

Old Jewish Orphanage
Charleston, South Carolina

Charleston Co

HABS No. 13-15

HABS

SC

10-CHAR

68-

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA
District No. 13

Historic American Buildings Survey
Samuel Lapham, District Officer
42 Broad Street, Charleston, S.C.

ADDENDUM
FOLLOWS...

HABS
S.C.
10-CHAR.
68-

OLD JEWISH ORPHANAGE
88 Broad Street
Charleston, Charleston County
South Carolina

Owner: J.D.Long.

Date of Erection: 1801 (card); before (1801(text).

Architect and Builder: No record.

Present Condition: Good.

Number of Stories: Three, and basement.

Materials of Construction: Brick and stucco.

Other Existing Records: See text.

Additional Data: See following pages.

**DATA NOT COMPILED AND NOT GUARANTEED
BY LIBRARY OF CONGRESS**

OLD JEWISH ORPHANAGE
88 BROAD STREET
CHARLESTON, SOUTH CAROLINA

2
HABS
S.C.
10-CHAR
-68-

SURVEY NO. 13-15

No. 88 Broad Street, with its first and second floors now used as an office building for small law offices and real estate firms, and having a rathskeller in the recently excavated basement and bachelor quarters on the third floor, is generally known as the Old Jewish Orphanage building. It bears this name owing to a tablet on its south exterior wall bearing the name of the Hebrew Orphan Society in English and Hebrew characters, and the date 1801.

Owing to this inscription, many people think the date 1801 refers to the erection of the building, but in reality this structure antedates the tablet by many years, since the latter was not erected until the building was acquired by the Hebrew Orphan Society in 1834. The date 1801 is the date of incorporation of the Hebrew Orphan Society.

As to the actual age of the building, only the following facts can be produced, and a deduction made from them.

The site was early occupied by a building, as shown on early maps of the city, dated 1739 and 1788.

A deed dated February 8th, 1804, from Henry Laurens and his wife to Edward Trescott, conveyed the building and the land on which it stood, and included the words "and now occupied by the directors of the Bank of the United States of America".

The branch Bank of the United States was opened in Charleston prior to 1792, and in 1794 had offices at the

34.
S.C
10-CHAR
68

corner of Church and Elliott Streets. It moved at an undetermined time to No. 88 Broad Street, and then in 1801 built its own building (now the City Hall) at the northeast corner of Meeting and Broad Streets. The deed of Henry Laurens indicates that even after the completion of the present City Hall the directors of the bank continued to hold their meetings at 88 Broad Street, rather than in the new banking house itself.

The date therefore is indeterminate and may lie as far back as just after or even just before the Revolution, as the building was evidently erected as a residence and used as such before the Bank took it over.

The character of the paneling however, being limited to wainscoting only, and the type of mantels, would indicate the period from about 1785 to 1800, but only research among the deeds in the mesne records office by one trained to trace and ferret out these old records, could reveal this as positive.

The interior trim of the entrance hall is of an entirely different type from the stair hall, the former being large, coarse, and more in character with the time that the building was purchased by the Hebrew Orphan Society, 1834, and may have well been added at that time.

The ornamental flat elliptical arch of the second floor with its two supporting columns, is another interesting feature; peculiarly and poorly spaced with regard to the fenestration of this room, it is a question if it was not placed at the time the building passed into the hands

4 8.
SC
10 - CHAR
68 -

of the Bank of the United States, when the second floor may have well been used as the main banking room. No matter what its use at the time this arch was installed, the hidden construction speaks well of engineering skill and splendid timber, as the span of the floor above without supports from below is either twenty-two or twenty-six feet, depending upon the direction of the joists, and is accomplished within a total floor thickness of fourteen inches, including both plaster and finished floor.

This building therefore represents today a fragmentary view of the Charleston city residence of presumably the last quarter of the 18th century, the quarters of one of the first banking institutions of the first quarter of the 19th century, and the headquarters of a charitable institution of the second quarter of that century. Like an ancient distorted mirror, the existing building reflects all these phases to the trained eye, but no one can safely define which is which.

This building is now owned by Mr. J. C. Long, of Charleston, who acquired it within the last few years.

**DATA NOT COMPILED AND NOT GUARANTEED
BY LIBRARY OF CONGRESS**

54.

SC

10-CHAR

68-

Sources of Material: "The Jews of South Carolina", B. A. Elzas, Appendix E, Lippincott, 1905

"History of the Banking Institutions of South Carolina prior to 1860", W.A.Clark (Published by The State Company, Columbia, for the Historical Commission of South Carolina, 1902)

"Reminiscences of Charleston", Charles Fraser, 1854.

Compiled from above by District Officer.

Date by Dist Officer

Approved:

James H. Hagan

District Officer #13

**DATA NOT COMPILED AND NOT GUARANTEED
BY LIBRARY OF CONGRESS**

Reviewed 1936 by H.C.F.

Addendum to:

Old Jewish Orphanage
88 Broad Street
Charleston
Charleston County
South Carolina

HABS No. SC-13-15

HABS
SC,
10-CHAR,
68-

PHOTOGRAPH
REDUCED COPIES OF MEASURED DRAWINGS

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C.

- 1683 This lot, part of the grant of land taken up by John Archdale for his son, Thomas Archdale, the grant later known as Archdale's Square. Not a public square, but given the name of the owner. Warrants for Lands in South Carolina 1680-1692, Ed. by A. S. Salley, Jr., Columbia, 1911, p. 91; The original Plan and The Earliest Settlers by Henry A. M. Smith in South Carolina Historical and Genealogical Magazine (hereafter cited as S.C.H.G.M.), Vol. IX, p. 12.
- 1694/5 Proof of ownership by John Archdale found in his order to William Sadler to take up a Towne Lott...out of that land which was formerly "Run out for" him at Charles Town. Commissions and Instructions From the Lords Proprietors of Carolina To Public Officials of South Carolina 1685-1715. Ed. A. S. Salley, Jr., Columbia, 1916, p. 73.
- 1696 This lot,* numbered 315 granted to Jacob Allen. Henry A. M. Smith in S.C.H.G.M., Vol. IX, p. 24; Proprietors Grants, Vol. 38, No. 1 p. 321. In Office of Secretary of State, Columbia, S. C.
- 1706 Jacob Allen died intestate, and Mary Allen his "Widdow" applied for papers of Administration of his estate. Office of Probate Judge, Miscellaneous Records, 1687-1710, p. 112. There is no record of transfer of this property, now lot at #88 Broad Street, from either Jacob Allen or Mary Allen to Obadiah Allen, but the number (315) and description of the lot, next recorded as sold by Obadiah Allen, tallies with the number and description of it in other records, and it is presumed in the absence of evidence to the contrary, that Obadiah Allen obtained the property by inheritance or otherwise from Jacob Allen, his estate or from Mary Allen his Widdow.
- 1731 Obadiah Allen and Bridget his Wife, sold to John Laurens Lot No. 315. Office of Register of Mesne Conveyance (hereafter cited as R.M.C.O.) in Charleston County, Book I, p. 331.
- 1739 Echnography of Charles Town, Published by B. Roberts and W. H. Toms, from Survey by George Hunter, shows a building at the site Broad Street and Court House Square (then known as the Market Square or Place, or simply "public land")
- 1741 John Laurens sold 9th March, 1741 to Peter Laurens all that part or piece of a town lott on Broad Street, known by the Number 315, which said Town Lott hath Built on it a Large House Commonly Known by the name of White Hall...R.M.C.O. Book CC, p. 170
- 1746 Peter Laurens on 9th January 1746 sold back to John Laurens the same piece of property on Broad Street, with the "Message or Tene-ment thereon built commonly known by the name WHITE HALL". R.M.C.O. Book CC, p. 377

* apparently excheated and regranted.

1747 John Laurens devised this lot with other real estate to his son Henry Laurens. Will proved 19th June 1747. Probate Court, Will Book 1740-1747, p. 390; Typed copy Wills, p. 665.

How long this house remained is unknown. The next records found refer only to the "Lot of land" - no house is noted.

