Corner Store Analysis](image-url)
the Charleston harbor, now considered one of the most exclusive of the downtown neighborhoods.

*Functional Use and Building Patterns*

The Sanborn maps also provide an understanding of the function of these corner stores. Fire insurance underwriters captured how individual buildings were used. This level of detail allows for the study of the development of Charleston’s downtown neighborhoods as extensive information related to building uses is provided.

Analysis of the 139 corner stores from the 1884 Sanborn map shows 30 distinct commercial functions (*see Figure 1.1*). Various types of grocery stores (grocery, wholesale grocery, grocery & meat, grocery & produce, grocery & liquor and drug) accounting for 41% of the total, grocery/saloon\(^{65}\) at 14% with saloons following

\(^{65}\)During the 19\(^{th}\) century in the US, a saloon could refer to more than a place where liquors were sold and consumed. Saloons could be drinking bars as well as serving other purposes such as a billiards saloon, eating saloon, hair dressing saloon, multi-purpose such as grocery and saloon, etc. For a more extensive dive into the various types of saloons in America, www.ccpl.org’s historic newspaper database starting with 1884 as the initial date range can provide additional references to saloons. New York’s Tenement Museum at 97 Orchard Street includes a period reconstruction of a 19\(^{th}\) century German saloon formerly operated by John Schneider with music, alcohol and food offerings. For the purposes of this analysis, a drinking and eating saloon is the type of use that was selected and carried to the canted corner analysis with the selection of a restaurant/bar as the modern day equivalent.
closely behind with 9% of the total then drug stores at 5%. Only 4% of the corner stores were noted as vacant at this time. The least frequently occurring uses noted in 1884 range from restaurants, gun store, paper store, flour and feed to candy/bread stores.

The 1888 Sanborn map outlines 18 distinct functions for the 244 corner stores (see corresponding chart Figure 1.2). 37% of the total are stores, 36% are various types of grocery stores (wholesale grocery, grocery, seafood & produce, fruit, green grocer) with saloons at 11% followed by drug stores at 5% and grocery/saloons at 4.9%. One vacant storefront is listed as a saloon. The total number of grocery stores has decreased slightly from 41% to 36%. The total number of saloons in operation downtown increases by 1888 and the percentage of drug stores remains consistent from 1884 to 1888. The least frequently occurring storefronts include bakery confectionary, restaurants, saloons and restaurants, wholesale drugs stores and wholesale liquor stores.
The 1902 chart of store functions (see Figure 1.3) reflects the decline in range of commercial functions and commercial/retail services offered by the city’s corner stores. 18 distinct functions remain for the 324 corner stores, however, the division of purpose shifts from the earlier 1888 map analysis with a steep decline in grocery stores and saloons. The combination of grocery/saloon is no longer listed as a distinct function, reflecting that these two commercial enterprises likely separated by this time. 75% of the corner stores are functioning as stores. 2% are grocery stores (grocery & wholesale grocery), 2% are saloons, and 7% are drug stores. 10% of the total storefronts are vacant by this time. There is also a significant increase in vacant storefronts at 10% in comparison to the earlier 1888 analysis with a 4% vacancy rate.

The 1951 analysis shows 308 storefronts with 20 distinct functions, more storefronts are labeled as wholesale locations including dry goods, confectionary, meats, grocery, fish, paper, radio, restaurant and tobacco stores. 81% are listed as stores, followed by 7% as restaurants, 6% as grocery (wholesale grocery, wholesale produce, fish, meats), and 0.003% as drug stores. By 1951, saloons are no longer listed, however this has been substituted by restaurants for the purposes of this
analysis as restaurants continue to serve liquor to its customers. There is one vacant storefront, formerly a wholesale tobacco and candy store. The least frequently occurring storefronts sell wholesale paper, wholesale radio, wholesale confectionery, radio, insurance, and dry cleaning services (see Figure 1.4).

The 2018-2019 data is not a distinct comparison of storefront datasets (1884, 1888, 1902, 1951 analysis) as this narrows the subject matter focus to a subset of stores as intended by the project scope of this research project. This data was captured separately through a building survey of canted corner stores. The datasets resulted from Sanborn Map analysis intended to capture the location of historic storefronts and building change over time. The geographic assessment was outlined to capture the beginning and proliferation of the canted corner store within this analysis of all historic corner stores. The canted corner stores were compared to their broader category of corner stores throughout Charleston as they evolved from this building form. Within the eighty-four remaining canted corners, 26% are restaurants, 17% are residential buildings, 18% are stores, 15% are offices, 12% are grocery and there are no drug stores. 10% of the storefronts are vacant.
This reflects a change in usage of the canted corner stores from the earlier Sanborn Map analysis. Today, canted corner stores that operate as groceries or markets typically feature processed foods, an array of beverages, snacks and household supplies. This varies significantly from the outset of analysis. In 1884, grocery stores totaled 55% of the total number of storefronts downtown. The type of items available have changed as well - although liquor is still available at some of these stores for purchase, meat, fruit and fresh produce options are less available at these locations today. Bakery, convenience stores, galleries, healthcare and yoga studios are the least frequent use functions in present-day canted corner storefronts (see Figure 1.5).

From the 11% of saloons located throughout the downtown peninsula in 1884 to the 26% of canted corner restaurants today, there is a clear growth pattern in the alcohol/food services industry. This may also indicate the commercial preferences of the residents and tourists that visit downtown as these businesses are able to maintain profitable and steady business. Architect Stephen Ramos highlights the pattern of run down canted corner stores that have been renovated and given new
life as restaurants from Chubby Fish to Stella’s.\(^{66}\) The number of drug stores has also changed significantly from 5% of the total stores to 0% of the stores. This reflects the introduction of mass market drug store retailers such as CVS and Walgreens driving out smaller local drug stores as well as the ability to purchase over the counter drugs at the grocery stores/markets in a combined services offering of drugs and grocery. 1884 showcased thirty distinct commercial functions within storefronts, by 2018-2019, this reduces significantly to fourteen distinct functions. The variety of stores decreases from 1884 to present-day and merchants begin to sell various goods within a commercial retail store such as hats, clothing and shoes. The decline in variety indicates that the range in function narrows within the commercial landscape over time.

At the outset of this analysis, a hypothesis on the corner stores assumed that canted corner stores would appear on the Sanborn maps and begin to spread throughout the downtown peninsula (as there are many of these extant buildings that are still standing today). Field surveys revealed that it was clear that only one canted corner store was clearly demarcated on the Charleston Sanborn Maps (see Figure 3.4). This location is the Hirsch Israel Co. clothing store shown

on the 1902 Sanborn Map. Although the map surveyors for the Sanborn Fire Insurance Company were known for their precision, perhaps it was not necessary to indicate the canted corner entryway for insurance purposes.

The Hirsch Israel Company structure may be highlighted as a canted corner structure due to its monumental size. The building featured a domed corner that towered over King Street. The three-story masonry Baroque Revival structure was located at the corner of King and Wentworth Streets (see Figure 3.5). During the latter part of the 19th century, King Street was updated with a significant amount of Victorian architecture per the fashion of the period to reflect its position as a wholesale and retail center.67 This building would later become the Dime Savings Bank, the Peoples State Bank of South Carolina and then significantly remodeled around 1933. This structure is no longer standing today.

The rise in vacant storefronts from 4% in 1884 to 10% in 1902 and from one vacancy listed in 1951 to 10% of the total stores that are unoccupied in 2018-2019 shows a change in usage patterns. Following the introduction of the automobile, residents are no longer dependent on procuring goods and services within walking distance of their local neighborhoods. One could surmise that this has negatively affected local businesses that previously provided necessary goods and services for

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their communities. Other factors that may affect the pattern of increased vacancy include zoning regulations, density of the population to support businesses, rising rents and building rehabilitation costs. The pattern of rising vacant storefronts indicates more buildings that are unoccupied and subject to deterioration over time. This will be analyzed in more detail through a conditions assessment of the remaining canted corner stores within chapter four. The analysis from 1884 to 2019 indicates changes in commercial functions reflecting changes in shopping patterns as well as a decline in the variety of commercial storefront functions offered within the downtown streetscape.
CHAPTER FOUR
Extant Canted Corner Stores

Survey Findings

Architectural survey conducted in the fall of 2018 revealed patterns in the distribution of eighty-three surviving canted corner stores present throughout downtown Charleston. This survey captured data of five characteristics in addition to location to identify the current condition assessment of the buildings, to capture any architectural building details that remain, to quantify the number of residential buildings versus commercial buildings, the occupancy of the buildings and an assessment of structural and material condition. The northern survey boundary, Line Street, extends across the peninsula beyond where the street ends on Aiken Street to the east and Westedge Street to the west to meet the Ashley and Cooper Rivers.

Commercial storefront space continues to make up 72% of the usage of present-day canted corner stores in downtown Charleston. With residential building usage following at 18%, sixteen of the storefronts have been converted to solely residential use. According to Charleston’s Board of Architectural Review, “corner stores were historically found throughout the Charleston Old and Historic District, and within the proposed expanded boundaries of the district, and have played an important role in the life and environment of...
their surrounding neighborhoods. The trend in recent years toward residential
development within the district has resulted in the loss of the commercial use of
many important corner stores.”68 Projects such as the Ansonborough Rehabilitation
project undertaken by Historic Charleston Foundation resulted in the conversion of a
number of corner stores into residential homes as the neighborhood faced issues of
demolition by neglect.69

The following images are examples of buildings surveyed that now serve as
residential spaces without commercial storefronts. The functions of these buildings
have evolved from their original mixed use purpose (see Figure 3.6, 3.7 and 3.8).

![Figure 3.6, 3.7 and 3.8 from left to right, 46 Spring Street, 168 Smith Street and 25 Chapel Street, photos by author](image)

The building surveys exist beyond their original purpose of capturing data
and allowing for store analysis, they also serve as a record of the eighty-four canted
corner stores that mark downtown Charleston in 2018-2019. The survey form
created was divided into three sections focusing on identification of the structure,
function and storefront details. The identification section captured the neighborhood

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68 Preservation Consultants, Inc. *38 Radcliffe Street, Charleston, South Carolina.* Historic Preservation Planning and Design, 2.
the structures are in, parcel identification numbers, addresses, street intersections and building materials. Within function, current occupancy is captured within three categories of commercial, residential or vacant structures. Physical conditions were captured under states of mild, moderate, severe deterioration and no evidence of deterioration.

- **Mild Deterioration** - *surface materials need repair, requires maintenance only*
- **Moderate Deterioration** - *patching/splicing of materials needed with new material*
- **Severe Deterioration** - *existing materials deteriorated beyond repair due to vandalism, settlement or water penetration, structural integrity issues*
- **No Evidence of Deterioration (N/A)** - *building in good condition, no repairs needed*

Storefront details allowed for information regarding number of stories, types of windows, surviving decorative elements and support column material to be captured along with secondary entrances and information on the commercial business enterprises that currently occupy the space.

The majority of the canted corner stores show no visible evidence of deterioration based on a physical evaluation of the structures undertaken from the public right of way. ⁷⁰ This

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⁷⁰ This condition assessment is not meant to be all-encompassing as it does not take into account or indicate signs of deterioration within the structure. A detailed building analysis including physical inspection would
information correlates to the occupancy rate of these buildings as all but eight of the buildings are presently occupied. The examples below show buildings with a higher rate of deterioration as ones that have not been maintained over time, or reflect structures that have been boarded up and abandoned (see Figure 3.9, 4.0 and 4.1).

The Radcliffeborough and Cannonborough Elliottborough neighborhoods retain the highest number of canted corner stores today. The least amount of canted corner stores is in the South of Broad neighborhood, followed by Harleston Village. The

be necessary for a more comprehensive structural evaluation. While many of these structures are commercial buildings with access to the interior open to the public, some of these buildings are not open to the public, therefore this assessment was completed from the public right of way.
surveys also cover materiality from the primary building material utilized in building construction ranging from concrete, stucco, wood and masonry to the support column materials for the cantilevered corner, typically masonry covered in stucco or cast iron. 61% of the store fronts feature a cast iron column, 36% of the store fronts do not have columns to speak of today. The cast iron support provided a lightweight building material strong in compression allowing for the support of taller buildings. 71 Buildings with a canted face do not require a support column and buildings that have lost their column material fall into a tertiary category listed as not applicable in terms of being able to identify the building material. A smaller percentage of buildings have a masonry support post at 2.4% of the total structures. Wood was the primary material utilized to build canted corner stores with 39% of the still standing stores featuring this as the prominent means of building construction. Stucco and masonry

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are weighted fairly equally at 30% and concrete materials reflect primarily newer building forms in the twenty first century equating to 1.2% of the total stores.

The outputs are intended to capture more detailed information as to what makes the urban vernacular form unique, what are the outliers among the building form itself and characteristics that may be present in several of the extant buildings. This record captured present day use as well as current building conditions of all remaining canted corner stores south of Line Street. Each canted corner store that is still standing in downtown Charleston within the survey boundaries was included in the survey analysis.

To summarize the pattern analysis from chapter three, consistent commercial functions of the corner stores over time included grocery stores, saloons to restaurants/bars, and retail stores. These three distinct functions were chosen as usage trends through which to further study the canted corner stores through case study analysis. The canted corner stores were selected for their functional use and reflect businesses that were present in the 1884 Sanborn Maps through present day. To round out the case study analysis, another commercial function was chosen - the bakery - as this building and case
study also indicated the opportunities brought forward to preserve historic structures through redevelopment purposes. The four case studies chosen by type include the grocery store in the Eastside neighborhood, the bakery on Line Street, retail on the King Street commercial corridor and the adaptive reuse of a former oil, gas and hardware retail to a restaurant/bar on St Philip Street as Charleston’s corner store case studies chosen for further analysis. Architectural building descriptions for 51 Reid Street, 487 Meeting Street and 114 St. Philip were pulled directly from the architectural building surveys conducted by Geier Brown Renfrow and catalogued at Charleston’s Board of Architectural Review.

*Charleston Canted Corner Case Studies*

**51 Reid Street**

The presence of grocery stores throughout the downtown Charleston peninsula was documented within this survey and the city’s official licensure of retail grocers dates to 1821 with the passing of Act No. 2266.72 For a better understanding of the development of functioning grocery store, the structure located at 51 Reid Street was selected to provide additional contextual reference for this study. The mixed use structure was first built in the early 1900s and today serves as a grocery store, laundromat with a residential unit located above.

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The Eastside neighborhood was part of an area that was originally called the “Neck” of the peninsula during the eighteenth and nineteenth centuries. As commercial activity was originally concentrated towards the waterfront, the northern part of the city known as Charleston Neck developed more slowly as a suburb. The area was increasingly populated by German and Irish immigrants and African Americans as the rents tended to be lower and real estate was less expensive. The Neck also housed a large number of the city’s free persons of color, a small but influential group of African Americans. The area was annexed into the city in 1849.

The land at 51 Reid Street was originally owned by a prominent African American family, the Holloways. They belonged to the free black population and played an active political role within the community. Charles Holloway followed his family in the carpenter trade. The family owned a number of properties, including 51 Reid Street at the corner of Hanover and Reid Streets. The structure that stands today was originally built in the early 1900s.

According to the 1985 architectural building survey, the two story rectangular frame building was organized in 4 x 6 bays. The building originally featured a flat roof with box cornice and German siding clad on a stuccoed brick

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73 Dale Rosengarten, Martha Zierden, Kimberly Grimes, Ziyadah Owusu, Elizabeth Alston, Will Williams III, Between the Tracks: Charleston’s East Side During the Nineteenth Century. (Charleston: Charleston Museum and Avery Research Center, 1987).
foundation. On its corner site, the first floor contained commercial functions. A residence occupied the second floor. The store has an angled corner door with transom windows and paneled surround. The large display windows and stuccoed pilasters further defined the building’s commercial first story. A cast-iron column supported the overhang of the second story above the store entrance. The building has not changed significantly over time, the sash windows have been removed, a piazza was added and the flat roof was later changed to a gable roof.76

The property was formerly a food store called the J+B #1 Food Store. The commercial signage is still visible in the photograph taken during the building survey conducted by Geier Brown Renfrow Architects. The grocery serves an urban community, neighborhood dominated by residential buildings (see Figure 4.5).

76Geier Brown Renfrow Architects Building Survey, assessed February 18, 1985, Board of Architectural Review records
Today, the Eastside Market and Laundry Matters building occupies the commercial space and the businesses serve as a gathering place for locals. Nonprofit Loving America Street took over the laundromat in 2015 as the last standing laundromat in the neighborhood and provides free laundry days every Monday sponsored by churches and nonprofit organizations. The building is a staple providing services in the Eastside community.

The building is visible on the 1951 Sanborn map, as depicted in the image to the right. The building retains its original brackets, molded cornice and support column yet the woodwork and the loss of front store window indicate signs of deterioration today. This building condition was classified as being in a state of mild deterioration at the time the 2018-2019 survey was conducted.

487 Meeting Street

Charleston’s old bakeries were once household names with items like bread delivery service provided for local customers.

Figure 4.5 1902-Feb 1951 Sanborn Map, Sheet 25

Figure 4.6 19th-century advertisement from Preservation Society Archives
residents. Reichel’s Bake Shoppe (formerly Sisson’s Bakery) advertised real home baking (items such as delicious bread, rolls, French bread, cinnamon buns, gluten bread, cream puffs, see Figure 4.6), special cakes and pastries made to order and birthday cakes for afternoon teas and bridge parties. Beckroge advertised their services as a bread and cake baker, selling fine cake and pastry as a specialty, later renowned for their famous vanilla cakes.

Charleston’s immigrant population was noted for its diversity from the earliest days of its colonization. Many of the earliest German settlers came from present-day Switzerland, Austria, Bohemia and other areas. German immigrants constituted roughly one-third of Charleston’s antebellum middle class with immigrants serving as grocers, artisans, merchants and bakers. The image above depicts the bakery on the 1888 Sanborn map at the intersection of Line and Meeting Streets (see Figure 4.7).

77 Hanna Raskin, “Beckroge’s was icing on cake for city’s German bakery tradition,” Post and Courier, May 16, 2018, https://www.postandcourier.com/food/beckroge-s-was-icing-on-cake-for-city-s-german/article_6241383c-4e3c-11e8-b74d-1f6f0fcd856f.html.