1793 Henry Laurens left this "Lot of Land at the Corner of Broad Street, opposite to the west Front of the State House...(Which said Lot of Land in Broad Street, I have estimated as one thousand pounds)...to this dear ~~Daughter~~ Martha Laurens Ramsay. Will proved January 7, 1793. Office of Probate Judge. Will Book "B" 1786-1793, p. 712. Typed copy of Wills: 1786-1793, Vol. 24, p. 1152.

1794 Martha Laurens Ramsay and husband David Ramsay sold this "lot of land" to Doctor John Ramsay, 20th February 1794. R.M.C.O. Book K-6, p. 339.

Doctor John Ramsay sold this "lot of land" to Henry Laurens, Jr. 20th February 1794. Ibid. p. 342.

1804 Henry Laurens and Eliza his wife sold to Edward Trescott all that lot of land situate on the North side of Broad Street...and now occupied by the Directors of the Branch Bank of the United States of America...9th March, 1804. R.M.C.O. Book L-7, p. 147.

Compiled by:

Mary A. Sparkman, Secretary
Historical Commission of
Charleston, South Carolina

ADDENDUM
FOLLOWS...

ADDENDUM TO
OLD JEWISH ORPHANAGE
88 Broad Street
Charleston
Charleston County
South Carolina

HABS No. SC-13-15

HABS
SC
10-CHAR,
68-

REDUCED COPIES OF MEASURED DRAWINGS
PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Post Office Box 37127
Washington, DC 20013-7127

HISTORIC AMERICAN BUILDINGS SURVEY

OLD JEWISH ORPHANAGE

This report is an addendum to a seven-page report previously transmitted to the Library of Congress in 1934.

- Location: 88 Broad Street, Charleston, Charleston County, South Carolina. Located at the southwest corner of Court House Square, at the intersection of Broad Street and the alley running west of the Court House, the building faces south toward Broad Street.
- Present Owner: County of Charleston, Charleston, South Carolina.
- Present Use: Vacant.
- Significance: The Old Jewish Orphanage is a good example of Neoclassical design and illustrates the level of architectural competence available in Charleston in ca. 1800. Except for the north side, the exterior of the building remains faithful to its original design, while the interior has been repeatedly altered over the years—an indication of its many uses. The building is one of only a few remaining buildings on Court House Square and contributes to the square's overall sense of scale and enclosure. The square is significant because it was an element of the original city plan. The building was constructed in the years following the Revolutionary War, as Charleston was emerging from a time of hardship and depression and embarking on a period of economic and social development. The early use of the building by two different banks points to this economic resurgence. The history of the building is indelibly tied to the Hebrew Orphan Society, the oldest incorporated Jewish charitable organization in the United States, which chose the building to house its orphanage and other community services. Beyond its philanthropic purpose, the building also functioned as a center of Jewish culture and influence. In later years, the building provided office space for realtors and attorneys, residential space on its third floor, and a community gathering place in the basement bar. The Old Jewish Orphanage is listed in the city's Old and Historic District and has been given a Category I rating of "exceptional."

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

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1793–1804. There is some question about the date of this building. A 1739 map shows a building at the correct location (Roberts and Thomas 1739). The building is referenced in various deeds from the 1730s and 1740s as the “large house” and the “Messuage or Tenement” known as “White Hall” (Historic American Buildings Survey 1934). A 1788 map included with the 1790 city directory also shows a building at the right location, but the 1788 Petrie map shows no building (City Directory 1790; Petrie 1788). Moreover, no building is mentioned in a series of transactions involving the property in 1793. The lot was occupied by the Bank of the United States in 1804 when it was sold by Henry Laurens to Edward Trescott for \$12,000 (Charleston County Register of Mesne Conveyance [RMC] 1804: Deed Book [DB] L7:147), substantially more than Laurens paid for it in 1793. Due to the lack of evidence supplied by the Petrie map and the 1793 transactions and due to the high sales price in 1804 versus the low price in 1793, it appears likely that “White Hall” was gone by ca. 1788 (or earlier) and that a new building—the current building—was constructed by or for Laurens sometime between 1793 and 1804.

According to Louis Green, a local Charleston historian, the current building was constructed by Trescott between 1811 and 1813, based on the fact that no building is mentioned in a deed of the former year but is mentioned in a deed of the latter (South Carolina Historical Society 1969). Yet, the high sales price in 1804 and the fact that a building on the site was occupied by banks in both 1804 and 1813—William Trescott leased space to the Bank of South Carolina in 1813—are strong indications that a substantial building was located on the lot before 1804 and continued to be used up through 1813. It seems unlikely that a building suitable for bank use in 1804 would have been demolished after only a few years and replaced with another building suitable for bank use, especially when both banks were merely leasing space. In the end, then, one can assume that the 1811 deed simply fails to reference the building. Architecturally, the features of the building are consistent with a late-eighteenth- or early-nineteenth-century construction date. For the above reasons, a date of erection between 1793 and 1804 seems most appropriate.

Several sources have pointed to the Hebrew Orphan Society plaque on the exterior of the building with the date of 1801 inscribed on it and noted that the date refers not to when the building was constructed but to when the society was founded. It appears from the above discussion, however, that the building could have been built in 1801. The date is also consistent with the founding date of the society (Tobias 1957:7).

2. Architect: Not known.

3. Original and subsequent owners, occupants, uses: References in the chain-of-title below are to deeds in the Charleston County Register of Mesne Conveyance. Information on occupants other than the owners is limited; what little information is available has been included. Use information is also included where known.

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

- 1696 Grant, 28 October. Referenced in Book H9, p. 114. Lords Proprietors to Jacob Allen.
- 1731 Deed. Recorded in Book I, p. 331. Obadiah and Bridget Allen to John Laurens.
- 1741 Deed, 9 March. Recorded in Book CC, p. 170. John Laurens to Peter Laurens.
- 1746 Deed, 9 January. Recorded in Book CC, p. 377. Peter Laurens to John Laurens.
- 1747 Will, proved 19 June. Recorded in Will Book 1740–1747, p. 665. John Laurens to Henry Laurens.
- 1793 Will, proved 7 January. Recorded in Book B, p. 712. Henry Laurens to Henry Laurens, his son, and Keating Simons, in trust for his daughter, Martha Laurens Ramsay, wife of David Ramsay, Esq.
- 1793 Lease and Release, 23 October. Recorded in Book K6, p. 338 and 339. Henry Laurens, Keating Simons, Martha Laurens Ramsay, and David Ramsay to Dr. John Ramsay.
- 1793 Release, 25 October. Recorded in Book K6, p. 342. Dr. John Ramsay to Henry Laurens, Esq.
- Occupant and use: The building was likely constructed by or for Laurens sometime after 1793 but before 1804. It is not known if he personally occupied or used the building prior to 1804.
- 1804 Lease and Release, 8 February. Recorded in Book L7, p. 147 and 149. Henry Laurens, Esq. to Edward Trescot(t), Esq.

Occupant and use: The deed states that the property was being "occupied by the Directors of the Branch Bank of the United States," likely for meeting space and/or office space, since the bank had had its own building constructed one block away in 1801. The implication is that the use of the building by the bank predated the deed. It is not known how long the bank utilized the building before 1804 or after. It would appear that the bank's occupation of the building ended no later than 1813, when the owner at that time began a lease agreement with the Bank of South Carolina (see below).

1811 Deed. Recorded in Book D8, p. 219. Edward Trescott to William Trescott.

1813 Lease. Recorded in Book I8, p. 100. William Trescott to the Bank of South Carolina.

Occupant and use: It is not known in what capacity the Bank of South Carolina occupied or used the building. It appears that the bank vacated the building by 1817 (Stockton 1985).

1823 Mortgage, 13 March. Recorded in Book L9, p. 272. Henry Trescott to Caroline M. Trescott, guardian of Henry Trescott and Elizabeth Trescott, minor children of William Trescott, deceased. Mortgage satisfied, 6 December 1833.

1825 Deed, 4 January. Recorded in Book P9, p. 318. Nathaniel Cleary, sheriff of Charleston District by virtue of judgment against Henry Trescott brought by Thomas Hanscome, to Thomas Hanscome.

1833 Deed, 20 May. Recorded in Book F10, p. 230. John B. Legare, executor of T. Hanscome by virtue of will dated 11 May 1831, to Rene Godard.

1833 Deed, 4 June. Recorded in Book F10, p. 240. Rene Godard to Hebrew Orphan Society.

Occupant and use: This deed signals the beginning of nearly a century of ownership of the building by the Hebrew Orphan Society. At first, the society only used the building for their offices, choosing to place orphans in foster homes rather than house them in the building. By 1860, however, a few orphans were living in the building. Besides running an orphanage, the society served widows and indigent children, even operating a school for such children. The society also held its monthly meetings in the building. The community benefited from the building, as the society rented space to local groups and fraternal organizations, provided a meeting place for Congregation Beth Elohim after it lost its synagogue in a fire, and rented office space to both private parties and government agencies. The Sanborn Fire Insurance Company maps from 1884 and 1888 indicate that the

building contained offices; the 1902 map notes that the building contained law offices on the first floor.

- 1931 Deed, 15 August. Recorded in Book G35, p. 246. Hebrew Orphan Society to J. C. Long.

Occupant and use: J. C. Long and M. L. McCrae established their law offices on the second floor of the building. Long also provided office space for other businesses, such as a real estate and insurance firm. Long created apartments on the third floor, and opened a rathskeller in the basement, which grew to become a popular gathering spot for local politicians. In 1942, Long purchased the adjacent building, 90 Broad Street (HABS No. SC-656), and moved his offices there by the 1950s. The 1955 Sanborn map denotes the Old Jewish Orphanage building as an office building. Two attorneys, Arthur Rittenberg and Brantly Seymour, moved into the former offices of Long and McCrae. A store opened on the first floor, known as the Rosemary Shop. The third floor continued to be used as apartments up until the 1970s and perhaps as late as Hurricane Hugo in 1989.

- 1975 Will, 3 July. Recorded in Referenced Book Z201, p. 748. J. C. Long to Albert S. Long et al., in trust.
- 1991 Deed, 22 April. Recorded in Book Z201, p. 748. Albert S. Long et al., trustees, to Charles S. Way et al.
- 1991 Deed, 22 April. Recorded in Book Z201, p. 767. Charles S. Way et al. to Darby-Way Family Partnership, L.P.
- 1994 Deed, 15 December. Recorded in Book R250, p. 504. Darby-Way Family Partnership to County of Charleston.

4. Builder, contractor, suppliers: Not known.
5. Original plans and construction: No drawings or textual references have been discovered to date that denote or describe the original plan and construction of the building. What is known of the building's original form and appearance is based exclusively on physical inspection and details gleaned from the early Sanborn Fire Insurance Company maps and the 1934 HABS measured drawings. Selective demolition of building fabric at the time of recordation was not possible. However, some early fabric was visible in closets and above lowered ceilings. Additional early fabric could be seen due to the removal of later features and finishes as part of repairs undertaken in the aftermath of Hurricane Hugo.

The current exterior form and appearance of the building (at the primary south and east facades) appear original. This is based on physical inspection, which reveals that the existing character and features of the exterior are in keeping with Neoclassical design. The symmetrical five-bay main facade with

its slightly extended three-bay center section, the front gable with fanlight crowning the top of the center section, the symmetrical three-bay east facade (not including the later northeast corner addition), the decorative main doorway surround, the quoins, the water table, the six-over-six-light double-hung sash windows, and the hip roof—all are indicative of Neoclassical styling, which was in fashion at the time the building was constructed. The original building was a rectangular, three-story block with a three-story stair tower off the center of the north (rear) side. The north side has been altered significantly in this century (see Part I.A.6).

The Sanborn maps from the 1880s show that the current building follows the form of the late-nineteenth-century building, except at the north side (Sanborn Map & Publishing Company 1884, 1888). The 1934 HABS drawings show that little change has occurred to the exterior of the building in over sixty years (except, again, at the north side). While the Sanborn maps and HABS drawings are not representations of the original building, a comparison of them with the current building indicates a continuity of form and appearance that has lasted for over 100 years. Furthermore, because the building continues to evidence its Neoclassical styling, it is assumed that this continuity extends back to the original date of construction.

The interior of the building has been greatly altered. The only surviving elements that appear to be original are the center hall plan of the first floor, the ceiling heights of some of the spaces, selected finishes and trim in the first-floor front rooms, selected trim on the second floor, and various remaining fireplace hearths throughout the building. All else is known to date to the ca. 1830s or later, with a majority of the changes dating to the twentieth century.

6. Alterations and additions:

The following is a list of the alterations and additions that can be dated with some degree of certainty based on physical inspection, review of previously prepared research, and examination of the nineteenth- and twentieth-century Sanborn maps and the 1934 HABS drawings.

Ca. 1804. The drawings and a single photograph from the 1934 HABS recordation show an elliptical arch spanning the interior of the second floor. The arch is depicted running north to south, slightly off-center, and supported by two engaged columns located at the north and south ends of the floor. The written documentation accompanying the photograph and drawings notes that the arch may have been installed at the time the Bank of the United States occupied the building, so as to open up the second floor for a main banking hall. This would imply that certain second-floor partitions were removed at the time. Beyond this notation in the 1934 HABS report, there is no documentation available that dates the arch. If the arch was installed for the bank, the work was likely undertaken by Henry Laurens, Edward Trescott, William Trescott, or the bank itself.

It is possible that the arch was installed after the Hebrew Orphan Society acquired the building in 1833. The society may have opened up the second floor for meeting space. The massiveness of the arch and columns as depicted in the HABS photograph is in keeping with the “heavy” quality of the doorway trim installed in the first-floor hall. That trim, which is still visible above a later suspended ceiling, consists of bull’s-eye corner blocks with side and top pellet moldings. This trim is in keeping with the Greek Revival style of architecture, a style that would have been in fashion during the earlier period of ownership by the Orphan Society. The arch and columns were removed sometime after 1934, as physical inspection during the 1996 recordation indicated they were no longer in place.

Sources: Historic American Buildings Survey 1934; physical inspection.

Ca. 1833–60. As noted above, the Hebrew Orphan Society may have installed the second-floor elliptical arch during this period and likely installed the Greek Revival–style doorway trim in the first-floor hall. An exterior doorway leading to the west alley of Court House Square is shown in the 1934 HABS drawings as having the same Greek Revival–style trim (the doorway was later removed). It is assumed that the Orphan Society altered the interior plan and appearance of the building during its tenure to suit its space and program needs. By the 1850s, the society was renting office space in the building; it is not known if the offices were preexisting or if the society and/or the tenants undertook any new construction. In 1856, the society allocated nearly \$1,000 for repairs to the building and grounds. It is not known if the repairs caused any major changes to the building. In 1860, several rooms were furnished and a kitchen set up for the use of orphan children being housed in the building. Again, it is not known what changes, if any, were made to the building to accommodate the new use.

Sources: Historic American Buildings Survey 1934; Tobias 1957.

1884, 1888. Examination of the 1934 HABS drawings indicates that the northeast and northwest corners of the building were likely once similar in configuration and appearance. At the northeast corner, the drawings show a first-floor concrete landing covered by a tin roof and partially enclosed by stucco and brick walls and a wrought-iron railing. At the northwest corner, the drawings show a two-story frame and stucco infill addition; however, the addition has a similar wall detail and rear steps as found at the northeast corner, indicating that the northwest corner likely once functioned as a first-floor landing. The 1884 Sanborn map depicts one-story spaces at the northeast and northwest corners of the building. This may be the latest date that both corners contained first-floor landings, because the 1888 Sanborn map shows the northwest corner at three stories. In the 1902 Sanborn map, however, the northwest corner is back to a single story. It is not known if this was a landing again or an enclosed room. A 1920 photograph shows the northwest corner containing a two-story frame and stucco infill addition—the same depicted in the 1934 HABS drawings. The 1932 and 1944 Sanborn maps show the northwest corner at one story. These maps were based on the

1902 Sanborn map and likely were not updated in their depiction of the northwest corner. The changes to the northwest corner in 1888 and up to 1931 were undertaken by the Hebrew Orphan Society.