The Charleston City Directories list Henry Beckroge as a baker in 1881 (originally running his business from a different location) and the 1888 Sanborn map lists the presence of a bakery with a piazza on the side. By 1890, German immigrant Henry Beckroge (see Figure 4.8) purchases the two-story wooden corner store built circa 1852. The timber frame building had been functioning as a bakery as early as 1875. By 1949, they modernized the space by installing new cases, enclosing the front of the store with plate glass windows and replacing their wood-fired oven with a newer gas model. The Beckroge family owned and operated the business through 1973 (see Figure 4.9 and 5.0) with various members of the family continually listed in the Charleston City Directory.
The structure was originally built as a two and a half story frame single house with 3 x 5 bays with a 1 bay deep axial extension to the rear gable end. It was weatherboard clad with a molded box cornice and partial returns at the gable roof with two gabled dormers at each slope. The building features a center passage plan, 6/6 windows and a tripartite window at the gable end (see Figure 5.1). The two story piazza with facade parapet was added circa 1900. The building featured a standing seam metal roof with a stuccoed brick foundation. The building is in an urban setting with largely commercial surroundings in the same Eastside neighborhood as 51 Reid Street. The commercial usage was listed in 1925 and the property was listed in good condition. The column and canted corner entryway are clearly visible in the 1925 photograph taken as part of the Geier Brown Renfrow Architects assessment. The building appears on the 1872 Drie’s View map; it is not visible on the 1852 Bridgens & Allen map. The building was listed as a category 4 building during the Geier Brown Renfrow survey.79

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79 Geier Brown Renfrow Architects Building Survey, assessed 1985, Board of Architectural Review records
The corner store was added at the first story (see Figure 5.2) with corresponding walls rebuilt in stuccoed masonry and the large display windows at both Line and Meeting Street elevations flanked an angled corner entrance with double-leaved door originally featuring Moderne hardware circa 1925-1940. The bakery once featured metal store awnings. The front portion of the building was dropped to street level with the rest of the building remaining on its original foundation, an elevation upwards of three steps (shown in image above, see Figure 5.3 and Figure 5.4). This may have been changed to address ease of access to the storefront. Charleston’s Board of Architectural Review records show that a case was opened for demolition by neglect, citing the piazza on north stable was unstable, windows broken and standing
seam metal roof largely gone. In 2015, the city cited an ordinance violation that the building was vacant and unsecured creating a public safety hazard.

The property continued to change hands after the long ownership period by the Beckroge family ended. The condition declined with the surrounding neighborhood as the residential character of the nearby blocks was radically altered by construction of Interstate 26 in the 1960s. In 1998, the property was conveyed by deed from Zola Simmons to David W. Abdo for $95,000. The Preservation Society of Charleston highlighted the property in 2013 within its “Seven to Save” program as “one of many corner stores throughout peninsular Charleston that are similarly in need of restoration and appropriate adaptive use.”

By 2017, Abdo sold the neglected property for $850,000 to Line Street Partners LLC. Line Street Partners has proposed a new project to change the experience for people approaching the city’s historic peninsula with major mixed use development, primarily residential development. The Ravenel Bridge, Interstate 26 and the Crosstown Expressway all converge within this area. The Lowcountry

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80Preservation Society of Charleston, *Seven to Save 2013*, Beckroge Bakery, 487 Meeting Street, Preservation Society of Charleston Archives
Lowline has been proposed for the development of a new greenway, the Charleston Rail Line Linear Park which encompasses a 1.5-mile-long strip of land from Woolfe Street to Mount Pleasant Street. Line Street’s redevelopment project (see Figure 5.5) involves new apartments, a parking garage and retail space and has received conceptual approval by the BAR-L in May 2018. Developers have also proposed restoring several of the historic homes near Line and Meeting Street. The historic corner store at Line and Meeting would be renovated as part of this plan, giving new life to this property.

114 St. Philip Street

The eight blocks of land that constitutes the Radcliffeborough neighborhood was originally owned by wealthy merchant Thomas Radcliffe. His widow, Lucretia, developed the property after his death as the suburb of Radcliffeborough sectioning the former farm property into lots after 1806.81 Radcliffeborough was noted as an economically and racially mixed neighborhood in Jonathan Poston’s The Buildings of Charleston. Today, the neighborhood is largely residential with many buildings converted as rentals for student housing due to its proximity to the College of Charleston.

The Westendorff Building was constructed in 1914 by Sires and Westendorff, a commercial fuel oil and gasoline company, with two residential apartments above at the intersection of St Philip and Warren Streets in the Radcliffeborough neighborhood (see Figure 5.6). The site of the former Benjamin Warren residence, the property was purchased from Annie A. Warren by A.D. Sires and C.W. Westendorff on September 24, 1914. Sires and Westendorff/Climax Oil Co. is listed at the property for the first time in the 1916 Charleston City Directory. The partnership of Sires and Westendorff was dissolved in 1922 and the property was acquired by C.W. Westendorff, who continued to operate an oil and gasoline retail business at the site. Historic advertisements listed stoves and ranges, hardware, kerosene and fuel oil heaters, fishing tackle and paints (see Figure 5.7).

The Westendorff building continued to be occupied and operated by the Westendorff family as a heating system supply outlet. The building is a good example of an early 20th century commercial/residential structure. Typical of many such structures throughout the Charleston Old and Historic District, the Westendorff
has retained this mixed use for its entire history. The building is visually compatible with the surrounding structures and is contributory to the district’s sense of time,

Figure 5.8 and 5.9: February 1985 Geier Brown Architects, 114 St Philip Street, 2018-2019 photo of St Philip Street place and historical development (see Figure 5.8 and 5.9). The property was rated significant in the 1973 historic architecture inventory by Carl Feiss and Russell Wright as, “good architectural quality, vernacular, to be retained and protected.”

The three story stuccoed brick building of a rectangular base plan features a low hipped metal roof and a corner store with frontage on Warren and St. Philip Streets (see Figure 6.0). The building has a heavy cornice with modillions, metal cornice, standing seam metal roof, frieze, 5 x 3 details and is constructed in the Renaissance Revival style. The property appears in the 1872 Drie’s map. The enclosure of the first story stuccoed porch facade and the stuccoed second story extension to the south date to 1900-1920.

Figure 6.0 Historic Charleston Foundation photograph
The storefront’s large plate glass windows date to the mid-20th century.82

The Westendorff building is immediately adjacent to the Old and Historic Charleston National Register district. It is listed as significant as being a fine and uniquely intact example of an early 20th-century Charleston commercial/residential structure. It was purpose built to serve as a mixed use property for the owners with retail and residential space (see Figure 6.0). The property was individually listed in 1985 on the National Register of Historic Places and is extensively documented with interior and exterior photographs.

By 1954, The Post and Courier listed the widening and resurfacing of St. Philip Street to be five feet wider on either side.83 Later on, The Evening Post published that St. Philip Street was set to become a two-way street in 1981.84 The street changes signaled the prioritization of the automobile and the adjustments to transportation infrastructure to better accommodate vehicular traffic.

Charleston’s BAR records in 1999 listed a number of growing complaints about the property as listed in a state of disrepair leading to spalled stucco, masonry cracking, water staining, wood rotting and biological growth on the property. The building had long stood empty since before Hurricane Hugo hit Charleston in 1989 causing roof damage when the family could no longer keep up with the building’s maintenance. There is an easement on the property held by Historic Charleston

82Geier Brown Renfrow Architects Building Survey, assessed February 18, 1985, Board of Architectural Review records
Foundation and they are required to maintain annual inspection reports of the building, requests for alterations and correspondence related to the management of the property.

A business partnership between the property owner, Jamie Westendorff (great grandson of C.W. Westendorff), who had acquired the building from his father in the 1980s and Steven Niketas’ team resulted in The Westendorff’s sensitive preservation for one of Radcliffeborough’s most visible landmark buildings. Local architect Julia Martin researched historic documents to find the original look of the building; she uncovered some of the earliest signs when stripping the paint off the stucco including an early painted sign that reads ‘Buy your oil from us.’ The building first opened as a restaurant serving elevated comfort food on the lower level and reservation-only banquet space on the upper level in 2015. The property was one of Charleston’s first to benefit from the state’s Abandoned Buildings Revitalization Act signed into law by former governor Nikki Haley, providing income tax credits or credits against future property bills.

The Westendorff closed in 2016 and reopened as Stella’s to bring authentic Greek cuisine to Charleston. Stella Kafantaris, a native of the Greek region of Thessaly, married a Greek restaurateur and former naval officer from Richmond,

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Virginia, together they had run two iterations of Stella’s restaurant prior to the move to Charleston. After her husband passed away, a newer iteration of the restaurant was opened in downtown Charleston paying homage to home-style meals and Greek comfort foods. The building has served as a retail office, hardware store and in its latest form, is now adaptively reused as a restaurant/bar part of a long serving function of Charleston businesses.

327 King Street

King Street is considered to be one of South Carolina’s oldest thoroughfares. It was originally a footpath used by Native Americans to traverse to the area now called White Point Gardens to gather oysters from the beds that formerly existed there. It is often referred to as the “Broad Path” of the settlement of Charleston that connected with the Cherokee tribe’s trails leading people, wagons and goods towards the upcountry. The first successful railroad in America paralleled the upper portion of King Street. As Charleston expanded during the eighteenth and nineteenth century, commercial activity spread to King Street by the 1830s to become the heart of the downtown commercial district and it retains this function as the busiest retail and commercial corridor today.

88 King Street, Charleston Vertical File, South Carolina Historical Room, Charleston County Public Library.
The corner store building located at the intersection of King and George Streets was originally built as a double tenement in 1855-56 for John D. Meyer, a German grocer (see Figure 6.1). The building was designed by architects Louis J. Barbot and John H. Seyle. Meyer was born in Germany, arrived in Charleston by 1845 and was established as a King Street grocer by 1849. The lot he purchased was vacant due to a fire in 1852 and the widening of George Street that took place in 1854. The building was originally constructed with American bond brick as a three-story, tin roofed structure with a parapet cornice with brick dentils. After Meyer passed away in 1856, the first documented occupant of the building was another grocer, John C. Ojemann, who occupied the corner store and residence. Nineteenth century businesses would become more specialized as merchants chose to pursue either retail or wholesale trade. In 1875, Arthur Mazyck described King Street as, “about two miles of small stores, with here and there a really fine store. One could live in any part of the city and still be within walking distance of shops and tradespeople.”

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The property was purchased by Albert Sottile in 1920, his business the Pastime Amusement Company built the Gloria Theater at neighboring 329 King Street (see Figure 6.2). During the late 19th century, the King Street facade was updated with new store fronts including plate-glass windows and cast-iron pilasters to support a bracketed cornice (see Figure 6.3). Upper windows were updated with pressed metal cornices and a large overhanging metal cornice with brackets and modillions in the Italianate style. According to the Old Codger’s Directory, from 1900-1920, the building served as a drug store for Hummel’s Pharmacy, in 1930 as a jewelry and luggage store for Moe Rubin, from 1940-1960 as Worthmore Inc. men’s clothing shop, dentists William McDowell and Henry Smathers and as Sim & Myers Scientific Chiropractic office.

King Street hit its lowest point during the 1970s with a record high in vacant buildings. Evidence of this is supported by the Charleston city directories from 1951,

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92 Stockton, “Theater Front Built as Double Tenement,” Post & Courier
1961 and 1970, as they reflect a steep decline in business. “Some of the shops were doomed to fail - the small eateries, outlets and corner grocery stores - as they were replaced by the larger, more convenient chain stores… the stores that depended on walking people going to banks or dime stores - couldn’t make it when the KMarts, J.M. Fields and banks opened out at the centers.”94 Many of King Street’s smaller businesses gave way to bustling bars and restaurants. Urban renewal projects during the 1970s and 1980s concentrated on the Meeting and King Street commercial core. The city of Charleston developed the King Street Facade program in 1980 “to stimulate the commercial facades on King Street between Calhoun and George.”95 The purpose of the initiative was to encourage rehabilitation and adaptive reuse of historic structures in the commercial core without diminishing the historical character of the corridor. These innovative efforts were intended to encourage growth within the historic district. 96

The building at 327 King Street changed property owners in 1987, purchased by the College of Charleston board of trustees and leased to retailers.97 The storefront served as retail space for Barton’s Toys, Candy and Gifts from 1970 through 2005, later occupied by gift shop the Silver Puffin through 2013 when the

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94King Street, Charleston Vertical File, South Carolina Historical Room, Charleston County Public Library.
96Emma Kathleen Schropp, “The Development of King Street as Charleston’s Commercial Center” in Chrestomathy: Annual Review of Undergraduate Research, School of Humanities and Social Sciences, School of Languages, Cultures and World Affairs, College of Charleston Volume 11 (College of Charleston, Charleston SC 2012), 223-241
97Charleston County. Records of the Register Mesne of Conveyance (RMC), Charleston, S.C. Deed Book 164, p. 112.
College of Charleston decided to renovate the space as a college store. The merchant who is committed to his or her location through ownership or long-term lease is particularly affected by changes in the public’s buying habits. The corner store building structure was highly adaptable and served a number of commercial functions from its original purpose as a grocery store to a drug store, followed by retail functions.

The College of Charleston decided to renovate the space to have visibility in downtown Charleston’s shopping district and to provide a path to campus by way of George Street. The renovation budget of $900,000 included restoration of the cast-iron columns at the corner of the storefront, adding windows along the George Street side, preservation of the brick shell of the corner store and repointing brickwork with appropriate historically compatible mortar. The restoration work restored the building to the 1920s when architect Albert Simons made alterations to the primary facade, converting part of the building into a theater.

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The new wooden storefront notes a deviation from Simons’ architectural changes.\textsuperscript{100} The retail shop called the College Corner was opened in 2014 and now sells clothing, sports accessories and gifts emblazoned with the College of Charleston logo (see Figure 6.4). Former College of Charleston President Glen McConnell called College Corner a place for alumni, students and prospective students to visit. It would also elevate the college’s presence along King Street and would, “serve as a gateway to the college for tourists and community members shopping at or walking along one of the top retail districts in America.”\textsuperscript{101}

CHAPTER FIVE

Preserving Charleston’s Corner Stores

Back to the City Movement

Former Charleston mayor Joseph P. Riley, Jr. was first elected to office in 1975 at a time period when many of America’s downtown districts were struggling. Many storefronts were vacant on King Street; the crime rate was high. In his campaign for mayor, Riley “promised to reverse the flow of business from downtown Charleston to the suburban shopping malls by revitalizing the central business district.” His efforts included the revival of King Street beginning in the 1980s with the revitalization efforts of the urban core and the development of the Charleston Place Hotel, a large scale hotel and retail structure. The Spoleto Festival USA, debuted in 1977 receiving funding from the National Endowment for the Arts, played a key role in Charleston’s emergence as a tourism destination. Riley felt that he had the power and responsibility to shape the future of the city. “A city should be for people and cities need to be bustling with people.” He continued in an interview conducted for National Endowment for the Arts, “it is an ecosystem, so it is in the design of the buildings, in the uses, to promote that pedestrian activity. And then a city comes back to life.” Riley believed that by making downtown a

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desirable and interesting place, people would be attracted to the area. Corner stores benefitted from the revitalization movement as local and national businesses invested funds back into the peninsula.

The “back to the city” movement was a nationwide movement to revive cities and enter a new era of innovative, denser and more sustainable urban growth.\(^{105}\) This movement was driven by a need for inner-city economic revitalization. The efforts resulted in many cities experiencing an influx of middle and upper middle-class residents moving to central city areas, driving associated neighborhood revitalization and gentrification. Between 1940 to 2010, Charleston experienced an increase in population growth, following a national trend of steady population growth of urban areas and decline in other areas.\(^{106}\)

By 1960, many of Charleston's aged brick storefronts were left boarded up and vacant. To address the issue of blight within the commercial core, the 1980 King Street Facade program was designed to encourage rehabilitation and adaptive reuse of the historic structures in the commercial core and to encourage growth within the historic district. The opening of the Charleston Place Hotel in 1986 marked “one of the most profound shifts in King Street’s economic function in almost two centuries as the major economic focus evolved from import-export commercialism to a tourism-based market.”\(^{107}\) The Charleston Place Hotel and shops were constructed

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\(^{107}\)Emma Kathleen Schropp, “The Development of King Street as Charleston’s Commercial Center,” in *Chrestomathy: Annual Review of Undergraduate Research, School of Humanities and Social Sciences*,
with aid from federal grants, $10 million from the Urban Development Action Grant and $4 million from the Economic Development Administration. The project served as a model for revitalization efforts on King Street.\footnote{American Planning Association, “King Street: Charleston, South Carolina,” in \textit{American Planning Association’s Great Places in America: Streets}, https://www.planning.org/greatplaces/streets/2014/kingstreet.htm}

Enrollment rates at the College of Charleston which had averaged around 5,300 students from 1975 to 1985, began to rise quickly, with the number doubling by 1993, driving an effect on the peninsula’s demographics as well as its real estate market.\footnote{Staff, “Timeline Reflecting on Mayor Riley’s Legacy,” in \textit{Post and Courier} (December 2015), accessed February 2019 https://www.postandcourier.com/news/timeline-reflecting-on-mayor-riley-s-legacy/article_c3ad06fd-2eb2-5f37-993b-e71fb00aa55d.html} As the total population of the student body increased, this helped drive the need for supporting residential, commercial and entertainment services. Enrollment rates were capped at the College of Charleston by 1998. Today, total enrollment at the College of Charleston is 10,863 students. There are additional students at the Medical University of South Carolina, The Citadel, Clemson University’s satellite campus, Charleston School of Law, American College of the Building Arts and Trident Technical College. The city has become a college town and students make up a large percentage of its downtown population. The College of Charleston’s presence helped Mayor Riley with his goal of revitalizing King Street. “As we were working to restore King Street, part of our plan was to create housing above the stores. Students are wonderful residents there, and a main street needs people on it. It

\textit{School of Languages, Cultures and World Affairs, College of Charleston} Volume 11 (Charleston: College of Charleston, 2012), 223-41
needs life.” Students played a role to help gentrify neighborhood streets in areas around the college.\textsuperscript{110}

The City of Charleston considered significantly altering traffic patterns downtown in 1993. The study undertaken by Wilbur Smith Associates stated that, ‘it is expected that improvements in traffic circulation, streetscape and parking will be the catalyst necessary to bring about further development.’\textsuperscript{111} Upper King Street merchants advocated for two-way traffic to make the area more appealing.\textsuperscript{112} By 1994, upper King Street from Line Street south to Calhoun Street was converted to two-way traffic.