Sources: Historic American Buildings Survey 1934; Sanborn Map & Publishing Company 1884, 1888; Sanborn Map Company 1902, 1932, 1944; Preservation Society of Charleston 1920.

1886. The building was damaged in the earthquake of 1886 and was repaired in December of that year. The Hebrew Orphan Society performed the repairs, including plastering and adding earthquake bolts.

Source: Tobias 1957.

1926. In this year, the Hebrew Orphan Society made unspecified repairs to the building.

Source: Tobias 1957.

1933. In this year, J. C. Long, who purchased the building in 1931, excavated the cellar and installed a rathskeller. An entrance was created on the east side of the building, off the west alley of Court House Square. A cut was made in the exterior wall for a doorway. A marquee was constructed over the entrance, supported from above by a pair of tie rods attached to the earthquake bolts between the first and second stories. A cellar window opening was removed for the doorway, and a first-story, six-over-six-light double-hung sash window was reduced to a six-light single-hung sash window to accommodate the marquee. All cellar window openings were enlarged and filled with twelve-light steel sash. On the interior, an enclosed stair led down to the cellar level, accessible through a set of double doors. According to the 1934 HABS drawings, the entire cellar consisted of a single, unpartitioned space, except for a small room at the center of the north end of the building, which may have functioned as a wine cellar, and partitions at the northwest corner of the cellar, which concealed stairs leading to first-floor bathrooms.

Sources: Historic American Buildings Survey 1934; Preservation Society of Charleston, 90 Broad Street, n.d.

1934-44. During this time period, J. C. Long undertook a major alteration of the northeast corner of the building. The first-floor landing with its tin roof, decorative walls, wrought iron, and Greek Revival-style doorway was removed and a three-story stair tower constructed in its place. The exterior walls of the tower were made flush with the east wall of the building and the north wall of the north end stair tower. This earlier stair tower was reconfigured into a single room at each floor, with all stair finishes and trim removed. A Palladian window and a fanlight were removed from the north side of the earlier tower and replaced with rectangular double-hung sash windows. Two exterior entrances were constructed in the east wall of the

new stair tower. The south entrance accessed the stair tower, while the north entrance accessed the cellar rathskeller via a stairway. At present, the south entrance no longer accesses the tower but leads to a small utility room created under the stairway. On the interior of the new tower, second- and third-floor doorways were cut through the former exterior walls to provide access to the rooms in the former stair tower and those in the main building. At the second floor of the tower, a small bathroom with beaded board siding was built in the center of the staircase.

Sources: Historic American Buildings Survey 1934; Sanborn Map Company 1944; physical inspection.

1944–55. During this time period, J. C. Long undertook a major alteration of the building's northwest corner. The two-story stucco and wood addition that is shown in the 1934 HABS drawings was expanded in size to the north and in height to three stories. The west wall of the addition was made flush with the west wall of the main building, but the north wall extended farther north of the building by several feet. The addition was stuccoed, and earlier pairs of windows at the first and second stories were replaced with single windows. On the interior, the second and third floors each contained a single room. The first floor retained the earlier bathrooms but incorporated a mechanical room in the extended space to the north. The cellar in this area was excavated and the floor of the mechanical room placed halfway between the floor levels of the cellar and first floor. It is possible that the mechanical room was not constructed until 1955–57 (see below).

Sources: Historic American Buildings Survey 1934; Sanborn Map Company 1955; physical inspection.

1955–57. At some point during this period, the two-story buildings at 10 and 12 Court House Square were renovated. As part of the renovation work, a new two-story building, 14 Court House Square, was constructed in the space between 12 Court House Square and the Old Jewish Orphanage building. This resulted in several alterations to the north side of the Old Jewish Orphanage, the chief being that the first two stories were now obscured. A light well was created in the space directly north of the original stair tower, extending down to the level of the cellar floor. A door was inserted in a former cellar window opening (on the north wall of the supposed wine cellar). At this time or perhaps later, the cellar part of the light well was separated from the above section by a ceiling. This lower section was then tied into the mechanical room in the adjacent northwest addition. The mechanical room may have been built sometime between 1944 and 1955, or it may have been constructed with the light well and other alterations between 1955 and 1957.

Sources: Charleston County RMC 1957: Plat Book L:86; Preservation Society of Charleston 1958; physical inspection.

Ca. 1950s–60s. It appears that during this time period, J. C. Long removed the east side entrance to the cellar and restored the east exterior wall to its

pre-1933 appearance. The cellar and first-story windows were reinstalled, although the cellar window may have been infilled at this time with a single pane of glass or acrylic, as were all of the cellar windows eventually, instead of the twelve-light steel sash window installed in 1933. It appears that steel I-beams were installed at this time in the eastern half of the cellar ceiling. This may have been done to provide additional support in this area following the removal of the east side entrance and interior stair. A new entrance was created on the west side of the building, through the first floor of 90 Broad Street (HABS No. SC-656). An enclosed stair was built down to the cellar level, and many or all of the existing partitions may have been constructed at the same time. In addition, modern paneling, vinyl-asbestos tile flooring, and carpet were likely installed as part of the renovation. Prior to Hurricane Hugo in 1989, the cellar was being used as office space.

Source: Historic American Buildings Survey 1934; physical inspection.

Ca. 1934–75. During this period, J. C. Long made a number of alterations to the building, as has been noted above. Exterior alterations were concentrated at the rear of the building. Interior alterations were undertaken in nearly every room. Those in the cellar have already been discussed. Without supporting documentary evidence, it is difficult to date the alterations on the first, second, and third floors with certainty. Comparison of the 1934 HABS drawings and photographs with existing conditions does provide some clues and serves as a useful benchmark for determining which changes have occurred over the last sixty-two years.

On the first floor, the 1934 drawings depict the main entrance and the central hall, the flanking full-depth rooms with later partitions, and the rear central stair tower with the bathrooms to the west and the landing to the east. The checkered marble flooring shown just inside the entrance doors has been removed. It provided a sloping surface up to the level of the main floor. A small entrance vestibule has been created in this space, with a step up to the main floor level and a pair of French doors providing enclosure. The entire first floor and all but two rooms of the second floor have been covered with vinyl-asbestos tile flooring. The central hall has been reworked, with the walls furred out and a suspended acoustical tile ceiling installed to conceal HVAC ducts. A pair of paneled doors has been installed at the north end doorway, and non-historic moldings have been added to the reworked wall surfaces. The Greek Revival doorway surrounds at each end of the hall and the plaster walls and ceiling are still evident behind and above the later finishes. Two opposing doorways, both with the Greek Revival surrounds, were formerly located at the midpoint of the hall. The west-side doorway was infilled, and a new opening was created farther south to access the west front room. On the east side, the middle doorway remained in place (its surround is gone, however), and a new opening was created near the north end to access the east rear room. The transoms above the main entrance doors and the doors at the north end of the central hall once contained triangular and diamond-shaped lights with bull's-eye joints. The main transom has been replaced by a

board with three applied panels; the hall transom has been replaced with a fixed panel and two hinged, paneled doors.

The west front room retains the dimensions shown in the HABS drawings. A built-in bookcase has been installed in the southwest corner and the fireplace on the west wall has been covered. The 1934 HABS photographs indicate that a Neoclassical mantelpiece at this location was also removed. The hearth is still visible. The north wall is a later partition, depicted in the drawings with a door near the west side of the room. The door has been shifted to the east side. The east wall appears to have been furred out to allow for HVAC ducts. The west rear room also retains the dimensions indicated in the drawings. Its ceiling has been lowered, and a built-in bookcase and closet have been installed along the west wall. A former opening in the north bearing wall has been reopened to access the western bathroom in the northwest corner addition. The stairs in both the western and eastern bathrooms leading to the cellar have been removed; presently there are two modern bathrooms at the cellar level and two modern bathrooms at the first floor level. At the northeast corner of the west rear room, a doorway has been created in the bearing wall to access the space formerly containing the main staircase.

The east front room has been enlarged, with the north partition shifted north to include the center bay window in the east wall. The west wall has been furred out for HVAC ducts, and built-in bookcases have been constructed along the wall. A later doorway leads to the east rear room. This room, of course, has been diminished in size due to the shifting of its south wall. A closet containing a furnace/air conditioner has been installed in the northwest corner, and the fireplace has been covered and the hearth removed or covered. The northeast corner closet is still in place.

The rear center room, which was formerly the location of the stair tower, has been drastically reworked. The staircase, the closet beneath the stair, and the brownstone paving have been removed. A ceiling has been installed, two rectangular double-hung sash windows have been placed in the north wall (replacing the bottom half of a Palladian window), and built-in bookcases are now located on the east and west walls. New moldings have been installed, replacing the decorative trim once found in the stair tower. A former opening in the west bearing wall has been reopened to provide access to the east bathroom in the northwest addition. The doorway in the east bearing wall now accesses the northeast stair tower instead of the former landing.

The 1934 drawings show the main section of the second floor divided into five rooms. The rear stair tower is depicted at the north end, and a room and perhaps a closet occupy the northwest addition. The photographs included with the drawings show the largest space in the main section, an L-shaped room at the northeast corner. The finishes and decorative features in the room, including a Neoclassical mantelpiece, early paneled wainscoting, and the elliptical arch noted above, have been covered or removed. The earlier partitions dividing the main section have been shifted and/or replaced, and eight rooms have been created. The plaster bearing walls, the paneled

wainscoting, and the wood partition walls have been covered with a thin, laminated plywood product, known as "Weldbord," and with thin sheets of paneling, used as wainscoting. Simple, streamlined moldings have been attached to the wall surfaces. The beaded board ceilings, visible in some rooms, have been covered with a perforated tile ceiling and a second suspended acoustical tile ceiling in some instances. The second fireplace on the floor has been covered, and both hearths are no longer visible. On the south wall, the second window bay from the west end has been bisected and concealed by a partition. A hallway running east-to-west is located along the north end of the main section. It accesses 90 Broad Street (HABS No. SC-656) to the west via a short flight of stairs cut through the bearing wall. Immediately south of these stairs is a utility room containing a furnace/air conditioning unit. At the top of the wall in this space is a remnant of the historic modillioned cornice that once encircled the second floor. Additional cornice remnants can be seen above the suspended ceiling in the east-west hallway. At the northeast corner of the floor, an opening to the stair tower has been created in the north bearing wall, at a former closet.

The rear center room, which was formerly the location of the stair tower, has been drastically reworked, as on the first floor. The staircase has been removed, a ceiling has been installed, and two rectangular double-hung sash windows have been placed in the north wall (replacing the top half of a Palladian window and a fanlight). All-new moldings have been installed, replacing the decorative trim once found in the stair tower. The two openings in the southwest corner of the room remain, and a new opening has been created at the south end of the east wall to access the northeast stair tower. An opening in the south wall that was shown as being filled has been reopened for use as shelves; it is now sealed on the hallway side.

The spaces in the northwest addition have been reworked as well. What appears in the HABS drawings to be a large closet has been replaced with a bathroom. The adjacent larger space now functions as a short hallway with shallow closets. With the extension of the northwest corner of the building to the north, the rest of the space is occupied by a small library, with floor-to-ceiling shelves built into all of the walls and a small double-hung sash window in the north wall.

The 1934 drawings show the main section of the third floor with a central north-south hall and two rooms to each side. The rear stair tower is shown at the north end of the hall. The partitions depicted in the drawings have been removed and/or shifted, creating many spaces of irregular shape and size and resulting in the loss of the central hall. Some plaster walls remain, as do most of the plaster ceilings. The trim and moldings appear to date to the ca. 1960s or 1970s. The earlier board flooring is exposed throughout the third floor, due to the removal of carpet following the water damage caused by Hurricane Hugo. Two fireplaces have been covered, although the hearths are still visible. A former closet in the northeast corner of the floor has been turned into a doorway to the stair tower. A former window opening in the northwest corner has also been turned into a doorway, providing access to a bathroom,

a closet, and a single room in the northwest corner addition. This room evidences an earlier generation of trim, perhaps dating to the room's construction in the 1940s or 1950s. Two former closets along the west wall of the main section have been removed, and the window behind the northern closet has been reopened. The rear stair tower has had its stairway and trim removed, as on the lower floors. The south end of this space is now a hall connecting the northeast and northwest corner additions, via two doorways cut through the bearing walls. The former doorway in the south wall of the space has been infilled, and a small double-hung sash window has been inserted in the north wall, providing light to a small room. A kitchen, actually located in the stair tower, is accessible from this room through a doorway in the east bearing wall. Access to the attic, once provided by a continuation of the stairs in the center rear stair tower, is now available through two ceiling hatches in the main section of the third floor.

For a more detailed depiction of all of the floor plans, reference the measured drawings prepared as part of this recordation project.

Sources: Historic American Buildings Survey 1934; physical inspection.

Post-1957. At an unknown date after 1957, the existing stair tower above the third floor of 90 Broad Street (HABS No. SC-656) was constructed and linked via a short hallway to the third floor of the northwest corner addition of the Old Jewish Orphanage building.

Sources: Charleston County RMC 1957: Plat Book L:86; physical inspection.

1989. During the ownership of Albert S. Long et al., several alterations were made to the building as a result of damage from Hurricane Hugo. The entire roof was replaced, both structure and covering. The attic floor was replaced as well. The two brick chimneys with their corbeling and decorative brick caps were removed down to the level of the attic floor. To let water drain through the building rather than collect in it, several holes were cut in ceilings and floors at select points throughout the building.

Source: physical inspection.

B. Historical Context:

The Old Jewish Orphanage is located on lot number 315 of the Grand Modell of Charleston surveyed in 1696 and granted in that year to Jacob Allen. A building was located on the lot in a 1739 map of the city and on a 1788 map (Roberts and Thomas 1739; City Directory 1790), but it appears that the building currently standing on the lot was constructed by or for Henry Laurens between 1793 and 1804.

A building known as "White Hall" was located on this site in the eighteenth century, but it is not noted on another 1788 map or mentioned in several deeds dating to 1793 (Petrie 1788; Preservation Society of Charleston, 88 Broad Street, n.d.; Historic American Buildings Survey 1934). Henry Laurens purchased the property in 1793

from his brother-in-law, Dr. John Ramsay, for £1,000 (Charleston County RMC 1793: DB K6:342). That deed expressly conveys the "gardens, orchards, fences, ways, waters, easements," etc., on the property but does not mention any buildings. In 1804, Laurens sold the lot to Edward Trescott for \$12,000 (Charleston County RMC 1804: DB L7:147). The price paid by Trescott was substantial and considerably more than Laurens paid in 1793, indicating that valuable improvements had been made to the property between 1793 and 1804. The deed states that the lot was at that time "occupied by the Directors of the Branch Bank of the United States." Although the current City Hall building at the northeast corner of Broad and Meeting streets was constructed for the Bank of the United States in 1801, it appears that the building at 88 Broad Street was used by the bank for a few years after that date, giving credence to the assumption that a building constructed by or for Henry Laurens was on the property prior to 1804. Refer to Part I.A.1 for a more detailed discussion of the building's date of erection.

Prior to 1811, Edward Trescott conveyed the property to his son, William Trescott, although the deed does not mention any building (Charleston County RMC 1811: DB D8:219). In 1813, William Trescott leased the property, containing a three-story brick house, to the Bank of South Carolina (Preservation Society of Charleston, 88 Broad Street, n.d.; Charleston County RMC 1813: DB I8:100). William Trescott died in 1818. His son, Henry, mortgaged the property in 1823 and lost it in a judgment in 1825 to Thomas Hanscome, to whom he owed \$10,000 (Charleston County RMC 1823: DB L9:272, 1825: DB P9:318). Hanscome's executor sold the property for \$5,000 in 1833 to Rene Godard, who sold it within a month to the Hebrew Orphan Society of Charleston for \$6,000 (Charleston County RMC 1833: DB F10:230, 240).