National retailer Saks Fifth Avenue established a presence in downtown Charleston in 1996. Frank W. Norvell, the store developer, who built the store indicated that “it’s the return to Main Street… You’re seeing it in a lot of areas… in areas where there is a good, solid core of businesses, you’re seeing downtowns flourish.” 1996 was something of a banner year for Charleston with twenty-seven shops and restaurants totaling over eight million dollars in investments, creating over 600 jobs as a result of the new businesses. According to the New York Times, “with the sharp increase in tourism here -- some five million people visit annually -- small retailers began moving back in a decade ago. Now the narrow street and buildings

\textsuperscript{112}Robert Behre, “Road to Become A Two-Way Artery,” \textit{Post and Courier, King Street, Charleston Vertical File}, South Carolina Historical Room, Charleston County Public Library.
hugging their property lines is a mix of locally owned stores and restaurants and national chains.\textsuperscript{113}

A downtown streetscape project focused on upgrades from placing power lines underground, beautifying sidewalks with bluestone and granite curbs, improving communication and gas line connections and repairing storm water lines on King Street. The three-part project totaling $20.5 million was completed in 2009.\textsuperscript{114} Former mayor Riley had a significant hand in the beautification of the downtown landscape and in driving commercial revitalization efforts to make downtown a compelling place.\textsuperscript{115} His work was driven by the influence of the public realm - developing urban spaces focused on people and a pedestrian point of view. He stated that “everything we do in the city now and going forward should reinforce the public realm - from the trees, the sidewalks, the parks to the placement of the buildings.” Riley believed strongly in place making and committing the city to excellence, much of the development work he oversaw was built to complement Charleston’s past versus overshadowing it, ensuring that many of its historic building remained standing.\textsuperscript{116} As a result of Riley’s revitalization efforts, corner

\textsuperscript{116}Maria Saporta, “Charleston Mayor Joe Riley: Public Spaces are Key to World-Class Cities,” Saporta Report, January 3, 2015, https://saportareport.com/charleston-mayor-joe-riley-public-realm-key-to-creating-world-class-cities/
stores benefitted from the new vitality downtown providing new life and functions for these downtown businesses to thrive.

The Importance of Place

Urban theorist Kevin Lynch utilized imaging techniques to reinforce the value in the environment, he argued that understanding the city is “the result of a two-way process between the observer and the environment.” Architect and urban designer Dennis Frenchman builds on this argument for the transformation of cities, particularly the redevelopment of sites of cultural significance. Frenchman states that good urban forms help communicate the city’s narrative content for its users. Cities were transformed by the information economy creating demands for place information driven by expectations for information and the rise of tourism. Historic places provide a greater source of informative content and help define the stories and places of a city. Historic Charleston Foundation recently launched an app to tell the larger preservation story of Charleston, by telling some of the overlooked and forgotten narratives, it provides the preservation group with the ability to shape the narrative of the city moving forward.

In reviewing the function of Charleston’s corner stores, it is clear that their uses vary over time. It is clear there is viability in downtown businesses in corner

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locations and thus they serve as integral to make their neighborhoods vibrant. Ken Greenberg, principal of Urban Strategies, a Toronto-based city planning and building firm, describes cities as unfinished serial creations, with the form of the city constantly being reworked. Successful urban evolution requires the understanding of contributions from previous generations. The urban form is elastic enough to support the old and the new. Greenberg argues that long-term prospects are increased where blocks, streets and buildings possess a generality and adaptability allowing for change and modification in response to social, economic and technological change. The city and its accompanying forms are essential to urbanism, recognizing their influence and sustaining legacies over time.120

Preserving a sense of place through preservation efforts was a key force in slowing the forces of inner city decay in Charleston. In 2015, a report completed by DPZ Partners in collaboration with Historic Charleston Foundation stated that “the historic building types that constitute Charleston’s architecture of place should support the visual aspects of the Charleston brand.”121 The report stated that building type is a central feature of the character of Charleston. Two clearly identifiable types listed were the Charleston single house and the Charleston shopfront. The Charleston single house is the most characteristic type, found all over the historic city. This building type serves a variety of programs from single-

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family residential, multi-family residential, office, shop, lodging and educational purposes. The shopfront is listed as a commercial adaptation of the single house, with the first floor on the ground and “englazed” as required for retail purposes. Evidence of the Charleston shopfront can be seen throughout the southern half of King Street.\textsuperscript{122} New Urbanist architect and planner Andres Duany’s team made recommendations to improve the city’s oversight of planning and design. Duany declared the city’s brand remains in its built environment - the distinctive architectural style and how homes evolved to adapt to narrow lots as well as a challenging coastal environment of heat and humidity.\textsuperscript{123}

Charleston’s historic district zoning ordinance has served as a modern preservation tool to preserve its historic and architecturally significant neighborhoods since 1931. This landmark event utilizing zoning signaled a shift in preservation from saving individual landmarks to taking a more active role in shaping the landscape of cities. Charleston’s City Council made essential the purpose of creating districts, ‘the qualities relating to the history of the city and a harmonious outward appearance of structures which preserve property values and attract tourists and residents alike be preserved… These purposes are advanced through the preservation and protection of old historic or architecturally worthy structures and quaint neighborhoods which impart a distinct aspect to the city and

which serve as visible reminders of the historical and cultural heritage of the city, the state, and the nation.\textsuperscript{124} The city’s clear sense of place runs through government, with its motto, “She guards her customs, buildings, and laws.” Charlestonians have promoted a preservation ethic from the turn of the 20th century to maintain the city’s unique sense of place.\textsuperscript{125}

Charlestonians are keenly aware of the need to preserve their urban environment. History and heritage are important to a city that dates its history over 300 years to its founding in 1670. The cultural environment was influenced by Europeans and African Americans and this effect can be felt through the city’s architecture, visual arts and its local customs.\textsuperscript{126} Larry Ford assesses historic districts and urban design in 1980 for the \textit{Environmental Review}, Charleston is listed as a neighborhood where space has value and meaning. The most successful redevelopment efforts are associated with the respect for the history, atmosphere as well as the social identity of the place. A strong downtown is noted as a “vital focal point for community identity and an important catalyst for inner city improvement.”\textsuperscript{127}

Charleston’s corner stores were not originally zoned for commercial usage. Located primarily throughout residential neighborhoods, corner stores have been

\textsuperscript{124}City of Charleston, Ordinance Part 6, Sec. 54-230: Purpose of Creating Districts, Charleston, South Carolina Zoning, August 4, 2017, https://www.charleston-sc.gov/DocumentCenter/View/16445
classified as legal non-conforming uses as their usage is older than the establishment of the city’s zoning ordinance. 1931 marked the broad brush commercial ordinance established throughout the City of Charleston. The City of Charleston has enacted more comprehensive zoning regulations since this time period. The city provides generous usage of recognizing non-conforming uses throughout the downtown peninsula. Businesses that are continually occupying commercial spaces are allowed to continue the same usage even if the ownership changes. Mixed-use buildings in residentially zoned areas that have been unoccupied for over three years are required to go through Charleston’s Board of Zoning Appeals to get approval for a use-variance.

The city wants to preserve its historic buildings and uses and they are willing to work with business owners to determine appropriate business uses by neighborhood location. Zoning Administrator Lee Batchelder said, “I think corner stores are a two-way street. People move to Charleston thinking they’re going to be in a nice quiet neighborhood. You’re moving to a public space that’s heavily used. It’s a dynamic city, corner stores are a characteristic of the dynamic neighborhoods where there’s a lot happening. Having these corner stores reinforces the character of the neighborhoods, it helps encourage people who move to live in these neighborhoods.” Business owners work with local neighborhood associations to share their proposal (this is recommended as part of the process) prior to submitting a use-variance request to Charleston’s Board of Zoning Appeals. Many of the former
traditional uses of corner stores are no longer viable for neighborhoods (i.e., butchers or green grocers) and today the city recognizes a wide variety of commercial reuse.

King Street, Cannon Street, Spring Street and sections of Columbus Street are commercially zoned. Commercially zoned areas often see a greater mix of uses as evident on King Street with corner stores operating as galleries, retail stores, convenience stores, etc. 487 Meeting Street is zoned for commercial use, therefore the developers can stabilize and rehabilitate the building and make their decision later as to what the commercial usage of the building will be as no use-variance will be required for the canted corner store.

Most canted corner stores operate in primarily residential neighborhoods. With the rise of gentrification throughout downtown neighborhoods, there has been a resurgence of interest from business owners of canted corner stores to convert their previous mixed-use to residential apartment conversion back to commercial usage on their ground floors. Hours of operation in residential neighborhoods are often restricted based on type of use or follow the previous commercial establishment’s operating hours. Certain residential neighborhood associations such as the Eastside has vocalized their greater concern about the type of commercial use that may be open for longer hours and generate loitering within the vicinity of the commercial space.\footnote{Lee C Batchelder, City of Charleston Zoning Administrator. “Oral interview: Zoning in relation to Charleston’s corner stores.” Interview by Kyunhea West. April 10, 2019.}
The City of Charleston *Century V Preservation Plan* highlighted historic preservation as integral to the city’s history and as key to influence the city’s vision and its approach to planning and development for the future. The Charleston vision outlined the city’s eras of development as having a “distinct and valuable character which collectively represent the continuity of its right history” and that the policies are set to encourage “a balance of diverse, appropriate and compatible uses to make it a truly living city with continuing neighborhood vitality and livability.” With the efforts to drive the importance of place and to maintain a livable city for residents, corner stores have been an indirect beneficiary of preservation and revitalization efforts resulting in the survival and persistence of the urban form to present-day.

*Adaptive Reuse Initiatives*

Adaptive reuse is the best way to bring life back into an old building that is no longer serving the use it was originally built for. Corner stores are easily adapted (as evidenced by the multiple formats they serve today) to suit a number of needs. Adaptive reuse allows for the conservation of resources and preservation of historic value. The Preservation Society highlighted 487 Meeting Street, the former Beckroge Bakery, as a concern that historic vernacular architecture was being lost in a busy area of development in 2013’s Seven to Save program with the increase of high-rise residential units replacing historic structures.129

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129Anna Evans, “Built to Last: The Preservation Society of Charleston rallies support around their 2013 list of “Seven to Save,” *Charleston Magazine*, May 2013, https://charlestonmag.com/features/built_to_last
The 1852 timber-frame corner store at the corner of Line and Meeting Street is currently undergoing rehabilitation by Rockwell Construction LLC during the spring of 2019. The corner store will become part of a lifestyle community and the company is working to stabilize and restore the structure to preserve its legacy into the future. The mixed use development project helps to preserve the historic houses and train shed and will flank the historic structures with newer warehouse-type mixed-use buildings.

Charleston is well known for its historic blocks with its mix of adaptive reuse and creative infill buildings. Many of the canted corner stores surveyed have served a number of different commercial functions over the years, contributing to ensure the city provides a livable environment for its residents and visitors. While the use changes, the building structure itself doesn’t need to change to support new function, often the modifications are within the interior ensuring that the historic character of the exterior remains intact.

Historic preservation and sustainability are natural partners. Less energy is consumed through the preservation and reuse of historic buildings versus demolition and new construction. Concerns about environmental conservation and resource consumption made rehabilitating historic buildings an attractive option. Adaptive reuse and commercial rehabilitation projects have grown to become a multibillion dollar business. The Smart Growth movement has pushed the market toward existing

neighborhoods and the reuse of historic buildings supported by development incentives.\textsuperscript{131} These development incentives can range from local community support, favorable zoning, tax credits, preservation easements, etc.

The formula for sustainability may be driven by a malleable building type. However, for a business to succeed over time, location is also a crucial factor in driving the amount of vehicular and pedestrian foot traffic to a specific destination. The canted corner stores placed at major intersections throughout downtown Charleston have been influenced by the rise and fall of the surrounding neighborhood. The former Beckroge Bakery is a good example of a once-thriving business that was affected by the introduction of Interstate 26 bisecting the neighborhood it once served. With the future development of the Lowcountry Lowline party, this has spurred developers to invest resources in the area to redevelop it as the new gateway to Charleston, providing a viable way to retain the architectural character and historic integrity of the structure at 487 Meeting Street.

The partnership between Steven Niketas and Jamie Westendorff allowed for the restoration and adaptive reuse of the landmark building at 114 St Philip Street from building materials and fuel oil to now serve as a popular restaurant. The renovation efforts included full restoration of the original stucco facade, fireplaces, tin cornices, interior wood trim, entry prism glass and quarter-sawn pine stairs by Julia F. Martin Architects. The restoration was a complete reversal in appearance

from its earlier state as a vacant and deteriorating building. In 2015, these efforts were recognized by the Foos-Whitelaw Outstanding Restoration Award from Historic Charleston Foundation and the 2015 Carolopolis Award for outstanding exterior renovation from the Preservation Society of Charleston.\(^{132}\)

The reuse of historic buildings downtown is essential for the city to retain its historical fabric and character. 114 St Philip Street and 487 Meeting Street (once the restoration efforts are completed) are successful for the sensitive treatments that retain the architectural character of the canted corner stores and for the preservation of vital connections to the past. By preserving Charleston’s canted corner stores, these traditional vernacular forms continue to play a role in the active streetscape and contribute towards driving the local economy. The successful reuse of buildings provides a place for local business to thrive and ensures that the architectural character of the city emblematic of its various periods of development survives.

CHAPTER SIX

Conclusion

The eighty-three surviving canted corner stores captured through this 2018-2019 architectural survey provides clear evidence that this prevalent building type remains a robust presence in downtown Charleston south of Line Street. The 2018-2019 survey captured the remaining canted corner stores, a subset of 32 corner stores that populate the peninsula. The geographic assessment compiled through analysis of Charleston’s Sanborn Fire Insurance Maps shows a shifting pattern of placement between 1884 to 1951. An analysis of the 1884 map captured commercial activity closest to the waterfront, indicative of the crucial role the waterfront played in initial commerce in the Walled City and the disbursement to the commercial corridor of King Street. Map analysis indicated that by 1888, and through 1902, corner stores had spread throughout the peninsula. The diffusion of canted corner stores across the peninsula is an indicator these businesses served primarily residential neighborhoods and provided a wide array of services. The City of Charleston’s desire to preserve the historic buildings, and its continued recognition of legal non-conforming uses as well as the granting of use-variances, shows that the city has determined that preservation of corner stores is an important mixed-use legacy.

The map assessment indicated two trends in placement patterns. The first visible pattern is the spread of commercial activity throughout the city’s residential neighborhoods. Historically, retail activity was concentrated towards the waterfront and shifted to a broader disbursement throughout the peninsula as the city expanded.
Corner stores are prevalent throughout residential neighborhoods as they once provided day-to-day items and services for residents within a walkable vicinity of their homes. The second is the persistent longevity of this urban form throughout the peninsula for over 135 years. The presence of these commercial building structures is recorded through the various Sanborn maps (see Figure 6.5 and 6.6 above). Map analysis revealed both the robustness and longevity of this form. The persistence of the form through the preservation of historic buildings is also well documented through building records, photographs and archival records which attest to the age of the urban structures as well as the continued use of the vernacular form in new building construction today.

Survey of corner stores identified historical building patterns of the canted corner stores and change in their function over time. The canted corner store type is a highly malleable building form amenable to mixed-use residential and commercial use. As commercial trends changed, these buildings adapted to the challenges of an evolving urban environment. The flexibility of the large ground floor space within allowed the inhabitants to adapt wide ranging functions to serve a multitude of
commercial and residential purposes. A store building originally built to serve a
grocer’s needs could just as easily support a drug store, jewelry, clothing retailer,
office, and, finally, retail again. Evidence of this adaptability is provided by studying
the evolution of functions of the 1855-56 building of 327 King Street. Photo
documentation of this building supports the various uses within the commercial
storefront space. By studying other buildings such as the addresses listed in the
detailed appendices within the reference section, the change in function of
storefronts is apparent. The City of Charleston advocates for the continued
commercial use of historic corner storefronts, however, they offer the flexibility to
business owners to pursue other commercial uses beyond what was originally
situated within the historic building to ensure that the commercial use is viable for
the neighborhood and the city residents at large.

Radcliffeborough and Cannonborough-Elliottborough contain the highest
number of canted corner stores in Charleston neighborhoods. Twenty-seven stores
remain in Radcliffeborough, and nineteen stores in Cannonborough-Elliottborough.
According to a survey conducted by Page and Turnbull, this area of Charleston
retains much of its “distinctive historic architecture and residents with a varied
socioeconomic and demographic background.”133 Residential neighborhoods such as
Radcliffeborough and Cannonborough-Elliottborough have neighborhood
associations which express a favorable view of a wide variety of commercial uses.

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133Page and Turnbull, Preservation Plan for Charleston, South Carolina, City of Charleston, 2008,
Similar to most early American cities, Charleston has a large number of wooden structures. The majority of the canted corner stores that are extant today were primarily constructed of wooden materials. 38.6% of the total buildings are wooden structures, followed by masonry at 30.1% and stucco at 30.1%.

Surviving corner stores are generally in sound repair - the majority of the canted corner stores, 60.2%, currently show no visible evidence of deterioration. This assessment correlates directly to the occupancy rate as 90.4% of the buildings are presently in use; 2.4% of the buildings show evidence of severe deterioration with structural integrity issues, loss of materials, settlement or water penetration issues. 13.3% of the buildings reflect a moderate state of deterioration and 24.1% show evidence of mild deterioration. Buildings in use are more likely to be maintained and property owners have a vested interest in continuing their profits from the canted corner stores.

Studying the building and uses over time provided both a better understanding of the function of corner stores and the development of Charleston’s downtown neighborhoods. The commercial functions of the buildings responded to shifting residential patterns, neighborhood density, and foot traffic. Charleston’s 1884 Sanborn map showed 30 distinct commercial functions with five different types of grocery stores. Fresh produce, meat markets, tobacco, clothing, farm tools, liquor and nonperishable food items are just a few of the variety of products offered at these stores. 41% of the total stores were various types of grocery stores, followed by grocery/saloons at 14% and saloons following behind this with 9% of the total.
The most frequently occurring commercial uses in Charleston in 1884 were variations of grocery stores, by 1888 retail stores were the most frequently occurring use followed by groceries. The 1902 assessment shows retail stores as most frequently use, followed by drug stores and bakeries. The 1951 function of stores analysis shows that retail continues to remain on top, followed by restaurants, grocery and furniture stores. Some of these specific commercial uses are no longer sustainable in residential neighborhoods today.

The commercial landscape changed as a result of the automobile, refrigeration, the introduction of large format grocery stores, chain retailers and this is reflected by the visible decline in the variety of commercial store functions. The mixed use purpose of the buildings from bars, bakeries, offices, restaurants, laundries and grocery stores allowed the urban form to remain intact and the commercial functions to change to suit the needs of its occupants and surrounding neighborhood. Today 12% of the corner stores function as groceries in comparison to the 55% in 1884 showing a significant change in shopping patterns and a change in consumer behavior. Change in store function also reveals growth in the alcohol/food services industry shown by 11% of Saloons in 1884 to 26% of accounted for canted corner stores. The most frequently occurring uses today for canted corner stores are restaurants, retail, conversion to residential apartments or homes followed by offices and grocery.

Commercial storefront space continues to provide the 72% majority usage of present-day canted corner stores in comparison to 18% of the buildings serving a
solely residential function. Charleston’s Board of Zoning Appeals is supportive of retaining commercial uses for these historic storefronts. Present day commercial usage ranges from restaurants to yoga studios, with restaurants as most frequently occurring, followed by retail stores, conversion to residences, offices, grocery then laundromats. Historically, grocery was the most frequently occurring commercial use, followed by saloons, drug stores and dry goods stores. This represents a shift in purpose for the corner stores.