The Hebrew Orphan Society of Charleston was founded in 1801 and incorporated in 1802, making it the oldest incorporated Jewish charitable organization in the United States. [The Jewish Benevolent Society, also founded in Charleston in 1784, was not incorporated until 1830.] At the time the Orphan Society was founded, Charleston had the largest Jewish community in the United States, and during the nineteenth century the city was connected with a number of leaders prominent in the Reform Judaism movement (Tobias 1957:1, 9, 12).

The Orphan Society served widows and indigent children of Jewish families as well as orphans and sought to place needy children in private homes rather than in a central facility, a practice now recognized as in the best interest of the child. Emphasis was placed on education and the identification and cultivation of special talents and "genius for the arts or science" that the children might demonstrate. The Society was progressive in recognizing that such abilities were not restricted to the wellborn (Tobias 1957:2).

In his essay on the history of the Orphan Society, Tobias (1957) does not mention where the society met prior to 1833 when it purchased the building at 88 Broad Street. The minutes of the society prior to 1850 have been lost, so little information is available about the use of the building before that date. However, it is clear that the building was used for a variety of purposes from soon after its purchase by the society. The society held monthly meetings at the hall that were likely social as well

as business-oriented, and a Hebrew school for indigent children met there. In addition, the facility was rented or loaned to various groups and businesses.

The Hebrew school met three times a week for two hours. Most of the students were from poor families who could not afford to educate their children. The efforts of the school were hampered by absences due to sickness and the indifference of parents (Tobias 1957:14–15). Isaac Harby, a leader of the Reform Judaism Movement in the United States, joined the Orphan Society in 1813 and taught in its school. Judah Benjamin, who later served as Secretary of State and Secretary of War in the Confederacy, was educated at the school. Benjamin's parents operated a fruit stand in Charleston, and he was sent to the school because of his family's poverty.

Congregation Beth Elohim used the building for a few months following a fire in 1838 that destroyed the congregation's 1792 synagogue. In 1850 the Society reported income of \$845 from the rental of the building for office and meeting space, and from "rental of a dwelling attached to the hall." The building was rented to Swedenborgian's New Jerusalem Church for a small fee, as well as the Hebrew Benevolent Society at \$50 per year. Among other items listed as expenses in 1850, the society paid \$360 for clothing for twelve children, \$300 for a widows' fund, \$75 for insurance on the building, \$25 for gas lights, \$120 to a "Keeper of Hall & Buildings," and \$200 for Hebrew instruction. In 1856, \$958.89 was allocated for repairs to the building and grounds (Tobias 1957:11, 13, 16).

In 1860 the society decided to use the building to house orphans. Mary Ann Cortesoz was chosen as matron. Rooms were furnished and a kitchen established. In that year \$1,200 was appropriated for the maintenance of children, with another \$300 paid to the matron and \$75 set aside for a physician. One Jewish boy was transferred from the city orphanage and three other boys were admitted by their fathers (Tobias 1957:16–17). The boys' rooms may have been on the third floor of the building.

In 1862 the Civil War interrupted the society's mission, and meetings were suspended. The matron was dismissed and thanked for her services, and the property was never again used to house children. It is not known where the children went. The society resumed its meetings in 1866, reporting in April of that year that the buildings to the rear of the main building had been recovered from the Freedmen's Bureau and that a committee had been appointed to rent the offices, which were being furnished and put in good repair. The school was also revived, with Rabbi W. M. Myers recruited to teach the classes (Tobias 1957:18–20).

Dan Lodge No. 93 of B'nai B'rith met in the building beginning in 1867, and offices were rented to the government during the 1870s. In 1871 the Orphan Society changed from a monthly to a quarterly meeting. Sometime before 1886 the land and buildings behind the main building were sold (Charleston County RMC 1886: Ward Books). The building was damaged in the earthquake of 1886, and in December of that year it was reported that the building had been "thoroughly repaired, plastered, and strengthened with bolts." Four children orphaned by the quake were placed in a Hebrew Orphanage in Baltimore, since facilities were now not available in Charleston (Tobias 1957:22–25).

Beginning in 1897, the society began to make contributions to the Hebrew Orphans' Home in Atlanta. These contributions steadily increased during the first decade of the twentieth century as the Atlanta facility became the principal regional home for the care of Jewish orphans (Tobias 1957:25–26).

Throughout its history, the Hebrew Orphan Society appears to have employed a “hall keeper” who at times lived on the premises. The 1867 city directory (Orrin-Lea & Company 1867) records M. Levy as a hall keeper who resided at 94 Broad Street, probably the Orphan Society building based on the addresses of other residents of the street at that time. In 1925 the anniversary meeting of the society was held at the Francis Marion Hotel due to the death of Doridina Fabian, the society’s hall keeper of forty years, who normally prepared the dinner for the meeting (Tobias 1957:27).

In 1931 the building was sold to J. C. Long. The Orphan Society agreed that the building was “no longer necessary for the care of orphans and widows, and has not been used for some years for that purpose.” The sale reflected the declining involvement of the society in actually administering to the needy, as these services had been taken over by other organizations in the Jewish community (Tobias 1957:28–30).

Following his purchase, Long had the building remodeled for use as law offices and apartments. He also built a rathskeller in the basement. A detailed discussion of the many alterations and renovations undertaken by Long and subsequent owners is given in Part I.A.6.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The building is a good example of Neoclassical design and illustrates the level of architectural competence available in Charleston in ca. 1800. The exterior of the building remains faithful to its original design (except at the north side), while the interior has been repeatedly altered over the years to suit the needs of various users. The building is one of only a few remaining buildings on Court House Square and contributes to the square’s overall sense of scale and enclosure. The square is significant because it was an element of the original city plan. The building is listed in the city’s Old and Historic District and has been given a Category I rating of “exceptional.”
2. Condition of fabric: The building is in fair condition overall, with evidence of interior water damage at all levels. The damage ranges from buildup of mold and mildew to failure of plaster ceilings and buckling of flooring. Much of the interior water damage dates from the destruction caused by Hurricane Hugo in 1989, although physical inspection indicates that some water may still be entering the building. The exterior of the building appears to have fared much better than the interior.

B. Description of Exterior:

1. Overall dimensions: The building is three stories high and five bays wide at its main (south) facade. The three center bays of the main facade project slightly from the plane of the building and are capped with a pedimented gable. The east side of the building is also five bays wide; however, the two northern bays are part of a later stair tower addition. The building contains a full basement and a full attic with a single fanlight window facing south. The basement, first floor, and second floor rooms are organized around linear hallways; the third floor has been subdivided into apartments and has no linear circulation pattern. The original building and the later additions at the northeast and northwest corners give the building a square shape as viewed from above. For more detailed information, refer to the measured drawings prepared for this recordation project.
2. Foundation: The foundation is of brick and measures approximately 2'-3" in thickness at the ground. A brick water table is located on the south and east sides of the building and is covered with stucco. Basement-level windows are located in the water table at each bay.
3. Walls: The brick walls are covered with a beige, smooth-textured stucco. It is not known when this particular coat was applied. Stuccoed quoins painted white are located at the southwest and southeast corners of the building and at the dividing line on the east side between the original building and the later northeast stair tower. Three earthquake bolts are located along the east edge of the main facade, with a fourth bolt in the peak of the pedimented gable above the cornice. The east side contains six symmetrically placed earthquake bolts. Other exterior wall features include the Historical Commission of Charleston plaque at the southeast corner of the main facade and the Hebrew Orphan Society plaque in the center of the main facade. The Orphan Society plaque contains the name of the society and a date of 1801 in English and an inscription in Hebrew that says "Father of orphans and Father to the poor" (Waring 1981). Above the Historical Commission plaque is a metal frame, which used to hold a sign advertising the rathskeller in the basement.
4. Structural system, framing: The exterior brick walls are load-bearing, as are the brick walls surrounding the original rear stair tower. Some of the first-floor wood partitions may be load-bearing as well, while the second- and third-floor wood partitions appear to serve as room dividers only. As noted in Part I.A.6, steel I-beams are evident in the eastern half of the cellar ceiling. Where visible, the floor framing of the building appears to be of nailed construction, with 2" x 10" joists spanning the distances between supports. The roof framing, as noted in Part I.A.6, dates to 1989.
5. Chimneys: As noted in Part I.A.6, the building's two brick chimneys were cut down to the level of the attic floor in 1989 as part of repairs necessitated by Hurricane Hugo. The stacks above the roof were stuccoed and had corbeling and decorative caps over the three flues. One chimney was located at the

midpoint of the west wall, and the other was located near the east end of the original north wall. Both were interior chimneys.