60% of the canted corner stores show no visible evidence of deterioration based on a physical evaluation of the structures undertaken from the public right of way. The buildings surveyed reflect only 2.4% of the total structures remaining in a severe state of deterioration today, one of these buildings is currently in the process of being stabilized for future commercial use. 37.4% of the structures are currently in a mild to moderate state of deterioration, this reflects a need primarily for maintenance and minor repairs.

The vernacular form is identifiable by its location, its form, and variations on its form. Many canted corner stores were smaller scale one to two stories in height, reflecting Charleston single house’s type adapted to mixed-use shopfront. They blend into the context of their residential neighborhoods from a height, scale and massing standpoint. Five buildings were built on a larger scale from three to eight stories in height with a greater massing providing more space for retail, office or warehouse functions. Each of the eighty-three structures reflect a canted entryway facing a street intersection as a consistent identifier of the building form.
A cast iron support column retained in fifty-one structures (61.4% of the total canted corner stores) provided reinforcement for the cantilevered corner and upper stories. Variations on the support column identified through survey results included masonry (2.4% of the total canted corner stores) as well as the removal or loss of column and buildings with a canted face that did not require a support column such as the former Saks building at 211 King Street (36.1% of the canted corner stores). 63.8% of the present-day canted corner stores feature corner posts that support the cantilevered corners. This is a signature feature of the building type.

The three-part assessment undertaken allowed for data analysis on canted corner stores, providing context and a better understanding of the buildings that remain and what societal, contextual and economic factors have shaped the development of these buildings. Charleston’s early preservation ethos, stressing the importance of the connection to its past, supported the establishment of historic districts, and guidelines to protect the historic structures. Incentives to rehabilitate and reuse historic buildings were utilized to help revitalize the community. The state of economic depression in Charleston following the Civil War following its earlier prosperity remained well into the twentieth century. Revitalization efforts were seen as key to bringing business and returning traffic back to the downtown area. Many of the canted corner stores provided homes for local businesses. More of the extant historic fabric has survived in Charleston without being replaced by infill projects as a result of zoning, recognition of legal non-conforming uses, efforts by concerned citizens, and preservation plans. The preservation ethos and advocacy efforts have
distinctly shaped the urban landscape with more surviving historic buildings dating
to various periods of development dotted throughout the streetscape. These buildings
helped shape community identity by offering services to their neighborhoods,
survived the gentrification of neighborhoods and provided locals and immigrants the
opportunity to become entrepreneurs.

It is important to preserve the vernacular canted corner stores. The
commercial landscape of downtown Charleston differs significantly from its past.
The highly adaptable building has served a number of different commercial
functions to ensure that downtown remains a vibrant city for its residents and
visitors. The changing use of these buildings has remained a fact throughout their
existence with evidence from historic Sanborn maps outlining the 30 various
functions these buildings served as well as the detailed analysis undertaken through
the four case studies surveyed by functional type. The case studies show the
longevity of the building form and how the trajectory of these buildings can change
over time. The mixed use buildings with residential character and functional purpose
clearly outlined building change in relation to the development of Charleston’s
neighborhoods, evolution of commercial retail, shift away from the city as well as
the back to the city movement and the changing face as a result of revitalization
efforts to drive business downtown. The architectural details of these buildings show
evidence of the various styles that came into fashion for commercial and residential
buildings alike.
The canted corner stores contribute to Charleston’s “architecture of place” through the application of a consistent architectural style to support the visual aspects of the Charleston brand. The vernacular form dates back to the late nineteenth and twentieth century in Charleston and remains in use today with new construction continuing the use of the canted corner store building type. Therefore, the preservation of historic buildings as well as new structures is important to outline the continuation of the building traditions that shape our urban forms. The newer structures help ensure that the building tradition of this vernacular form continues on.

Future scholars interested in further study of corner stores in Charleston can build on this research by undertaking a building survey of all corner stores throughout the peninsula. All of the canted corner stores north of Line Street can be surveyed. Additionally, a broader corner store assessment could be completed to encompass all extant corner stores extending beyond the subset of canted corner stores evaluated in this assessment. An analysis could be completed comparing the development south of Line Street to development on the northern side of the peninsula as canted corner stores and corner stores do exist beyond the established survey boundary. Additional exploration of case studies could be undertaken throughout each neighborhood in downtown Charleston for additional insights on usage trends and how neighborhoods may have impacted evolutionary building

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change. A deep dive analysis into a specific function such as candy stores or a specific immigrant group such as Jewish merchants could be an additional way to explore the impact of corner stores downtown. A comparative study could be undertaken as a build upon this research to another urban environment such as New York City. Additional study of the use-variances granted by Charleston’s Board of Zoning Appeals could provide supplemental data on specific canted corner store buildings. Analyzing the latest census data could provide a deeper-dive into neighborhood-level population research and enable further demographic information as well.

Charleston’s remaining canted corner stores provide historic context for the development of the downtown contribution to urban life and their role in encouraging the active streetscape is clear. The reuse of the historic buildings downtown ensures that the architectural character of the city remains emblematic of its various periods of development. It is important to acknowledge the contributions made to Charleston’s urban life (these downtown corner stores and local business owners) and the building’s ability to evolve and remain a vibrant part of Charleston’s future.
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APPENDICES
### Appendix A

**1884 Corner Store Geographic Assessment: Sanborn Fire Insurance Map**

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#### 1888 Corner Store Geographic Assessment: Sanborn Fire Insurance Map

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1902 Corner Store Geographic Assessment: Sanborn Fire Insurance Map

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<td>Kirkland Lane</td>
<td>4570403086</td>
</tr>
<tr>
<td>162 Wentworth Street</td>
<td>Charleston</td>
<td>Store</td>
<td>Rutledge Avenue</td>
<td>4570304060</td>
</tr>
<tr>
<td>2 Woolfe Street</td>
<td>Charleston</td>
<td>Store</td>
<td>Nassau Street</td>
<td>4590901015</td>
</tr>
<tr>
<td>----------------</td>
<td>------------</td>
<td>-------</td>
<td>---------------</td>
<td>------------</td>
</tr>
<tr>
<td>6 Wragg Place</td>
<td>Charleston</td>
<td>Store</td>
<td>Mary &amp; Meeting</td>
<td>4590903121</td>
</tr>
</tbody>
</table>
Appendix E

2018-2019 Building Survey Forms
**Survey Form 001: Canted Corner Stores**

Surveyor: Kyunhea West  
Date: November 4, 2018

<table>
<thead>
<tr>
<th>Identification</th>
<th>Function</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood: Mazyck-Wragborough</td>
<td>Current Occupancy: Commercial</td>
</tr>
<tr>
<td>Parcel ID: 4591304037</td>
<td>Condition: N/A</td>
</tr>
<tr>
<td>Address/Location: 90 Alexander Street</td>
<td>Mild Deterioration</td>
</tr>
<tr>
<td>City: Charleston</td>
<td>Moderate Deterioration</td>
</tr>
<tr>
<td>Intersection: Charlotte Street</td>
<td>Severe Deterioration</td>
</tr>
</tbody>
</table>

**Building Material:**
- Masonry
- Stucco
- Wood
- Concrete
- Metal

**Storefront Details**

Number of stories: 3

**Supporting Column material:**
- Cast Iron
- Concrete
- Wood
- N/A

**Surviving Decorative Elements:**
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard

**Windows:**
- Transom
- Plate glass

**Secondary Entrances:** 1 entrance on Charlotte Street

**Additional Notes:** Roof delineating 1st floor
Survey Form 001
Address: 90 Alexander Street
Parcel ID: 4591304037
Neighborhood: Radcliffeborough
Description: Two story wooden and masonry structure with brick columns and roof delineating former commercial space.
Survey Form 002: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 4, 2018

Identification

Neighborhood: Radcliffeborough
Parcel ID: 4591302028
Address/Location: 126 Alexander Street
City: Charleston
Intersection: Chapel Street
Building Material:
- Masonry
- Stucco
- **Wood**
- Concrete
- Metal

Function

Current Occupancy: Residential
Condition: N/A
Mild Deterioration
Moderate Deterioration
Severe Deterioration

Ground Floor Use:
- **Residential**
- Commercial
- Vacant

Storefront Details

Number of stories: 2
Supporting Column material:
- **Cast Iron**
  - Concrete
  - Wood
  - N/A
Windows:
- **Transom**
  - Plate glass
  - Residential

Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard
- Lighting
- Brackets
- Fluted column
- Belt course
- **Other:** Column inset into bldg

Secondary Entrances: 1 entrance on Chapel Street, 1 entrance on Alexander Street

Additional Notes: Roof delineating 1st floor
Survey Form 002
Address: 126 Alexander Street
Parcel ID: 4591302028
Neighborhood: Radcliffeborough
Description: Two story wooden residential building with roof delineating former commercial space, column inset into building.
Survey Form 003: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 4, 2018

Identification
Neighborhood: Mazyck-Wraggborough
Parcel ID: 4591301048
Address/Location: 159 Alexander Street
City: Charleston
Intersection: Judith Street

Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function
Current Occupancy: Residential
Condition: N/A
Ground Floor Use:
- Residential
- Commercial
- Vacant

Storefront Details
Number of stories: 2
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A

Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard

Secondary Entrances: 1 entrance angled on Alexander Street
Additional Notes:

Windows:
- Transom
- Plate glass
- Residential

Lighting

Brackets

Fluted column

Belt course

Other: Roof delineating 1st floor
Survey Form 003
Address: 159 Alexander Street
Parcel ID: 4591301048
Neighborhood: Mazyck-Wraggborough
Description: Two story masonry building with roof delineating 1st floor former commercial storefront, now a residential building.
Survey Form 004: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 11, 2018

Identification
Neighborhood: Eastside
Parcel ID: 4590904048
Address/Location: 60 America Street
City: Charleston
Intersection: Amherst Street

Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function
Current Occupancy: Commercial

Condition:
- **Mild Deterioration**
- Moderate Deterioration
- Severe Deterioration

Ground Floor Use:
- Residential
- Commercial
- Vacant

Storefront Details
Number of stories: 2
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A

Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard
- Lighting
- Brackets
- Fluted column
- Belt course
- Other: Brick columns, Roof delineating 1st floor

Secondary Entrances: 1 entrance on Amherst Street
Additional Notes: Eastside Development Corp office
Survey Form 004
Address: 60 America Street
Parcel ID: 4590904048
Neighborhood: Eastside
Description: Two story masonry and wooden structure with commercial storefront featuring a molded cornice, brackets, brick columns and roof delineating 1st floor Eastside Development Corp
Survey Form 005: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 11, 2018

Identification
Neighborhood: Eastside
Parcel ID: 4590902136
Address/Location: 62 America Street
City: Charleston
Intersection: Amherst Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function
Current Occupancy: Residential
Condition:
- Mild Deterioration
- Moderate Deterioration
- Severe Deterioration
Ground Floor Use:
- Residential
- Commercial
- Vacant

Storefront Details
Number of stories: 3
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A
Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard
- Lighting
- Brackets
- Fluted column
- Belt course
- Other: Brick columns, roof 1st fl
Secondary Entrances: 1 entrance on America Street
Additional Notes: Canopies over windows on 1st floor
Survey Form 005
Address: 62 America Street
Parcel ID: 4590902136
Neighborhood: Eastside
Description: Three story wooden building with canopies over storefront windows, brick columns and roof delineating commercial space.
Survey Form 006: Canted Corner Stores

**Identification**
- Neighborhood: Harleston Village
- Parcel ID: 4570403074
- Address/Location: 49 Archdale Street
- City: Charleston
- Intersection: Beaufain Street
- Building Material:
  - Masonry
  - Stucco
  - Wood
  - Concrete
  - Metal

**Function**
- Current Occupancy: Commercial
- Condition:
  - Mild Deterioration
  - Moderate Deterioration
  - Severe Deterioration
- Ground Floor Use:
  - Residential
  - Commercial
  - Vacant

**Storefront Details**
- Number of stories: 3

**Supporting Column material:**
- Cast Iron
  - Concrete
  - Wood
  - N/A

**Surviving Decorative Elements:**
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard

**Windows:**
- Transom
- Plate glass
  - Residential

**Lighting**
- Brackets
- Fluted column
- Belt course
- Other:

**Secondary Entrances:** 2 entrances on Beaufain Street, 1 entrance on Archdale Street

**Additional Notes:** Lulu’s Bakery
Survey Form 006
Address: 49 Archdale Street
Parcel ID: 4570403074
Neighborhood: Harleston Village
Description: Three story masonry structure with commercial canopy and lighting for Lulu’s Bakery.
## Survey Form 007: Canted Corner Stores

**Surveyor:** Kyunhea West  
**Date:** November 11, 2018

### Identification

<table>
<thead>
<tr>
<th>Neighborhood: Cannonborough/Elliottborough</th>
<th>Parcel ID: 4600801035</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Address/Location: 63 Ashe Street</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>City: Charleston</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Intersection: Line Street</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Building Material:</th>
</tr>
</thead>
</table>

- Masonry
- Stucco
- **Wood**
- Concrete
- Metal

### Function

<table>
<thead>
<tr>
<th>Current Occupancy: Commercial</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Condition:</th>
</tr>
</thead>
</table>

- **Mild Deterioration**
- Moderate Deterioration
- Severe Deterioration

<table>
<thead>
<tr>
<th>Ground Floor Use:</th>
</tr>
</thead>
</table>

- Residential
- **Commercial**
- Vacant

### Storefront Details

<table>
<thead>
<tr>
<th>Number of stories: 2</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Supporting Column material:</th>
</tr>
</thead>
</table>

- **Cast Iron**
- Concrete
- Wood
- N/A

<table>
<thead>
<tr>
<th>Windows:</th>
</tr>
</thead>
</table>

- Transom
- **Plate glass**
- Residential

### Surviving Decorative Elements:

<table>
<thead>
<tr>
<th>Lighting</th>
</tr>
</thead>
</table>

- **Brackets**

<table>
<thead>
<tr>
<th>Fluted column</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Belt course</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Other:</th>
</tr>
</thead>
</table>

### Secondary Entrances: 1 entrance on Ashe Street

### Additional Notes: Metal grates over 1st floor windows, wood runs vertically around storefront, Ashe St Convenience Store
Survey Form 007
Address: 63 Ashe Street
Parcel ID: 4600801035
Neighborhood: Cannonborough/Elliottborough
Description: Two story wooden building with convenience story operating on ground floor level with metal grates over store windows. Wood runs vertically around the storefront, now the Ashe St. Convenience Store.
Survey Form 008: Canted Corner Stores

Surveyor: Kyunhea West
Date: September 30, 2018

Identification
Neighborhood: Radcliffeborough
Parcel ID: 4601102167
Address/Location: 232 Ashley Avenue
City: Charleston
Intersection: Spring Street

Building Material:
- Masonry
- Stucco
- **Wood**
- Concrete
- Metal

Function
Current Occupancy: Commercial
Condition: N/A

Ground Floor Use:
- Residential
- **Commercial**
- Vacant

Storefront Details
Number of stories: 3
Supporting Column material:
- **Cast Iron**
- Concrete
- Wood
- N/A

Surviving Decorative Elements:
- **Molded cornice**
- Column capitals
- Signage
- Canopy
- Beadboard

Windows:
- Transom
- **Plate glass**
- Residential

Other:
- Lighting
- Brackets
- **Fluted column**
- Belt course
- Other:

Secondary Entrances: 1 entrance on Ashley Avenue
Additional Notes: Lotus Healing Center
Survey Form 008
Address: 232 Ashley Avenue
Parcel ID: 4601102167
Neighborhood: Radcliffeborough
Description: Three story contemporary wooden building with commercial space occupied by Lotus Healing Center.
Survey Form 009: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 18, 2018

Identification
Neighborhood: Westside
Parcel ID: 4600704129
Address/Location: 270 Ashley Avenue
City: Charleston
Intersection: Kennedy Court

Function
Current Occupancy: Residential
Condition:
- **Mild Deterioration**
- Moderate Deterioration
- Severe Deterioration

Ground Floor Use:
- **Residential**
- Commercial
- Vacant

Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Storefront Details
Number of stories: 2
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A

Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard
- Lighting
- Brackets
- Fluted column
- Belt course
- **Other:** Roof delineating 1st floor

Secondary Entrances: 2 entrances on Kennedy Court, 1 entrance to rear addition on Ashley Ave through backyard
Additional Notes: N/A
Survey Form 009
Address: 270 Ashley Avenue
Parcel ID: 4600704129
Neighborhood: Westside
Description: Two story stucco and wooden building with roof delineating entire ground floor.
Survey Form 010: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 18, 2018

Identification
Neighborhood: Westside
Parcel ID: 4600704129
Address/Location: 273 Ashley Avenue
City: Charleston
Intersection: Line Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function
Current Occupancy: Residential
Condition:
- Mild Deterioration
- Moderate Deterioration
- Severe Deterioration
Ground Floor Use:
- Residential
- Commercial
- Vacant

Storefront Details
Number of stories: 2
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A

Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard
- Lighting
- Brackets
- Fluted column
- Belt course
- Other: Roof delineating 1st fl

Secondary Entrances: 1 entrance on Ashley Avenue, 1 entrance on Line Street
Additional Notes: N/A
Survey Form 010
Address: 273 Ashley Avenue
Parcel ID: 4600704129
Neighborhood: Westside
Description: Two story wooden building with roof delineating former commercial space.
Survey Form 011: Canted Corner Stores

Surveyor: Kyunhea West
Date: September 30, 2018

**Identification**

Neighborhood: Cannonborough/Elliottborough
Parcel ID: 4600803144
Address/Location: 41 Bogard Street
City: Charleston
Intersection: Ashe Street

**Function**

Current Occupancy: Commercial
Condition: N/A

**Storefront Details**

Number of stories: 3
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A

Windows:
- Transom
- Plate glass
- Residential

Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard
- Lighting
- Brackets
- Fluted column
- Belt course
- Other:

Secondary Entrances: 1 entrance on Bogard Street, 3 entrances on Ashe Street

Additional Notes: Trattoria Lucca
Survey Form 011
Address: 41 Bogard Street
Parcel ID: 4600803144
Neighborhood: Cannonborough/Elliottborough
Description: Three story wooden building with restaurant Trattoria Lucca on the ground floor. Brackets, molded cornice, transom windows and roof delineating commercial space.
Survey Form 012: Canted Corner Stores

Surveyor: Kyunhea West
Date: September 30, 2018

Identification
Neighborhood: Cannonborough/Elliottborough
Parcel ID: 4600801128
Address/Location: 50 Bogard Street
City: Charleston
Intersection: Rose Lane
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function
Current Occupancy: Commercial
Condition:
- Mild Deterioration
- Moderate Deterioration
- Severe Deterioration
Ground Floor Use:
- Residential
- Commercial
- Vacant

Storefront Details
Number of stories: 2
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A
Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard
Windows:
- Transom
- Plate glass
- Residential

Lighting
- Brackets
- Fluted column
- Belt course
Other: Roof delineating 1st floor

Secondary Entrances: 1 entrance on Bogard Street
Additional Notes: B. Berry Interiors
Survey Form 012
Address: 50 Bogard Street
Parcel ID: 4600801128
Description: Two story curved wooden building with transom windows, paneling, lighting and roof delineating ground floor commercial space. Ground floor serves as office space for B. Berry Interiors.
Survey Form 013: Canted Corner Stores  
Surveyor: Kyunhea West  
Date: November 4, 2018

### Identification
- Neighborhood: South of Broad  
- Parcel ID: 4580903137
- Address/Location: 1 Broad Street  
- City: Charleston  
- Intersection: East Bay Street

### Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

### Storefront Details
- Number of stories: 3

### Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A

### Surviving Decorative Elements:
- Molded cornice
- **Column capitals**
- Signage
- Canopy
- Beadboard

### Windows:
- Transom
- **Plate glass**
- Residential

### Lighting
- Brackets
- Fluted column
- **Belt course**
- Other:

### Ground Floor Use:
- Residential
- **Commercial**
- Vacant

### Additional Notes:
- One Broad Street restaurant, formerly Carolina Savings bank, Italian Renaissance Revival elements
Survey Form 013
Address: 1 Broad Street
Parcel ID: 4580903137
Neighborhood: South of Broad
Description: Three story stucco building with Italian Renaissance Revival details evident in columns, pediment, arched window openings, this former bank was converted to a restaurant on the ground floor.
Survey Form 014: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 4, 2018

Identification
Neighborhood: South of Broad
Parcel ID: 4580903286
Address/Location: 18 Broad Street
City: Charleston
Intersection: East Bay Street

Function
Current Occupancy: Commercial
Condition: N/A

Ground Floor Use:
Residential
Commercial
Vacant

Building Material:
Masonry
Stucco
Wood
Concrete
Metal

Storefront Details
Number of stories: 8
Supporting Column material:
Cast Iron
Concrete
Wood
N/A

Windows:
Transom
Plate glass
Residential

Surviving Decorative Elements:
Molded cornice
Column capitals
Signage
Canopy
Beadboard

Lighting
Brackets
Fluted column
Belt course
Other: Columns around doorway

Secondary Entrances: 1 entrance on Broad Street, 1 entrance on State Street

Additional Notes: Martin Gallery, pedimented doorway and arched windows
Survey Form 014
Address: 18 Broad Street
Parcel ID: 4580903286
Neighborhood: French Quarter
Description: Eight story masonry and concrete building with double columns framing entryway, pedimented doorway, arched windows and signage. Commercial space occupied by Martin Gallery.
Survey Form 015: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 11, 2018

Identification
Neighborhood: Harleston Village
Parcel ID: 4570302190
Address/Location: 60 Bull Street
City: Charleston
Intersection: Rutledge Avenue
Building Material:
  - Masonry
  - Stucco
  - Wood
  - Concrete
  - Metal

Function
Current Occupancy: Commercial
Condition: N/A
  - Mild Deterioration
  - Moderate Deterioration
  - Severe Deterioration
Ground Floor Use:
  - Residential
  - Commercial
  - Vacant

Storefront Details
Number of stories: 3
Supporting Column material:
  - Cast Iron
  - Concrete
  - Wood
  - N/A
Surviving Decorative Elements:
  - Molded cornice
  - Column capitals
  - Signage
  - Canopy
  - Beadboard
Secondary Entrances: N/A
Additional Notes: Bull Cafe

Windows:
  - Transom
  - Plate glass
  - Residential

Lighting
  - Brackets
  - Fluted column
  - Belt course

Other: Roof delineating 1st floor
Survey Form 015
Address: 60 Bull Street
Parcel ID: 4570302190
Neighborhood: Harleston Village
Description: Three story wooden frame building with hanging signage for Bull Street Cafe and roof delineating commercial storefront.
Survey Form 016: Canted Corner Stores

Identification

Neighborhood: Radcliffeborough
Parcel ID: 4591303092
Address/Location: 60 Calhoun Street
City: Charleston
Intersection: Alexander Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function

Current Occupancy: Commercial
Condition: N/A

Mild Deterioration
Moderate Deterioration
Severe Deterioration

Ground Floor Use:
- Residential
- Commercial
- Vacant

Storefront Details

Number of stories: 3
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A
Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard
- Lighting
  - Brackets
- Fluted column
- Belt course
- Other: Roof delineating 1st floor

Secondary Entrances: 1 entrance on Calhoun Street, 1 entrance on Alexander Street
Additional Notes: Calhoun Street Cleaners
Survey Form 016
Address: 60 Calhoun Street
Parcel ID: 4591303092
Neighborhood: Radcliffeborough
Description: Three story wooden building with roof delineating ground floor, exterior lighting illuminates Calhoun Street Cleaners.
Survey Form 017: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 11, 2018

Identification
Neighborhood: Radcliffeborough
Parcel ID: 4570402022
Address/Location: 145 Calhoun Street
City: Charleston
Intersection: King Street
Building Material:
  Masonry
  Stucco
  Wood
  Concrete
  Metal

Function
Current Occupancy: Commercial
Condition: N/A
Mild Deterioration
Moderate Deterioration
Severe Deterioration

Ground Floor Use:
  Residential
  Commercial
  Vacant

Storefront Details
Number of stories: 1
Supporting Column material:
  Cast Iron
  Concrete
  Wood
  N/A
Windows:
  Transom
  Plate glass
  Residential
Surviving Decorative Elements:
  Molded cornice
  Column capitals
  Signage
  Canopy
  Beadboard
  Lighting
  Brackets
  Fluted column
  Belt course
  Other:
Secondary Entrances:
Additional Notes: Walgreen’s, formerly Millennium Music.
Survey Form 017
Address: 145 Calhoun Street
Parcel ID: 4570402022
Neighborhood: Radcliffeborough
Description: One story concrete building with commercial signage, space occupied by Walgreen's.
Survey Form 018: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 11, 2018

Identification
Neighborhood: Radcliffeborough
Parcel ID: 4570302013
Address/Location: 225 Calhoun Street
City: Charleston
Intersection: Smith Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function
Current Occupancy: Commercial
Condition:
- Mild Deterioration
- Moderate Deterioration
- Severe Deterioration

Ground Floor Use:
- Residential
- Commercial
- Vacant

Storefront Details
Number of stories: 2
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A
Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard
Secondary Entrances: 2 entrances on Smith Street
Additional Notes: Brown Dog Deli

Windows:
- Transom
- Plate glass
- Residential

Lighting
- Brackets
- Fluted column
- Belt course
- Other:

Additional Notes: Brown Dog Deli
Survey Form 018
Address: 225 Calhoun Street
Parcel ID: 4570302013
Neighborhood: Radcliffeborough
Description: Two story stucco and wooden building with canopies over commercial windows, hanging signage by entryway to Brown Dog Deli.
Survey Form 019: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 11, 2018

Identification
Neighborhood: Radcliffeborough
Parcel ID: 4601603099
Address/Location: 226 Calhoun Street
City: Charleston
Intersection: Smith Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function
Current Occupancy: Commercial
Condition: N/A
Mild Deterioration
Moderate Deterioration
Severe Deterioration

Ground Floor Use:
- Residential
- Commercial
- Vacant

Storefront Details
Number of stories: 1
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A
Windows:
- Transom
- Plate glass
- Residential

Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard
Lighting
- Brackets
- Fluted column
- Belt course
Other:

Secondary Entrances: N/A
Additional Notes: The College Laundry & Persimmon Café
Survey Form 019
Address: 226 Calhoun Street
Parcel ID: 4601603099
Neighborhood: Radcliffeborough
Description: One story masonry structure with canopy over commercial space, occupied by The College Laundry & Persimmon Cafe.
Survey Form 020: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 18, 2018

Identification
Neighborhood: Cannonborough/Elliotborough
Parcel ID: 4601201037
Address/Location: 43 Cannon Street
City: Charleston
Intersection: Coming Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function
Current Occupancy: Commercial
Condition: N/A
Mild Deterioration
Moderate Deterioration
Severe Deterioration

Ground Floor Use:
- Residential
- Commercial
- Vacant

Storefront Details
Number of stories: 3
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A
Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard

Windows:
- Transom
- Plate glass
- Residential

Lighting
- Brackets
- Fluted column
- Belt course
- Other: Roof delineating 1st fl

Secondary Entrances: 2 entrances on Cannon Street, 1 entrance on Coming Street
Additional Notes: Five Loaves Cafe/Wilhemina
Survey Form 020
Address: 43 Cannon Street
Parcel ID: 4601201037
Description: Three story wooden structure with molded cornice, lighting, canopy and roof delineating commercial storefront of Five Loaves Cafe & Wilhemina's.
Survey Form 021: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 4, 2018

Identification
Neighborhood: Radcliffeborough
Parcel ID: 4601502017
Address/Location: 81 Cannon Street
City: Charleston
Intersection: Alexander Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function
Current Occupancy: Vacant
Condition: N/A
Mild Deterioration
Moderate Deterioration
Severe Deterioration

Ground Floor Use:
- Residential
- Commercial
- Vacant

Storefront Details
Number of stories: 2
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A

Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard

Windows:
- Transom
- Plate glass

Secondary Entrances: 2 entrances on Cannon Street

Additional Notes: Vacant with boarded up windows
Survey Form 021  
Address: 81 Cannon Street  
Parcel ID: 4601502017  
Neighborhood: Radcliffeborough  
Description: Two story wooden masonry and wood building with commercial space, no longer occupied, property offered for sale.
## Survey Form 022: Canted Corner Stores

**Surveyor:** Kyunhea West  
**Date:** October 1, 2018

### Identification
- **Neighborhood:** Radcliffeborough  
- **Parcel ID:** 4600803018  
- **Address/Location:** 98 Cannon Street  
- **City:** Charleston  
- **Intersection:** Rutledge Avenue

### Function
- **Current Occupancy:** Commercial  
- **Condition:** N/A

#### Ground Floor Use:
- Residential  
- Commercial  
- Vacant

### Building Material:
- Masonry  
- Stucco  
- **Wood**  
- Concrete  
- Metal

### Storefront Details
- **Number of stories:** 2

#### Supporting Column material:
- **Cast Iron**  
- Concrete  
- Wood  
- N/A

#### Windows:
- Transom  
- **Plate glass**  
- Residential

#### Surviving Decorative Elements:
- Molded cornice  
- Column capitals  
- Signage  
- Canopy  
- Beadboard

#### Secondary Entrances:
- 1 entrance on Cannon Street, 1 entrance on Rutledge

#### Additional Notes:
- Goulette Rotisserie & Grill
Survey Form 022
Address: 98 Cannon Street
Parcel ID: 4600803018
Neighborhood: Radcliffeborough
Description: Two story wooden building with molded cornice and brackets delineating commercial storefront of Goulette Rotisserie and Grill.
Survey Form 023: Canted Corner Stores

Identification
Neighborhood: Mazyck-Wraggborough
Parcel ID: 4591301084
Address/Location: 25 Chapel Street
City: Charleston
Intersection: Alexander Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Storefront Details
Number of stories: 2
Supporting Column material:
- Cast Iron
  - Concrete
  - Wood
  - N/A
Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard

Windows:
- Transom
- Plate glass
- Residential: 2/2

Secondary Entrances: 1 entrance on Alexander Street, 1 entrance on Chapel Street
Additional Notes: N/A - appears to be a residential property
Survey Form 023
Address: 25 Chapel Street
Parcel ID: 4591301084
Neighborhood: Mazyck-Wraggborough
Description: Two story residential building with metal roof over former storefront on ground floor, conversion to residential property.
Survey Form 024: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 4, 2018

Identification
Neighborhood: Mazyck-Wraggborough
Parcel ID: 4591301066
Address/Location: 54 Chapel Street
City: Charleston
Intersection: Elizabeth Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function
Current Occupancy: Commercial
Condition:
- **Mild Deterioration**
- Moderate Deterioration
- Severe Deterioration

Ground Floor Use:
- Residential
- Commercial
- Vacant

Storefront Details
Number of stories: 3
Supporting Column material:
- **Cast Iron**
- Concrete
- Wood
- N/A
Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard
Secondary Entrances: N/A
Additional Notes: Jill Howard Interior design office

Windows:
- Transom
- Plate glass
- Residential
Lighting
- Brackets
- Fluted column
- Belt course
Other: Roof delineating 1st floor
Survey Form 024
Address: 54 Chapel Street
Parcel ID: 4591301066
Description: 3 story wooden building with molded cornice, brackets and roof delineating commercial space on ground floor. Building is occupied by Jill Howard interior design.
Survey Form 025: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 11, 2018

Identification
Neighborhood: Eastside
Parcel ID: 4590504095
Address/Location: 80 Columbus Street
City: Charleston
Intersection: Hanover Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function
Current Occupancy: Commercial
Condition:
- **Mild Deterioration**
- Moderate Deterioration
- Severe Deterioration

Ground Floor Use:
- Residential
- **Commercial**
- Vacant

Storefront Details
Number of stories: 2
Supporting Column material:
- Cast Iron
  - Concrete
  - Wood
  - N/A

Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard
- Lighting
- Brackets
- Fluted column
- Belt course
- **Other:** Exposed brick

Secondary Entrances: 1 entrance on Columbus Street, 2 entrances on Hanover Street
Additional Notes: Hanover Corner Store
Survey Form 025
Address: 80 Columbus Street
Parcel ID: 4590504095
Neighborhood: Eastside
Description: Two story stucco and wood building with exposed brick surrounding storefront entryway and column painted to match brickwork. Hanover Corner Store located on ground floor.
Survey Form 026: Canted Corner Stores

Identification
Neighborhood: Eastside
Parcel ID: 4590504095
Address/Location: 81 Columbus Street
City: Charleston
Intersection: Hanover Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function
Current Occupancy: Commercial
Condition:
- Mild Deterioration
- Moderate Deterioration
- Severe Deterioration
Ground Floor Use:
- Residential
- Commercial
- Vacant

Storefront Details
Number of stories: 2
Supporting Column material:
- Cast Iron
  - Concrete
  - Wood
  - N/A
Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard
Windows:
- Transom
  - Plate glass
  - Residential
Lighting
- Brackets
- Fluted column
- Belt course
- Other: Roof delineating 1st fl
Secondary Entrances: 1 entrance on Columbus, 2 entrances on Hanover Street
Additional Notes: NAACP office
Survey Form 026
Address: 81 Columbus Street
Parcel ID: 4590504095
Neighborhood: Eastside
Description: Two story wooden building with molded cornice, brackets and roof delineating commercial storefront, office for NAACP.
Survey Form 027: Canted Corner Stores

Identification
Neighborhood: Harleston Village
Parcel ID: 4570403015
Address/Location: 1 Coming Street
City: Charleston
Intersection: Beaufain Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Storefront Details
Number of stories: 3
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A
Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard

Windows:
- Transom
- Plate glass
- Residential

Lighting
- Fluted column
- Belt course
- Other: Roof delineating 1st floor

Secondary Entrances: 1 entrance on Coming Street, 1 entrance on Beaufain Street

Additional Notes: College Corner convenience store
Survey Form 027
Address: 1 Coming Street
Parcel ID: 4570403015
Neighborhood: Harleston Village
Description: Three story wooden building with molded cornice, decorative brackets and roof delineating 1st floor commercial storefront College Corner.
Survey Form 028: Canted Corner Stores

Surveyor: Kyunhea West
Date: September 30, 2018

Identification
Neighborhood: Cannonborough/Elliotborough
Parcel ID: 4600802061
Address/Location: 252 Coming Street
City: Charleston
Intersection: Bogard Street
Building Material:
- Masonry
- Stucco
- **Wood**
- Concrete
- Metal

Function
Current Occupancy: Commercial
Condition: N/A
Ground Floor Use:
- Residential
- **Commercial**
- Vacant

Storefront Details
Number of stories: 2
Supporting Column material:
- **Cast Iron**
- Concrete
- Wood
- N/A
Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- **Beadboard**

Windows:
- Transom
- Plate glass
- Residential

Secondary Entrances: 1 entrance on Coming Street, 2 entrances on Bogard Street
Additional Notes: Chubby Fish
Survey Form 028
Address: 252 Coming Street
Parcel ID: 4600802061
Neighborhood: Cannonborough/Elliottborough
Description: Two story wooden structure with molded cornice, beadboard, brackets and roof delineating commercial storefront of restaurant Chubby Fish.
Survey Form 029: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 11, 2018

Identification
Neighborhood: Cannonborough/Elliottborough
Parcel ID: 4600804027
Address/Location: 224 Coming Street
City: Charleston
Intersection: Spring Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function
Current Occupancy: Commercial
Condition: N/A
Mild Deterioration
Moderate Deterioration
Severe Deterioration

Ground Floor Use:
- Residential
- Commercial
- Vacant

Storefront Details
Number of stories: 3
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A
Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard
- Lighting
- Brackets
- Fluted column
- Belt course
- Other: Dentil molding
Secondary Entrances: 1 entrance on Coming Street, 1 entrance on Spring Street
Additional Notes: Painted replica advertisement signage on the Spring Street side, Coming Street Grocery
Survey Form 029
Address: 224 Coming Street
Parcel ID: 4600804027
Neighborhood: Cannonborough/Elliottborough
Description: Two story wooden structure with molded cornice, brackets, dentil molding and signage for commercial storefront, Coming Street Grocery. Historic replica advertisements on side of building.
### Survey Form 030: Canted Corner Stores

**Surveyor:** Kyunhea West  
**Date:** November 11, 2018

<table>
<thead>
<tr>
<th><strong>Identification</strong></th>
<th><strong>Function</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood: South of Broad</td>
<td>Current Occupancy: Vacant</td>
</tr>
<tr>
<td>Parcel ID: 4571104004</td>
<td>Condition: N/A</td>
</tr>
<tr>
<td>Address/Location: 1 Council Street</td>
<td>Mild Deterioration</td>
</tr>
<tr>
<td>City: Charleston</td>
<td>Moderate Deterioration</td>
</tr>
<tr>
<td>Intersection: Tradd Street</td>
<td>Severe Deterioration</td>
</tr>
</tbody>
</table>

**Building Material:**
- Masonry
- Stucco
- **Wood**
- Concrete
- Metal

**Storefront Details**

- **Number of stories:** 2

**Supporting Column material:**
- **Cast Iron**
  - Concrete
  - Wood
  - N/A

**Windows:**
- Transom
- **Plate glass**
  - Residential

**Surviving Decorative Elements:**
- **Molded cornice**
- Column capitals
- Signage
- Canopy
- Beadboard
- Lighting
- Brackets
- Fluted column
- Belt course
- **Other:** Roof delineating 1st fl