6. Openings:

- a. Doorways and doors: The main entrance to the building is located at the center bay of the south facade. The entrance consists of wood double doors with recessed panels situated in an inset, paneled surround. Marking the entrance are two Corinthian columns, which support an entablature with decorative moldings. The columns are set on paneled marble cheek walls framing three marble entrance steps.

The double doors are of pegged construction and feature four panels each. The sides of the paneled surround feature four panels below a molded divide, with one panel above the divide. Above the three-paneled transom is the two-paneled soffit of the surround. The entire paneled surround is framed with a rope molding. The entablature supported by the Corinthian columns exhibits a soffit with two narrow panels, an architrave with a wave molding, a plain fascia, and a cornice with dentils, modillions, a slight cyma recta molding, and another fascia and molding strip. The entire entablature is capped with a flat board covered in copper to provide protection from the elements.

The east side of the building contains two doorways in the two northernmost bays of the first story. The south doorway accesses a utility room at the base of the northeast corner stair tower. A single concrete step leads to the door, a wood single-leaf flush door with modern trim set in a plywood surround. Above the plywood is a single-light transom in a wood frame and above that, a marble lintel with a plain fascia and a molded architrave. Two metal light fixtures with glass shades flank the doorway.

The north doorway is located on grade with the sidewalk. It accesses the cellar and was once an entrance to the rathskeller. The single-leaf wood door contains fifteen lights over a large recessed panel (the lights are obscured by a piece of plywood). The door is set in a board frame surrounded by a stuccoed, plain fascia surround with a molded edge. The lintel above the surround is also stuccoed and consists of a plain fascia capped with a molded architrave.

- b. Windows: The south and east sides of the building feature a symmetrical fenestration. The first and second stories of both sides exhibit a mixture of tall, six-over-six-light and six-over-one-light wood double-hung sash windows, set in wood frames and featuring marble sills and lintels. Each lintel consists of a plain fascia capped with a molded architrave. The third-story windows on both sides contain shorter six-over-six-light wood double-hung sash windows with the

same marble sills and lintels. The wood fanlight in the pediment contains six lights over a semicircle and is set in a wood frame. It also has a marble sill and a marble keystone.

The cellar windows on both sides consist of single panes of acrylic plastic set in aluminum frames. The center windows on the north side of the building contain six-over-six-light wood double-hung sash in wood frames and have marble sills. The northwest corner addition contains six-over-six-light wood double-hung sash windows in plain board surrounds. The west side of the building contains a single six-over-six-light wood double-hung sash window, located at the north end of the third story.

7. Roof:

- a. Shape, covering: The hip roof is covered with gray composition shingles. The center section off of the north side of the building is capped with a half-hip roof that ties into the north slope of the main roof. The northeast stair tower has a flat roof that is hidden behind a parapet along the east side of the building. The parapet serves as a continuation of the main building cornice. The northwest corner addition has a shed roof that ties into the roof of the stair tower at 90 Broad Street (HABS No. SC-656). The roofs of both the northeast and northwest corner additions are covered with built-up roofing.
- b. Cornice: The cornice consists of a plain, stuccoed fascia with two smaller stuccoed bands of trim above it. This pattern continues inside the front pediment. On the east side of the building at the northeast stair tower, the cornice consists of the fascia and only one band of trim. Along the west side of the building and along the original center section off of the north side, the cornice also includes a dentil band. It is not known if this band once encircled the entire building.

The building's drainage system is only partially intact. Straps that once held gutters along the south and east cornices are still in place. On the north side, a section of downspout is still extant at the junction of the northeast corner addition and the original rear center section. At the west cornice of the northwest corner addition, there is a small section of gutter and a downspout. Water from the roof of 90 Broad Street (HABS No. SC-656) empties into a collector near the northwest corner addition that leads to a pipe and a downspout at the rear of the building.

C. Description of Interior:

1. Floor plans: The basement contains a number of rooms, essentially located off of a north-south hallway. The basement is accessible via a stairway from the first floor of 90 Broad Street (HABS No. SC-656), an entrance and stairway on the east side of the building, and a doorway in the north end of the former

wine cellar, which accesses a passage leading to the mechanical room in the northwest corner of the building. The first-floor layout is noted by its central hall, with two rooms on either side of the hall and a large square room at the north end (in the former stair tower). The northwest corner contains bathrooms, and the northeast corner contains the later three-story stair tower. This is the only internal stair that services all three main levels. The second floor is noted by an east-west hallway that serves offices to the south and office and utility spaces to the north. The second floor can be accessed from 90 Broad Street using a short flight of stairs cut through the west bearing wall. The third floor has been subdivided into apartments and has no linear circulation pattern. This floor is also tied to 90 Broad Street, by way of a stair tower above the third floor of 90 Broad that abuts the west side of the northwest corner addition. The attic is unfinished and can be reached via two openings in the ceiling of the third floor.

Refer to the measured drawings prepared for this recordation for more complete floor plan information.

2. Stairways: The building's main stairway is located in the northeast corner stair tower. The enclosed stair has wooden treads and risers covered with rubber for traction. The railing is a simple pipe railing attached to the inside wall of the stair. A simple base molding runs along both sides of the stair at all three levels. Landings are located between the first and second and second and third floors. The second and third floors have windows facing Court House Square. As noted in Part I.A.6, a small bathroom is located in the center of the staircase at the second floor.

Other stairways in the building include the short flight connecting the cellar with 90 Broad Street (HABS No. SC-656) and the flight connecting the cellar with the sidewalk on the east side of the building. The wood stairs to 90 Broad are enclosed and feature simple iron railings attached to the walls. The wood stairs to the east side sidewalk are open and exhibit a decorative railing with iron balusters, a heavy iron newel, and a molded iron handrail. A small storage area is located beneath the stairway. At the west side of the second floor, a short flight of stairs connects the building with the second floor of 90 Broad. The wood steps are enclosed and feature no railings.

3. Flooring: The cellar, first floor, and most of the second floor are covered with vinyl-asbestos tile flooring. It is assumed that the cellar has a concrete pad beneath the tile flooring and that the upper floors have board flooring underneath the tiles. The northwest corner library and the center room on the north side of the second floor are exceptions, as they feature thin boards running east-to-west. Some of the vinyl-asbestos tile flooring on the second floor is arranged in a checkerboard pattern. The third floor was covered by carpet until 1989, when it was removed in the aftermath of Hurricane Hugo. The floor now evidences thin and medium-sized boards running in an east-west pattern (the boards in the northwest corner addition run in a north-south pattern). The northeast stair tower also has thin board flooring running in an east-west pattern at the first and second floors.

The finish of all the board floors is difficult to determine due to water damage and to many years of wear. The color of the boards ranges from a light to medium brown.

4. Wall and ceiling finish: The interior faces of the exterior cellar walls are finished with white plaster or applied thin paneling in a dark brown color. Interior wood partitions are finished with white drywall or the same dark brown paneling. One room has a brown fabric wallpaper covering its walls. Ceilings are either open to the framing or feature drywall or acoustical tiles. The former wine cellar has an arched plaster ceiling. All trim and moldings are simple, modern pieces with little or no relief.

The first floor contains all plaster ceilings except in the west rear room and the northwest corner bathrooms. These spaces have drywall ceilings. The interior faces of the exterior walls are finished with plaster, while the interior wood partitions are finished with drywall or drywall over beaded board. Wallpaper covers the walls in the east front room; the other rooms on the first floor are painted in a variety of yellow and green tones.