**Secondary Entrances:** 1 entrance on Council Street, 1 entrance on Tradd Street

**Additional Notes:** Sandbags blocking commercial entryway on ground floor, building appears vacant
Survey Form 030
Address: 1 Council Street
Parcel ID: 4571104004
Neighborhood: South of Broad
Description: Two story wooden building with molded cornice and roof delineating former commercial space, building appears vacant.
Survey Form 031: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 18, 2018

Function
Current Occupancy: Commercial
Condition:

Identification
Neighborhood: French Quarter
Parcel ID: 4580901213
Address/Location: 161 East Bay Street
City: Charleston
Intersection: Queen Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Storefront Details
Number of stories: 3
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A
Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard
Windows:
- Transom
- Plate glass
- Residential
- Lighting
- Brackets
- Fluted column
- Belt course
- Other: Arched windows
Secondary Entrances: N/A
Additional Notes: High Victorian style building, plaque for Wagener building dates to 1880, currently being renovated.
Survey Form 031
Address: 161 East Bay Street
Parcel ID: 4580901213
Neighborhood: French Quarter
Description: Three story High Victorian building with belt course, canopy and arched window openings, currently being renovated, plaque for Wagener Building dates to 1880.
Survey Form 032: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 18, 2018

Identification
Neighborhood: French Quarter
Parcel ID: 4580501028
Address/Location: 289 East Bay Street
City: Charleston
Intersection: Wentworth Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function
Current Occupancy: Commercial
Condition: N/A
Mild Deterioration
Moderate Deterioration
Severe Deterioration
Ground Floor Use:
- Residential
- Commercial
- Vacant

Storefront Details
Number of stories: 1
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A
Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard
Secondary Entrances: N/A
Additional Notes: East Bay Wines & Spirits

Windows:
- Transom
- Plate glass
- Residential
Lighting
Brackets
Fluted column
Belt course
Other:
Survey Form 032
Address: 289 East Bay Street
Parcel ID: 4580501028
Neighborhood: French Quarter
Description: One story stucco building with commercial canopy and signage for East Bay Wine & Spirits.
Survey Form 033: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 4, 2018

Identification
Neighborhood: Mazyck-Wraggborough
Parcel ID: 4591301013
Address/Location: 31 Elizabeth Street
City: Charleston
Intersection: John Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function
Current Occupancy: Commercial
Condition: N/A
- Mild Deterioration
- Moderate Deterioration
- Severe Deterioration
Ground Floor Use:
- Residential
- Commercial
- Vacant

Storefront Details
Number of stories: 3
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A
Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard
Windows:
- Transom
- Plate glass
- Residential
- Lighting
- Brackets
- Fluted column
- Belt course
- Other: Roof delineating 1st fl

Secondary Entrances: 2 entrances on John Street
Additional Notes: Flower Cottage
Survey Form 033
Address: 31 Elizabeth Street
Parcel ID: 4591301013
Neighborhood: Mazyck-Wraggborough
Description: Three story wooden frame structure with a roof delineating commercial storefront space for the Flower Cottage shop.
Survey Form 034: Canted Corner Stores

**Identification**
- Neighborhood: Mazyck-Wraggborough
- Parcel ID: 4591301030
- Address/Location: 49 Elizabeth Street
- City: Charleston
- Intersection: Ann Street

**Building Material:**
- **Masonry**
- Stucco
- **Wood**
- Concrete
- Metal

**Storefront Details**
- Number of stories: 2

**Supporting Column material:**
- Cast Iron
- Concrete
- Wood
- N/A

**Surviving Decorative Elements:**
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard

**Windows:**
- Transom
- Plate glass

**Lighting**
- Brackets

**Belt course**
- Other: Roof delineating 1st fl

**Secondary Entrances:** 2 entrances on Elizabeth Street, 1 entrance on Ann Street

**Additional Notes:** T.O. Development

**Surveyor:** Kyunhea West
**Date:** November 4, 2018

**Function**
- Current Occupancy: Commercial

**Condition:**
- **Mild Deterioration**
- Moderate Deterioration
- Severe Deterioration

**Ground Floor Use:**
- Residential
- **Commercial**
- Vacant
Survey Form 034
Address: 49 Elizabeth Street
Parcel ID: 4591301030
Neighborhood: Mazyck-Wraggborough
Description: Two story masonry and wooden structure with commercial space surround in brick with a roof delineating the commercial space with decorative brackets, office space for T.O. Development.
Survey Form 035: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 18, 2018

Identification
Neighborhood: Harleston Village
Parcel ID: 4571201042
Address/Location: 19 Franklin Street
City: Charleston
Intersection: Queen Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function
Current Occupancy: Residential
Condition: N/A

Mild Deterioration
Moderate Deterioration
Severe Deterioration

Ground Floor Use:
- Residential
- Commercial
- Vacant

Storefront Details
Number of stories: 3
Supporting Column material:
- Cast Iron
  - Concrete
  - Wood
  - N/A

Windows:
- Transom
- Plate glass
- Residential

Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard
- Lighting
- Brackets
- Fluted column
- Belt course
- Other: Roof delineating 1st floor

Secondary Entrances: 1 entrance on Franklin Street, 1 entrance on Queen Street
Additional Notes: N/A
Survey Form 035
Address: 19 Franklin Street
Parcel ID: 4571201042
Neighborhood: Harleston Village
Description: Three story wooden building with molded cornice, lighting, brackets and roof delineating 1st floor commercial storefront.
Survey Form 036: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 18, 2018

**Identification**
- Neighborhood: French Quarter
- Parcel ID: 4580501174
- Address/Location: 28 Hassell Street
- City: Charleston
- Intersection: East Bay Street
- Building Material:
  - Masonry
  - Stucco
  - Wood
  - Concrete
  - Metal

**Function**
- Current Occupancy: Residential
- Condition: N/A
- Mild Deterioration
- Moderate Deterioration
- Severe Deterioration
- Ground Floor Use:
  - Residential
  - Commercial
  - Vacant

**Storefront Details**
- Number of stories: 3
- Supporting Column material:
  - Cast Iron
    - Concrete
    - Wood
    - N/A
- Windows:
  - Transom
  - Plate glass
  - Residential
- Surviving Decorative Elements:
  - Molded cornice
  - Column capitals
  - Signage
  - Canopy
  - Beadboard
- Lighting
- Brackets
- Fluted column
- Belt course
- Other: Roof delineating 1st fl

Secondary Entrances: 2 entrances on Hassell Street, 2 entrances on East Bay Street
Additional Notes: N/A
Survey Form 036
Address: 28 Hassell Street
Parcel ID: 4580501174
Neighborhood: French Quarter
Description: Three story stucco building with molded cornice, brackets and roof delineating former commercial space.
Survey Form 037: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 4, 2018

Identification
Neighborhood: Radcliffeborough
Parcel ID: 4591303011
Address/Location: 1 Henrietta Street
City: Charleston
Intersection: Elizabeth Street
Building Material:
  - Masonry
  - Stucco
  - Wood
  - Concrete
  - Metal

Function
Current Occupancy: Commercial
Condition: N/A
  - Mild Deterioration
  - Moderate Deterioration
  - Severe Deterioration

Ground Floor Use:
  - Residential
  - Commercial
  - Vacant

Storefront Details
Number of stories: 2
Supporting Column material:
  - Cast Iron
    - Concrete
    - Wood
    - N/A
Surviving Decorative Elements:
  - Molded cornice
  - Column capitals
  - Signage
  - Canopy
  - Beadboard
  - Lighting
  - Brackets
    - Fluted column
    - Belt course
    - Other: Roof delineating 1st fl
Secondary Entrances: 1 entrance on Henrietta Street
Additional Notes: skirt! magazine
Survey Form 037
Address: 1 Henrietta Street
Parcel ID: 4591303011
Description: Two story masonry and wood structure with brackets and roof delineating commercial space, skirt! magazine operates on ground floor.
Survey Form 038: Canted Corner Stores

Surveyor: Kyunhea West
Date: September 30, 2018

Identification
Neighborhood: Radcliffeborough
Parcel ID: 4601203062
Address/Location: 1 Jasper Street
City: Charleston
Intersection: Radcliffe Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Storefront Details
Number of stories: 2
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A
Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard
Secondary Entrances: 1 entrance on Jasper Street
Additional Notes: Charlie’s Grocery

Function
Current Occupancy: Commercial
Condition: N/A
- Mild Deterioration
- Moderate Deterioration
- Severe Deterioration
Ground Floor Use:
- Residential
- Commercial
- Vacant
Windows:
- Transom
- Plate glass
- Residential
Lighting
- Brackets
- Fluted column
- Belt course
- Other:
Survey Form 038
Address: 1 Jasper Street
Parcel ID: 4601203062
Neighborhood: Radcliffeborough
Description: Two story wooden building with commercial space operational as Charlie’s Grocery, molded cornice, plate glass windows and brackets distinguish commercial space from residential portion.
Survey Form 039: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 18, 2018

Identification
Neighborhood: French Quarter
Parcel ID: 4570802013
Address/Location: 188 King Street
City: Charleston
Intersection: Horlbeck Alley
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function
Current Occupancy: Commercial
Condition:
- Mild Deterioration
- Moderate Deterioration
- Severe Deterioration

Ground Floor Use:
- Residential
- Commercial
- Vacant

Storefront Details
Number of stories: 3
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A
Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard

Windows:
- Transom
- Plate glass
- Residential

Lighting
- Brackets
- Fluted column
- Belt course
- Other: Roof delineating 1st fl

Secondary Entrances: 1 entrance on Horlbeck Alley

Additional Notes: Julia Santen Gallery
Survey Form 039
Address: 188 King Street
Parcel ID: 4570802013
Neighborhood: French Quarter
Description: Three story masonry building with storefront featuring molded cornice, brackets canopy over windows on King Street and beadboard over entryway. Building houses the Julia Santen Gallery.
**Survey Form 040: Canted Corner Stores**

**Surveyor:** Kyunhea West  
**Date:** November 18, 2018

### Identification
- **Neighborhood:** French Quarter  
- **Parcel ID:** 4570802026  
- **Address/Location:** 211 King Street  
- **City:** Charleston  
- **Intersection:** Market Street

### Function
- **Current Occupancy:** Commercial  
- **Condition:** N/A  
- **Mild Deterioration**  
- **Moderate Deterioration**  
- **Severe Deterioration**

### Building Material:
- Masonry  
- **Stucco**  
- **Wood**  
- Concrete  
- Metal

### Ground Floor Use:
- Residential  
- **Commercial**  
- Vacant

### Storefront Details
- **Number of stories:** 4

#### Supporting Column material:
- Cast Iron  
- Concrete  
- Wood  
- N/A

#### Windows:
- Transom  
- **Plate glass**  
- Residential

#### Surviving Decorative Elements:
- Molded cornice  
- Column capitals  
- Signage  
- **Canopy**  
- Beadboard

#### Lighting
- Brackets  
- Fluted column  
- **Belt course**  
- Other:

### Secondary Entrances:
- 1 entrance on Market Street, 1 entrance on King Street

### Additional Notes:
- Forever 21
Survey Form 040
Address: 211 King Street
Parcel ID: 4570802026
Neighborhood: French Quarter
Description: Four story masonry and concrete contemporary building with curved angle at corner, canopy over entryway and storefront windows, belt course and exterior light fixtures for retail store Forever 21.
Survey Form 041: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 18, 2018

Identification
Neighborhood: French Quarter
Parcel ID: 4570404111
Address/Location: 275 King Street
City: Charleston
Intersection: Wentworth Street
Building Material:
  - Masonry
  - Stucco
  - Wood
  - Concrete
  - Metal

Function
Current Occupancy: Commercial
Condition: N/A
Ground Floor Use:
  - Residential
  - Commercial
  - Vacant

Storefront Details
Number of stories: 2
Supporting Column material:
  - Cast Iron
  - Concrete
  - Wood
  - N/A
Windows:
  - Transom
  - Plate glass
  - Residential
Surviving Decorative Elements:
  - Molded cornice
  - Column capitals
  - Signage
  - Canopy
  - Beadboard
Lighting
  - Brackets
Fluted column
  - Belt course
Other:
Secondary Entrances: 1 entrance on King Street, 2 entrances on Wentworth Street
Additional Notes: Vineyard Vines store
Survey Form 041
Address: 275 King Street
Parcel ID: 4570404111
Neighborhood: French Quarter
Description: Two story stucco building with signage and beltcourse wrapping around commercial storefront Vineyard Vines windows.
Survey Form 042: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 18, 2018

Identification
Neighborhood: Radcliffeborough
Parcel ID: 4570404258
Address/Location: 292 King Street
City: Charleston
Intersection: Society Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function
Current Occupancy: Commercial
Condition: N/A
- Mild Deterioration
- Moderate Deterioration
- Severe Deterioration

Ground Floor Use:
- Residential
- Commercial
- Vacant

Storefront Details
Number of stories: 4
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A
Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard
Windows:
- Transom
- Plate glass
- Residential
- Lighting
- Brackets
- Fluted column
- Belt course
- Other:

Secondary Entrances: 1 entrance on King Street, 4 entrances on Society Street
Additional Notes: Quarters on King signage on exterior of building, Marine Layer clothing store
Survey Form 042
Address: 292 King Street
Parcel ID: 4570404258
Neighborhood: Radcliffeborough
Description: Four story stucco building with belt course delineating commercial space and signage for Marine Layer clothing store.
Survey Form 043: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 18, 2018

**Identification**
- Neighborhood: Radcliffeborough
- Parcel ID: 4570404102
- Address/Location: 297 King Street
- City: Charleston
- Intersection: Liberty Street

**Building Material:**
- Masonry
- **Stucco**
- Wood
- Concrete
- Metal

**Function**
- Current Occupancy: Commercial
- Condition: N/A

**Mild Deterioration**
- *Moderate Deterioration*
- Severe Deterioration

**Ground Floor Use:**
- Residential
- **Commercial**
- Vacant

**Storefront Details**
- Number of stories: 4

**Supporting Column material:**
- Cast Iron
- **Concrete**
- Wood
- N/A

**Windows:**
- Transom
- **Plate glass**
- Residential

**Surviving Decorative Elements:**
- Molded cornice
- Column capitals
- Signage
- **Canopy**
- Beadboard

**Lighting**
- Brackets
- Fluted column
- Belt course
- Other:

**Secondary Entrances:** 1 entrance on King Street, 1 entrance on Liberty Street

**Additional Notes:** Aldo store
Survey Form 043
Address: 297 King Street
Parcel ID: 4570404102
Neighborhood: Radcliffeborough
Description: Four story stucco building with canopy over commercial storefront windows, Aldo shoe store on ground floor.
Survey Form 044: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 18, 2018

Identification
Neighborhood: Radcliffeborough
Parcel ID: 4570404101
Address/Location: 299 King Street
City: Charleston
Intersection: Liberty Street
Building Material:
  - Masonry
  - Stucco
  - Wood
  - Concrete
  - Metal

Storefront Details
Number of stories: 2
Supporting Column material:
  - Cast Iron
  - Concrete
  - Wood
  - N/A
Surviving Decorative Elements:
  - Molded cornice
  - Column capitals
  - Signage
  - Canopy
  - Beadboard
Secondary Entrances: N/A
Additional Notes: Quicksilver store, entryway is inset - anomaly, slightly different from other stores

Function
Current Occupancy: Commercial
Condition: N/A
  - Mild Deterioration
  - Moderate Deterioration
  - Severe Deterioration
Ground Floor Use:
  - Residential
  - Commercial
  - Vacant
Windows:
  - Transom
  - Plate glass
  - Residential
  - Lighting
  - Brackets
  - Fluted column
  - Belt course
Other: Angled windows
Survey Form 044
Address: 299 King Street
Parcel ID: 4570404101
Neighborhood: Radcliffeborough
Description: Two story stucco and metal structure with angled windows, commercial canopy and inset entrance, building is canted but main entryway door is inset between angled windows.
Survey Form 045: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 18, 2018

Identification
Neighborhood: Radcliffeborough
Parcel ID: 4570402081
Address/Location: 327 King Street
City: Charleston
Intersection: George Street

Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function
Current Occupancy: Commercial
Condition: N/A
- Mild Deterioration
- Moderate Deterioration
- Severe Deterioration

Ground Floor Use:
- Residential
- Commercial
- Vacant

Storefront Details
Number of stories: 3
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A

Windows:
- Transom
- Plate glass
- Residential

Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard

Lighting
Brackets
Fluted column
Belt course
Other:

Secondary Entrances: 1 arched entryway on George Street, 1 entrance to Sottile Theater
Additional Notes: College Corner Bookstore
Survey Form 045
Address: 327 King Street
Parcel ID: 4570402081
Description: Three story stucco building with molded cornice, band brackets, adjacent to Sottile Theater, serves as College Corner Bookstore for College of Charleston.
Survey Form 046: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 18, 2018

Identification
Neighborhood: Radcliffeborough
Parcel ID: 4601602055
Address/Location: 428 King Street
City: Charleston
Intersection: John Street
Building Material:
  - Masonry
  - Stucco
  - Wood
  - Concrete
  - Metal

Function
Current Occupancy: Commercial
Condition: N/A
Mild Deterioration
Moderate Deterioration
Severe Deterioration
Ground Floor Use:
  - Residential
  - Commercial
  - Vacant

Storefront Details
Number of stories: 2
Supporting Column material:
  - Cast Iron
  - Concrete
  - Wood
  - N/A
Windows:
  - Transom
  - Plate glass
  - Residential
Surviving Decorative Elements:
  - Molded cornice
  - Column capitals
  - Signage
  - Canopy
  - Beadboard
  - Lighting
  - Brackets
  - Fluted column
  - Belt course
  - Other:
Secondary Entrances: 1 entrance on John Street
Additional Notes: John King Grill & Bar restaurant
Survey Form 046
Address: 428 King Street
Parcel ID: 4601602055
Neighborhood: Radcliffeborough
Description: Two story masonry structure with commercial canopy and belt course delineating commercial space for John King Grill & Bar.
Survey Form 047: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 4, 2018

Identification
Neighborhood: Radcliffeborough
Parcel ID: 4601202034
Address/Location: 460 King Street
City: Charleston
Intersection: Ann Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function
Current Occupancy: Commercial
Condition: N/A
- Mild Deterioration
- Moderate Deterioration
- Severe Deterioration

Ground Floor Use:
- Residential
- Commercial
- Vacant

Storefront Details
Number of stories: 2
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A

Windows:
- Transom
- **Plate glass**
- Residential

Surviving Decorative Elements:
- Molded cornice
- Column capitals
- **Signage**
- Canopy
- Beadboard

- Lighting
- Brackets
- Fluted column
- Belt course
- Other:

Secondary Entrances: 4 entrances on Ann Street

Additional Notes: Basil’s restaurant, this is an anomaly to the other canted corners
Survey Form 047
Address: 460 King Street
Parcel ID: 4601202034
Neighborhood: Radcliffeborough
Description: Two story masonry building with commercial canopy and signage delineating commercial storefront of Basil’s Thai restaurant.
Survey Form 048: Canted Corner Stores

Surveyor: Kyunhea West
Date: August 24, 2018

Identification
Neighborhood: Radcliffeborough
Parcel ID: 4601202025
Address/Location: 492 King Street
City: Charleston
Intersection: Mary Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function
Current Occupancy: Commercial
Condition:
- **Mild Deterioration**
- Moderate Deterioration
- Severe Deterioration

Ground Floor Use:
- Residential
- **Commercial**
- Vacant

Storefront Details
Number of stories: 3
Supporting Column material:
- **Cast Iron**
  - Concrete
  - Wood
  - N/A
Surviving Decorative Elements:
- **Molded cornice**
- **Column capitals**
- Signage
- Canopy
- Beadboard

Windows:
- Transom
- **Plate glass**
- Residential

Lighting
- Brackets
- **Fluted column**
- Belt course
- **Other**: Roof delineating 1st fl

Secondary Entrances: N/A
Additional Notes: Four Ninety Two restaurant & bar
Survey Form 048
Address: 492 King Street
Parcel ID: 4601202025
Neighborhood: Radcliffeborough
Description: Three story stucco building with molded cornice, column capitals, lighting and roof delineating commercial space for restaurant Four Ninety Two.
Survey Form 049: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 11, 2018

Identification
Neighborhood: Radcliffeborough
Parcel ID: 4601202070
Address/Location: 571 King Street
City: Charleston
Intersection: Cannon Street
Building Material:
  - Masonry
  - Stucco
  - Wood
  - Concrete
  - Metal

Function
Current Occupancy: Commercial
Condition:
- Mild Deterioration
- Moderate Deterioration
- Severe Deterioration
Ground Floor Use:
  - Residential
  - Commercial
  - Vacant

Storefront Details
Number of stories: 3
Supporting Column material:
  - Cast Iron
  - Concrete
  - Wood
  - N/A
Surviving Decorative Elements:
  - Molded cornice
  - Column capitals
  - Signage
  - Canopy
  - Beadboard
  - Lighting
  - Brackets
  - Fluted column
  - Belt course
  - Other: Roof delineating 1st floor
Secondary Entrances: 2 entrances on King Street, 2 entrances on Cannon Street
Additional Notes: King Street Market
Survey Form 049
Address: 571 King Street
Parcel ID: 4601202070
Neighborhood: Radcliffeborough
Description: Three story wooden building with molded cornice, brackets and roof delineating commercial storefront of King Street Market.
Survey Form 050: Canted Corner Stores

Surveyor: Kyunhea West
Date: August 24, 2018

Identification
Neighborhood: Cannonborough/Elliottborough
Parcel ID: 4601202025
Address/Location: 630 King Street
City: Charleston
Intersection: Line Street
Building Material:
  - Masonry
  - Stucco
  - Wood
  - Concrete
  - Metal

Function
Current Occupancy: Commercial
Condition:
  - Mild Deterioration
  - Moderate Deterioration
  - Severe Deterioration
Ground Floor Use:
  - Residential
  - Commercial
  - Vacant

Storefront Details
Number of stories: 3
Supporting Column material:
  - Cast Iron
  - Concrete
  - Wood
  - N/A
Surviving Decorative Elements:
  - Molded cornice
  - Column capitals
  - Signage
  - Canopy
  - Beadboard
Windows:
  - Transom
  - Plate glass
  - Residential
Lighting
  - Brackets
Fluted column
  - Belt course
Other: Dentil molding, roof 1st fl
Secondary Entrances: 1 entrance on King Street
Additional Notes: Barsa Tapas Lounge & Bar
Survey Form 050
Address: 630 King Street
Parcel ID: 4601202025
Neighborhood: Cannonborough/Elliottborough
Description: Three story wooden building with roof delineating commercial space, dentil molding, molded cornice, brackets and lighting and beadboard at entryway to Barsa Tapas Lounge & Bar.
**Survey Form 051: Canted Corner Stores**

**Identification**
- Neighborhood: Eastside
- Parcel ID: 4590504138
- Address/Location: 12 Line Street
- City: Charleston
- Intersection: Hanover Street

**Building Material:**
- Masonry
- Stucco
- Wood
- Concrete
- Metal

**Function**
- Current Occupancy: Residential
- Condition: **Mild Deterioration**
- Ground Floor Use:
  - Residential
  - Commercial
  - Vacant

**Storefront Details**
- Number of stories: 2
- Supporting Column material:
  - Cast Iron
  - Concrete
  - Wood
  - N/A

**Surviving Decorative Elements:**
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard

**Windows:**
- Transom
- *Plate glass - boarded up*
- Residential

**Additional Notes:**
First floor windows are boarded up, brick columns delineating former storefront space.
Survey Form 051
Address: 12 Line Street
Parcel ID: 4590504138
Description: Two story stucco building with storefront windows boarded up, roof delineating commercial space and brick columns.
Survey Form 052: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 11, 2018

Identification
Neighborhood: Cannonborough/Elliottborough
Parcel ID: 4600801049
Address/Location: 95 Line Street
City: Charleston
Intersection: Coming Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function
Current Occupancy: Unoccupied
Condition:
- Mild Deterioration
- Moderate Deterioration
- Severe Deterioration

Ground Floor Use:
- Residential
- Commercial
- Vacant

Storefront Details
Number of stories: 2
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A
Windows:
- Transom
- Plate glass
- Residential
Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard
Lighting
Brackets
Fluted column
Belt course
Other: Roof delineating 1st fl

Secondary Entrances:
Additional Notes: 1st floor windows currently boarded up, woodwork around storefront runs vertically
Survey Form 052
Address: 95 Line Street
Parcel ID: 4600801049
Neighborhood: Cannonborough/Elliottborough
Description: Two story wooden structure with roof delineating former commercial space, woodwork surrounding storefront runs vertically, windows are currently boarded up.
Survey Form 053: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 11, 2018

Function
Current Occupancy: Commercial
Condition:
- Mild Deterioration
- Moderate Deterioration
- Severe Deterioration

Ground Floor Use:
- Residential
- Commercial
- Vacant

Identification
Neighborhood: Cannonborough/Elliottborough
Parcel ID: 4600801187
Address/Location: 111 Line Street
City: Charleston
Intersection: Percy Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Storefront Details
Number of stories: 2
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A
Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard
- Lighting
- Brackets
- Fluted column
- Belt course
- Other: Roof delineating 1st fl
Secondary Entrances: 1 entrance on Percy Street
Additional Notes:
Survey Form 053
Address: 111 Line Street
Parcel ID: 4600801187
Neighborhood: Cannonborough/Elliottborough
Description: Two story wooden building with a molded cornice, brackets and roof delineating commercial storefront.
Survey Form 054: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 18, 2018

Identification
Neighborhood: Eastside
Parcel ID: 4600801041
Address/Location: 269 Line Street
City: Charleston
Intersection: Coming Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function
Current Occupancy: Commercial
Condition:
- Mild Deterioration
- Moderate Deterioration
- Severe Deterioration
Ground Floor Use:
- Residential
- Commercial
- Vacant

Storefront Details
Number of stories: 2
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A
Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard
Windows:
- Transom
- Plate glass
- Residential
Lighting
Brackets
Fluted column
Belt course
Other: Roof delineating 1st fl

Secondary Entrances: 3 entrances on Line Street, 1 entrance on Coming Street
Additional Notes: Coming Street Market
Survey Form 054
Address: 269 Line Street
Parcel ID: 4600801041
Neighborhood: Eastside
Description: Two story masonry and wooden structure with a molded cornice, brackets and roof delineating the 1st floor commercial storefront for Coming Street Market.
Survey Form 055: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 4, 2018

Identification
Neighborhood: Mazyck-Wragborough
Parcel ID: 4590903103
Address/Location: 48 Mary Street
City: Charleston
Intersection: Nassau Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function
Current Occupancy: Residential
Condition: N/A
- Mild Deterioration
- Moderate Deterioration
- Severe Deterioration

Ground Floor Use:
- Residential
- Commercial
- Vacant

Storefront Details
Number of stories: 2
Supporting Column material:
- Cast Iron
  - Concrete
  - Wood
  - N/A

Windows:
- Transom
  - Plate glass
- Residential

Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard

Secondary Entrances: 1 entrance on Mary Street

Additional Notes: Decorative wooden panels surrounding former storefront
Survey Form 055
Address: 48 Mary Street
Parcel ID: 4590903103
Neighborhood: Mazyck-Wraggborough
Description: Two story wooden frame building with roof delineating former storefront on ground floor, decorated with painted wooden panels.
Survey Form 056: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 4, 2018

Function
Current Occupancy: Commercial
Condition: N/A
Mild Deterioration
Moderate Deterioration
Severe Deterioration

Identification
Neighborhood: French Quarter
Parcel ID: 4580901090
Address/Location: 158 Meeting Street
City: Charleston
Intersection: Cumberland Street

Building Material:
Masonry
Stucco
Wood
Concrete
Metal

Storefront Details
Number of stories: 3

Supporting Column material:
Cast Iron
Concrete
Wood
N/A

Surviving Decorative Elements:
Molded cornice
Column capitals
Signage
Canopy
Beadboard

Secondary Entrances:

Additional Notes: Synovus Bank

Windows:
Transom
Plate glass
Residential

Lighting
Brackets
Fluted column

Belt course
Other:
Survey Form 056
Address: 158 Meeting Street
Parcel ID:580901090
Neighborhood: French Quarter
Description: Three story concrete building with belt course, this building houses Synovus Securities.
## Survey Form 057: Canted Corner Stores

### Identification
- Neighborhood: French Quarter
- Parcel ID: 4570802132
- Address/Location: 177 Meeting Street
- City: Charleston
- Intersection: Market Street

### Function
- Current Occupancy: Commercial
- Condition: N/A

### Storefront Details
- Number of stories: 4

#### Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A

#### Windows:
- Transom
- Plate glass

#### Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard

### Additional Notes:
- Wells Fargo building - anomaly, newer form of canted corner
Survey Form 057
Address: 177 Meeting Street
Parcel ID: 4570802132
Neighborhood: French Quarter
Description: Four story stucco and stone structure as newer form of commercial canted corner store, occupied by Wells Fargo.
Survey Form 058: Canted Corner Stores

Identification
Neighborhood: French Quarter
Parcel ID: 4580501102
Address/Location: 232 Meeting Street
City: Charleston
Intersection: Hassell Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function
Current Occupancy: Commercial
Condition: N/A
Mild Deterioration
Moderate Deterioration
Severe Deterioration
Ground Floor Use:
- Residential
- Commercial
- Vacant

Storefront Details
Number of stories: 1
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A
Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard
- Lighting
- Brackets
- Fluted column
- Belt course
- Other:
Secondary Entrances: 1 entrance on Meeting Street
Additional Notes: Food Is Good restaurant
Survey Form 058
Address: 232 Meeting Street
Parcel ID: 4580501102
Neighborhood: French Quarter
Description: One story stucco building with commercial canopy and signage for restaurant Food Is Good.
Survey Form 059: Canted Corner Stores

Surveyor: Kyunhea West  
Date: November 11, 2018

Identification
Neighborhood: Radcliffeborough
Parcel ID: 4590901032
Address/Location: 428 Meeting Street
City: Charleston
Intersection: Woolfe Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function
Current Occupancy: Commercial
Condition:
- Mild Deterioration
- Moderate Deterioration
- Severe Deterioration
Ground Floor Use:
- Residential
- Commercial
- Vacant

Storefront Details
Number of stories: 1
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A
Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Canopy
- Beadboard
- Lighting
  - Brackets
  - Fluted column
  - Belt course
  - Other:
Secondary Entrances: N/A
Additional Notes: Hot Mustard restaurant, angled curve of building
Survey Form 059
Address: 428 Meeting Street
Parcel ID: 4590901032
Neighborhood: Radcliffeborough
Description: One story stucco building with angled curve to building, signage for commercial space restaurant Hot Mustard.
**Survey Form 060: Canted Corner Stores**

Surveyor: Kyunhea West  
Date: August 24, 2018

<table>
<thead>
<tr>
<th><strong>Identification</strong></th>
<th><strong>Function</strong></th>
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</thead>
<tbody>
<tr>
<td>Neighborhood: Eastside</td>
<td>Current Occupancy: Vacant</td>
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<tr>
<td>Parcel ID: 4590503103</td>
<td>Condition:</td>
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<tr>
<td>Address/Location: 487 Meeting Street</td>
<td>Mild Deterioration</td>
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<tr>
<td>City: Charleston</td>
<td>Moderate Deterioration</td>
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<tr>
<td>Intersection: Line Street</td>
<td><strong>Severe Deterioration</strong></td>
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<td>Building Material:</td>
<td>Ground Floor Use:</td>
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<td><strong>Commercial</strong></td>
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<tr>
<td></td>
<td>Vacant</td>
</tr>
</tbody>
</table>

**Storefront Details**

Number of stories: 3

Supporting Column material:

- Masonry
- Stucco
- Wood
- Concrete
- Metal

Windows:

- Transom
- **Plate glass**
- Residential

Surviving Decorative Elements:

- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard

Secondary Entrances: 1 entrance on Meeting Street

Additional Notes: Former Beckroge’s Bakery, part of 40 Line Street redevelopment
Survey Form 060
Address: 487 Meeting Street
Parcel ID: 4590503103
Neighborhood: Eastside
Description: Three story masonry and wood building with commercial space, no longer occupied, slated for development.
Survey Form 061: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 18, 2018

Identification
Neighborhood: Cannonborough/Elliotborough
Parcel ID: 4601201080
Address/Location: 42 Morris Street
City: Charleston
Intersection: Coming Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function
Current Occupancy: Commercial
Condition:
- Mild Deterioration
- Moderate Deterioration
- Severe Deterioration
Ground Floor Use:
- Residential
- Commercial
- Vacant

Storefront Details
Number of stories: 1
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A
Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard
Secondary Entrances: N/A
Additional Notes: Dave’s Seafood Carry out

Windows:
- Transom
- Plate glass
- Residential
Lighting
- Brackets
- Fluted column
- Belt course
Other: Curved angle of building
Survey Form 061
Address: 42 Morris Street
Parcel ID: 4601201080
Description: One story stucco curved angle building with signage across the cornice signifying Dave's Seafood Carry Out.
Survey Form 062: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 11, 2018

Identification
Neighborhood: Radcliffeborough
Parcel ID: 4601203174
Address/Location: 77 Morris Street
City: Charleston
Intersection: Smith Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function
Current Occupancy: Residential
Condition: N/A
Mild Deterioration
Moderate Deterioration
Severe Deterioration

Ground Floor Use:
- Residential
- Commercial
- Vacant

Storefront Details
Number of stories: 2
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A
Windows:
- Transom
- Plate glass
- Residential

Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard
Lighting
Brackets
Fluted column
Belt course
Other: Roof delineating 1st floor

Secondary Entrances: 1 entrance on Morris Street
Additional Notes: Door painted bright blue
Survey Form 062
Address: 77 Morris Street
Parcel ID: 4601502017
Description: Two story wooden frame building with brackets and roof delineating 1st floor, front entryway painted bright blue.
Survey Form 063: Canted Corner Stores

Identification:
Neighborhood: Eastside
Parcel ID: 4590503049
Address/Location: 99 Nassau Street
City: Charleston
Intersection: Line Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function:
Current Occupancy: Residential
Condition: N/A
Mild Deterioration
Moderate Deterioration
Severe Deterioration

Ground Floor Use:
- Residential
- Commercial
- Vacant

Storefront Details:
Number of stories: 2
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A

Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard
- Lighting
- Brackets
- Fluted column
- Belt course
- Other: Brick veneer columns

Secondary Entrances: 1 entrance on Nassau Street, 1 entrance on Line Street
Additional Notes: Entranceway is raised via several brick steps and doorway is not set at an angle, roof delineating 1st floor storefront
Survey Form 063
Address: 99 Nassau Street
Parcel ID: 4590503049
Neighborhood: Eastside
Description: Two story wooden structure with former commercial space delineated by brick columns and roof line, entryway is raised via several brick steps and doorway is not set at an angle.
Survey Form 064: Canted Corner Stores

Surveyor: Kyunhea West
Date: August 24, 2018

Identification
Neighborhood: Cannonborough/Elliottborough
Parcel ID: 4600801063
Address/Location: 18 Percy Street
City: Charleston
Intersection: Bogard Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function
Current Occupancy: Commercial
Condition: N/A
- Mild Deterioration
- Moderate Deterioration
- Severe Deterioration
Ground Floor Use:
- Residential
- Commercial
- Vacant

Storefront Details
Number of stories: 3
Supporting Column material:

- Cast Iron
- Concrete
- Wood
- N/A

Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard

Windows:
- Transom
- Plate glass

Lighting
- Brackets
- Fluted column
- Belt course
- Other:

Secondary Entrances: 1 entrance on Percy Street
Additional Notes: Elliottborough Mini Bar
Survey Form 064
Address: 18 Percy Street
Parcel ID: 4600801063
Neighborhood: Cannonborough/Elliottborough
Description: Three story wooden structure with lighting above commercial entryway for Elliottborough Mini Bar.
Survey Form 065: Canted Corner Stores

Surveyor: Kyunhea West  
Date: November 11, 2018

**Identification**
Neighborhood: Harleston Village  
Parcel ID: 4570403036  
Address/Location: 28 Pitt Street  
City: Charleston
Intersection: Pitt Street
Building Material:  
- Masonry  
- Stucco  
- **Wood**  
- Concrete  
- Metal

**Function**
Current Occupancy: Commercial  
Condition:

**Mild Deterioration**  
Moderate Deterioration  
Severe Deterioration

**Ground Floor Use:**
- Residential  
- **Commercial**  
- Vacant

**Storefront Details**
Number of stories: 3
Supporting Column material:  
- **Cast Iron**  
- Concrete  
- Wood  
- N/A
Surviving Decorative Elements:
- Molded cornice  
- Column capitals  
- Signage  
- Canopy  
- Beadboard  
Secondary Entrances: N/A
Additional Notes: J&W Grocery

Windows:
- **Transom**  
- Plate glass  
- Residential

Lighting  
**Brackets**  
Fluted column  
Belt course  
**Other:** Roof delineating 1st fl
Survey Form 065
Address: 28 Pitt Street
Parcel ID: 4570401088
Neighborhood: Radcliffeborough
Description: Three story wooden building with roof delineating commercial storefront with decorative brackets, occupied by J&W Grocery.
# Survey Form 066: Canted Corner Stores

**Surveyor:** Kyunhea West  
**Date:** November 9, 2018

## Identification
- **Neighborhood:** Radcliffeborough  
- **Parcel ID:** 4601104135  
- **Address/Location:** 109 President Street  
- **City:** Charleston  
- **Intersection:** Cannon Street

## Function
- **Current Occupancy:** Commercial  
- **Condition:** N/A  
- **Ground Floor Use:**
  - Residential  
  - Commercial  
  - Vacant

## Building Material:
- Masonry  
- Stucco  
- Wood  
- Concrete  
- Metal

## Storefront Details
- **Number of stories:** 2  
- **Supporting Column material:**
  - Cast Iron  
  - Concrete  
  - Wood  
  - N/A

- **Surviving Decorative Elements:**
  - Molded cornice  
  - Column capitals  
  - Signage  
  - Canopy  
  - Beadboard

- **Windows:**
  - Transom  
  - Plate glass  
  - Residential

- **Lighting**  
- **Brackets**  
- **Fluted column**  
- **Belt course**  
- **Other:**

- **Secondary Entrances:** 1 entrance on Cannon Street  
- **Additional Notes:** Gnome Cafe (vegan restaurant)
Survey Form 066
Address: 109 President Street
Parcel ID: 4601104135
Neighborhood: Radcliffeborough
Description: Two story stucco building with canopy over commercial storefront, ground floor occupied by vegan restaurant Gnome Cafe.
Survey Form 067: Canted Corner Stores

Surveyor: Kyunhea West  
Date: November 9, 2018

Identification

Neighborhood: Cannonborough/Elliottborough  
Parcel ID: 4601101003  
Address/Location: 139 President Street  
City: Charleston  
Intersection: Spring Street  
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function

Current Occupancy: Vacant  
Condition: N/A
- Mild Deterioration  
- Moderate Deterioration  
- Severe Deterioration  
Ground Floor Use:
- Residential
- Commercial
- Vacant

Storefront Details

Number of stories: 2  
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A

Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard

Windows:
- Transom
  - Plate glass
- Residential - French windows

Secondary Entrances: N/A  
Additional Notes: Formerly Redux Yoga
Survey Form 067
Address: 139 President Street
Parcel ID: 4601101003
Neighborhood: Cannonborough/Elliottborough
Description: Two story stucco building with canopy over entryway, formerly ground floor served as space for Redux Yoga.
Survey Form 068: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 18, 2018

Identification
Neighborhood: Westside
Parcel ID: 4600704155
Address/Location: 208 President Street
City: Charleston
Intersection: Line Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function
Current Occupancy: Commercial
Condition:
- Mild Deterioration
- **Moderate Deterioration**
- Severe Deterioration

Ground Floor Use:
- Residential
- **Commercial**
- Vacant

Storefront Details
Number of stories: 1
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A

Surviving Decorative Elements:
- Molded cornice
- Column capitals
- **Signage**
- Canopy
- Beadboard
- Lighting
- Brackets
- Fluted column
- Belt course
- Other:

Secondary Entrances: 1 entrance on President Street
Additional Notes: President Street Market
Survey Form 068
Address: 208 President Street
Parcel ID: 4600704155
Neighborhood: Westside
Description: One story masonry building with signage for President Market.
Survey Form 069: Canted Corner Stores

Identification
Neighborhood: French Quarter
Parcel ID: 4580901346
Address/Location: 12 Queen Street
City: Charleston
Intersection: State Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Storefront Details
Number of stories: 4
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A
Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard
Secondary Entrances: 3 entrances on State Street
Additional Notes: Diane Beck, Real Estate

Function
Current Occupancy: Commercial
Condition:
- Mild Deterioration
- Moderate Deterioration
- Severe Deterioration
Ground Floor Use:
- Residential
- Commercial
- Vacant
Windows:
- Transom
- Plate glass
- Residential

Lighting
- Brackets
- Fluted column
- Belt course
Other: Evidence of former cornice
Survey Form 069
Address: 12 Queen Street
Parcel ID: 4580901346
Neighborhood: French Quarter
Description: Four story stucco building with ghostmarks on building of where molded cornice wrapped around storefront, ground floor houses Diane Beck's real estate office.
Survey Form 070: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 4, 2018

Identification
Neighborhood: Radcliffeborough
Parcel ID: 4601203019
Address/Location: 38 Radcliffe Street
City: Charleston
Intersection: 158 Coming Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function
Current Occupancy: Residential
Condition: N/A
- Mild Deterioration
- Moderate Deterioration
- Severe Deterioration
Ground Floor Use:
- Residential
- Commercial
- Vacant

Storefront Details
Number of stories: 3
Supporting Column material:
- Cast Iron
  - Concrete
  - Wood
  - N/A
Windows:
- Transom
- Plate glass
  - Residential
Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard
- Lighting
- Brackets
- Fluted column
- Belt course
- Other: Concrete column base
Secondary Entrances: 1 entrance on Radcliffe Street, 1 entrance on Coming Street
Additional Notes:
Survey Form 070
Address: 38 Radliffe Street
Parcel ID: 4601203019
Description: Three story masonry and stucco building, plate glass windows on ground floor, serves as Charleston Medical Clinic.
Survey Form 071: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 11, 2018

Identification
Neighborhood: Radcliffeborough
Parcel ID: 4601601054
Address/Location: 83 Radcliffe Street
City: Charleston
Intersection: Smith Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function
Current Occupancy: Vacant
Condition:
- Mild Deterioration
- Moderate Deterioration
- Severe Deterioration

Ground Floor Use:
- Residential
- Commercial
- Vacant

Storefront Details
Number of stories: 2
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A

Windows:
- Transom
- Plate glass
- Residential

Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard

Other: Roof delineating 1st fl
Secondary Entrances: One 2nd floor entrance on Radcliffe Street
Additional Notes: Metal grates over windows, angled roof
Survey Form 071
Address: 83 Radcliffe Street
Parcel ID: 4601601054
Neighborhood: Radcliffeborough
Description: Two story wooden building with angled roofline, metal grates over windows and roof delineating 1st floor commercial storefront.
Survey Form 072: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 19, 2018

Identification
Neighborhood: Eastside
Parcel ID: 4590903010
Address/Location: 51 Reid Street
City: Charleston
Intersection: Hanover Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function
Current Occupancy: Commercial
Condition:
- **Mild Deterioration**
- Moderate Deterioration
- Severe Deterioration

Ground Floor Use:
- Residential
- Commercial
- Vacant

Storefront Details
Number of stories: 2
Supporting Column material:
- **Cast Iron**
- Concrete
- Wood
- N/A

Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Canopy belt course
- Beadboard
- Lighting
- Brackets
- Canopy
- Belt course
- Other:

Secondary Entrances: 2 entrances on Reid Street, 1 entrance on Hanover Street

Additional Notes: Laundry Matters, corner store formerly Eastside Market
Survey Form 072
Address: 51 Reid Street
Parcel ID: 4590903010
Neighborhood: Eastside
Description: Two story stucco and wooden frame building with molded cornice, brackets and bead-board above entryway to corner store and Laundry Matters.
Survey Form 073: Canted Corner Stores

Identification
Neighborhood: Radcliffeborough
Parcel ID: 4601504068
Address/Location: 161 Rutledge Avenue
City: Charleston
Intersection: Doughty Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Storefront Details
Number of stories: 2
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A
Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard
Secondary Entrances: N/A
Additional Notes: Nimbo Pizza

Function
Current Occupancy: Commercial
Condition: N/A
Mild Deterioration
Moderate Deterioration
Severe Deterioration
Ground Floor Use:
- Residential
- Commercial
- Vacant
Windows:
- Transom
- Plate glass
- Residential
Lighting
- Brackets
- Fluted column
- Belt course
Other: Roof delineating 1st fl
Survey Form 073
Address: 161 Rutledge Street
 Parcel ID: 4601504068
 Neighborhood: Radcliffeborough
 Description: Two story wooden building with roof delineating former storefront, brackets frame commercial space of Nimbo Pizza.
Survey Form 074: Canted Corner Stores

Surveyor: Kyunhea West
Date: October 1, 2018

Identification
Neighborhood: Radcliffeborough
Parcel ID: 4601102010
Address/Location: 223 Rutledge Avenue
City: Charleston
Intersection: Spring Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function
Current Occupancy: Vacant
Condition:
- Mild Deterioration
- Moderate Deterioration
- Severe Deterioration

Ground Floor Use:
- Residential
- Commercial
- Vacant

Storefront Details
Number of stories: 4
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A

Windows:
- Transom
- Plate glass
- Residential

Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard
- Lighting
- Brackets
- Fluted column
- Belt course
- Other:

Secondary Entrances: 1 entrance on Spring Street, 2 entrances on Rutledge Avenue
Additional Notes: Former grocery, now boarded up for sale, duplex and restaurant
Survey Form 074
Address: 223 Rutledge Avenue
Parcel ID: 4601102010
Neighborhood: Radcliffeborough
Description: Four story wooden and stucco building with commercial space on the ground floor as additions, formerly grocery and restaurant, property for sale.
## Survey Form 075: Canted Corner Stores

**Surveyor:** Kyunhea West  
**Date:** November 11, 2018

### Identification
- **Neighborhood:** Cannonborough/Elliottborough  
- **Parcel ID:** 4600704001  
- **Address/Location:** 267 Rutledge Avenue  
- **City:** Charleston  
- **Intersection:** Line Street

### Building Material:
- Masonry  
- Stucco  
- **Wood**  
- Concrete  
- Metal

### Ground Floor Use:
- Residential  
- **Commercial**  
- Vacant

### Storefront Details
- **Number of stories:** 3
- **Supporting Column material:**  
  - **Cast Iron**  
  - Concrete  
  - Wood  
  - N/A
- **Surviving Decorative Elements:**  
  - Molded cornice  
  - Column capitals  
  - Signage  
  - Canopy  
  - Beadboard

### Windows:
- Transom  
- **Plate glass**  
- Residential

### Additional Notes:
- **Secondary Entrances:** 2 entrances on Rutledge Avenue and 2 entrances on Line Street
- **Additional Notes:** Roof delineating 1st floor
Survey Form 075
Address: 267 Rutledge Street
Parcel ID: 4600704001
Neighborhood: Cannonbrough/Elliottborough
Description: Three story wooden structure with molded cornice, brackets, lighting and roof delineating storefront space.
Survey Form 076: Canted Corner Stores

Surveyor: Kyunhea West
Date: September 30, 2018

Identification
Neighborhood: Cannonborough/Elliottborough
Parcel ID: 4600802026
Address/Location: 46 Spring Street
City: Charleston
Intersection: St. Philip Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function
Current Occupancy: Residential
Condition: N/A
Mild Deterioration
Moderate Deterioration
Severe Deterioration

Ground Floor Use:
- Residential
- Commercial
- Vacant

Storefront Details
Number of stories: 3
Supporting Column material:
- Cast Iron
  - Concrete
  - Wood
  - N/A
Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard
Lighting
- Brackets

Secondary Entrances: 2 entrances on Spring Street
Additional Notes: Residential unit, part of former storefront stuccoed over
Survey Form 076
Address: 46 Spring Street
Parcel ID: 4600802026
Neighborhood: Cannonborough/Elliottborough
Description: Three story wood and stucco building with lighting above former storefront entry-way, prior storefront windows enclosed on ground level.
Survey Form 077: Canted Corner Stores

Surveyor: Kyunhea West
Date: September 30, 2018

Identification
Neighborhood: Cannonborough/Elliottborough
Parcel ID: 4601102051
Address/Location: 132 Spring Street
City: Charleston
Intersection: Ashley Avenue
Building Material:
  Masonry
  Stucco
  Wood
  Concrete
  Metal

Function
Current Occupancy: Vacant
Condition: N/A
Mild Deterioration
Moderate Deterioration
Severe Deterioration
Ground Floor Use:
  Residential
  Commercial
  Vacant

Storefront Details
Number of stories: 3
Supporting Column material:
  Cast Iron
  Concrete
  Wood
  N/A
Windows:
  Transom
  Plate glass
  Residential
Surviving Decorative Elements:
  Molded cornice
  Column capitals
  Signage
  Canopy
  Beadboard
  Lighting
  Brackets
  Fluted column
  Belt course
  Other: Brick Columns
Secondary Entrances: 1 entrance on Spring Street, 1 entrance on Ashley Avenue
Additional Notes: Contrasting decorative brick columns on ground floor, new business going in
Survey Form 077
Address: 132 Spring Street
Parcel ID: 4601102051
Neighborhood: Cannonborough/Elliottborough
Description: Three story wood and masonry structure with beadboard detailing in entryway, transom windows and brick columns. Commercial space newly renovated for cafe.
Survey Form 078: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 9, 2018

Identification
Neighborhood: Cannonborough/Elliottborough
Parcel ID: 4601104327
Address/Location: 171 Spring Street
City: Charleston
Intersection: President Street
Building Material:
- Masonry
- Stucco
- **Wood**
- Concrete
- Metal

Function
Current Occupancy: Vacant
Condition: N/A
Mild Deterioration
Moderate Deterioration
Severe Deterioration
Ground Floor Use:
- Residential
- **Commercial**
- Vacant

Storefront Details
Number of stories: 3
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A
Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard
- Lighting
- Brackets
- Fluted column
- Belt course
- **Other**: Roof delineating 1st fl

Secondary Entrances: 1 entrance on Spring Street, 1 entrance on President Street
Additional Notes: Commercial space appears newly remodeled, windows taped over with brown paper on inside
Survey Form 078
Address: 171 Spring Street
Parcel ID: 4601104327
Neighborhood: Cannonborough/Elliottborough
Description: Three story wooden structure with roof delineating first floor commercial space, appears newly remodeled.
Survey Form 079: Canted Corner Stores

Surveyor: Kyunhea West
Date: November 18, 2018

Identification
Neighborhood: Radcliffeborough
Parcel ID: 4601602079
Address/Location: 114 St. Philip Street
City: Charleston
Intersection: Warren Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function
Current Occupancy: Commercial
Condition: N/A
- Mild Deterioration
- Moderate Deterioration
- Severe Deterioration

Ground Floor Use:
- Residential
- Commercial
- Vacant

Storefront Details
Number of stories: 3
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A
Windows:
- Transom
- Plate glass
- Residential

Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard
- Lighting
- Brackets
- Canopy
- Belt course
- Other:

Secondary Entrances: 2 entrances on St. Philip Street, 1 rear entrance on Warren Street
Additional Notes: Stella’s restaurant
Survey Form 079
Address: 114 St. Philip Street
Parcel ID: 4601602079
Neighborhood: Radcliffeborough
Description: Three story stucco building with commercial storefront surround in wood with molded cornice, brackets and signage advertising Stella's restaurant.
Survey Form 080: Canted Corner Stores

Surveyor: Kyunhea West
Date: September 30, 2018

Identification
Neighborhood: Radcliffeborough
Parcel ID:
Address/Location: 153 St. Philip Street
City: Charleston
Intersection: Morris Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function
Current Occupancy: Civic
Condition:
- Mild Deterioration
- Moderate Deterioration
- Severe Deterioration
Ground Floor Use:
- Residential
- Commercial
- Vacant

Storefront Details
Number of stories: 1
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A
Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard
- Lighting
- Brackets
- Fluted column
- Belt course
- Other:
Secondary Entrances: N/A
Additional Notes: Morris Street Baptist Church, available for sale, brick columns with contrasting color
Survey Form 080
Address: 153 St. Philip Street
Parcel ID: 4601203005
Neighborhood: Radcliffeborough
Description: One story masonry structure with molded wooden cornice, brackets and brick columns, formerly Morris Street Baptist Church property.
Survey Form 081: Canted Corner Stores

Identification

Neighborhood: Cannonborough/Elliottborough
Parcel ID: 4601201059
Address/Location: 185 St. Philip Street
City: Charleston
Intersection: Cannon Street
Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Function

Current Occupancy: Commercial
Condition:
- Mild Deterioration
- Moderate Deterioration
- Severe Deterioration
Ground Floor Use:
- Residential
- Commercial
- Vacant

Storefront Details

Number of stories: 2
Supporting Column material:
- Cast Iron
  - Concrete
  - Wood
  - N/A
Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard

Windows:
- Transom
- Plate glass
- Residential

Lighting
- Brackets
  - Fluted column
  - Belt course

Other: Roof delineating 1st fl

Secondary Entrances: 1 entrance on St. Philip Street, 1 entrance on Cannon Street

Additional Notes: Cannonborough Collective
Survey Form 081
Address: 185 St. Philip Street
Parcel ID: 4601201059
Neighborhood: Cannonborough/Elliottborough
Description: Two story wooden building with molded storefront cornice, brackets and roof delineating first floor, commercial space occupied by local retailer Cannonborough Collective.
Survey Form 082: Canted Corner Stores

Identification
Neighborhood: Cannonborough/Elliottborough
Parcel ID: 4600804101
Address/Location: 189 St. Philip Street
City: Charleston
Intersection: Cannon Street
Building Material:

- Masonry
- Stucco
- Wood
- Concrete
- Metal

Storefront Details
Number of stories: 3
Supporting Column material:

- Cast Iron
- Concrete
- Wood
- N/A

Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard

Secondary Entrances: 1 entrance on St. Philip
Additional Notes: Madison Row Bridal

Function
Current Occupancy: Commercial
Condition: N/A
- Mild Deterioration
- Moderate Deterioration
- Severe Deterioration
Ground Floor Use:
- Residential
- Commercial
- Vacant

Windows:
- Transom
- Plate glass
- Residential

Lighting
- Brackets
- Fluted column
- Belt course

Other: Roof delineating 1st fl
Survey Form 082
Address: 189 St. Philip Street
Parcel ID: 4600804101
Neighborhood: Radcliffeborough
Description: Three story masonry structure with roof and plate glass windows delineating commercial space for retailer Maddison Row Bridal.
Survey Form 083: Canted Corner Stores

Surveyor: Kyunhea West
Date: September 30, 2018

Identification
Neighborhood: Cannonborough/Elliottborough
Parcel ID: 4600802091
Address/Location: 229 St. Philip Street
City: Charleston
Intersection: Bogard Street

Building Material:
- Masonry
- Stucco
- Wood
- Concrete
- Metal

Storefront Details
Number of stories: 2
Supporting Column material:
- Cast Iron
- Concrete
- Wood
- N/A

Surviving Decorative Elements:
- Molded cornice
- Column capitals
- Signage
- Canopy
- Beadboard

Secondary Entrances: 2 entrances on Bogard Street
Additional Notes: D'Allesandro's Pizza

Function
Current Occupancy: Commercial
Condition: N/A
- Mild Deterioration
- Moderate Deterioration
- Severe Deterioration

Ground Floor Use:
- Residential
- Commercial
- Vacant

Windows:
- Transom
- Plate glass
- Residential

Other:
- Roof delineating 1st fl
Survey Form 083
Address: 229 St. Philip Street
Parcel ID: 4600802091
Neighborhood: Cannonborough/Elliottborough
Description: Two story wooden and masonry structure with roof and masonry portion delineating commercial space, currently occupied by D'Allesandro's Pizza.