The west front room contains a variety of moldings—some sixteen different profiles. This is a reflection of the changes made to the room over time, when partitions were inserted and later moved, when walls were furred out, and when the fireplace was covered. The earliest moldings appear to be at the south wall and at the south end of the east wall—the locations where little alteration occurred. This is true of all of the rooms on the first floor. The baseboard in the west front room evidences a variety of ovolo top moldings and is attached to the outer face of the paneled wainscoting. The top molding of the wainscoting features an echinus or quarter round profile and is especially heavy along the south wall, where it lends support to the window surrounds. The crown molding is made up of a lower fascia and an upper cavetto molding.

The remaining rooms on the first floor contain the same trim and molding profiles as noted in the west front room. Exceptions include the west rear room, which evidences a wood crown molding strip applied at its lowered ceiling, and the center hall, which features applied moldings dating to the middle decades of this century (see Part I.A.6). The center room at the north end of the hall contains only a plain baseboard and a painted strip near the ceiling that serves as a crown molding.

As noted in Part I.A.6, the second floor walls are covered with mostly mid-twentieth-century finishes, such as thin, dark brown paneling and “Weldbord” painted in a variety of pastels. The ceilings are mostly covered with tiles of various sizes or feature suspended acoustical tiles. In some places, the original plaster walls and beaded board ceilings show through the later finishes. The trim is simple and modern and has little or no relief. Some of the historic paneled wainscoting can still be seen beneath windows or in areas where the later wall finishes have been removed. The center room at the north end of the second floor features plaster walls and paneled wainscoting with

baseboard and top moldings. This trim was added in the 1930s or 1940s when the original stairway was removed from this part of the building.

The third floor contains all twentieth-century finishes and trim, except for the northwest corner room, which may have features dating to the late nineteenth or early twentieth century, and the north end center room, which may have trim dating to the 1930s or 1940s (see Part I.A.6 and above). Throughout the third floor, the interior faces of the exterior walls are finished with plaster, as are the ceilings. The interior partitions are covered with drywall. All surfaces are painted white, and all trim is recent, dating to the ca. 1960s or 1970s.

Refer to the measured drawings for dimensions and further details on wall and ceiling finishes.

5. Openings:

- a. Doorways and doors: The cellar doors are all modern, single-leaf flush doors set in plain surrounds. The standard first-floor door appears to be a wood single-leaf door with six recessed panels. Some of the doors may date to the nineteenth century, while others undoubtedly are twentieth-century. The standard surround consists of a plain board fascia with a molded edge. The size of the molded edge varies from door to door. The doors at each end of the center hall are discussed in Part I.A.6. The paneled surround for the doorway at the north end of the center hall is similar to that described for the main exterior doorway in Part II.B.6.a.

At those locations throughout the building where doorways have been placed in the bearing walls—the northeast stair tower, the northwest addition, and the former center stair tower—the doorways are situated within paneled surrounds. The typical surround features three recessed panels on each side and two recessed panels in the soffit. Variations occur at a few doorways.

The typical second-floor door is a wood single-leaf door with a large square panel over a large rectangular panel. Often, the top panel contains an opaque glass window. The typical surround features a plain fascia with a wood strip at its edge. Several doors have a single-light transom incorporated within the surround. Three of the six-panel doors found on the first floor are located on the second floor: two in the north-end center room and one in the northwest corner library. The door leading to the northeast stair tower from the office directly south features a wood single-leaf door with one large panel over two smaller panels. The doors of the third floor are modern, single-leaf flush doors set in plain surrounds. Two of the six-panel doors found on the first and second floors are located in the north-end rooms of the third floor.

Individual examples of door types include the wood door at the north end of the former basement wine cellar, which features one large panel

over three horizontal panels. A pair of folding louvered doors is located at the south end of the cellar in front of a closet. The east front room on the first floor features a row of louvered doors fronting bookcases and a heavy wood flush door with a vent below and an opaque glass window above. A similar door without the window is located in the east rear room. In this same room, there is a pair of early wood four-paneled doors fronting a closet and a flush door at a mechanical closet. The west rear room features a Dutch door at a mechanical closet and a wood four-panel door leading to the west bathroom. The door to the east bathroom is a wood single-leaf door with five horizontal panels. A similar door is located at the second-floor bathroom in the northeast stair tower.

- b. Windows: The cellar windows do not exhibit any notable trim. The first-floor windows feature plain fascia surrounds with molded edges. These surrounds are especially thick at the south wall. Between the surround and the window sash is a thick jamb finished with flush boards. The soffit above features two recessed panels. The inner edge of the surround does not align with the plane of the jamb but extends inward by several inches. Several of the first-floor windows feature louvered shutters at the lower sash only. The windows in the north center room have much less reveal and exhibit surrounds of a different type. These surrounds consist of a plain fascia with a molded edge, a sill with a rounded nosing, and a plain fascia board below the sill. Similar surrounds are found at the windows in the northeast stair tower, on the second and third floors of the north center room, and in the northwest corner room of the third floor.

The second-floor window surrounds exhibit a thin fascia surrounded by a molded edge. The bottom of the surround extends to the baseboard. The window reveal features two narrow panels with a small square panel between them. The paneled reveals are actually the outer faces of folding shutters, many of which have been painted shut. The soffit above the window contains a single narrow panel. The third-floor windows have simple, modern surrounds and plain reveals.

As mentioned in Part I.A.6, a light well exists on the north side of the building, providing natural light to the first- and second-floor rooms of the center section. In the cellar, where the ceilings are lower than the tops of the windows, the ceilings in front of the windows have been pulled back and soffit up to the window tops at an angle, so as to allow as much natural light as possible to enter the cellar rooms.

6. Hardware: The only significant hardware appears to be the Art Deco-style escutcheons and knobs found on many of the first-floor doors and several of the second-floor doors. These appear to date to the 1930s or 1940s.

7. Mechanical equipment:
 - a. Heating, air conditioning, ventilation: Original heating would have been provided by the fireplaces and original ventilation by the windows. The existing heating/air conditioning system consists of units and ductwork at each floor (including the cellar). Units in the attic serving the third floor were removed as part of the repairs undertaken in 1989.
 - b. Lighting: There are no original lighting fixtures in the building. Existing lighting fixtures, mostly fluorescent, date from the middle twentieth century or later.
 - c. Plumbing: There are no original plumbing systems in the building. Existing systems date from the middle twentieth century or later.

D. Site

1. Historic landscape design: No elements of the historic landscape survive.
2. Outbuildings: The property contains no outbuildings.

PART III. SOURCES OF INFORMATION

A. Architectural Drawings: No original drawings have been located. The 1934 HABS measured drawings are available at the Library of Congress, catalogued under HABS No. SC-13-15. Copies of these drawings are also available at the Charleston County Courthouse, Charleston, South Carolina.

B. Early Views:

Preservation Society of Charleston

1920 View of Back of 90 Broad Street from Upstairs Porch of 8 Court House Square [photograph]. Copy on file, Preservation Society of Charleston.

South Carolina Historical Society

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

C. Bibliography:

Charleston County Register of Mesne Conveyance

1793–1994 Deed Books. On file, Charleston County Courthouse, Charleston.

1886 City Ward Books (Tax Assessments). On file, Charleston County Courthouse, Charleston.

City Directory

1790 Directory of Charleston, South Carolina. Microfilm on file, Charleston Library Society.

This directory contains a map dated 1788.

Historic American Buildings Survey

1934 Old Jewish Orphanage [88 Broad Street]. HABS No. SC-13-15. Historic American Buildings Survey, Library of Congress, Washington, D.C.

Orrin-Lea & Company

1867 Charleston City Directory. Jonathan Orrin-Lea & Company, Charleston.

Petrie, Edmund

1788 Ichnography of Charleston, South Carolina. Phoenix Fire Company, London.

Preservation Society of Charleston

1958 Tale of One City. *Preservation Progress* 3(1):1. On file, Preservation Society of Charleston.

n.d. 88 Broad Street [clippings file]. On file, Preservation Society of Charleston.

n.d. 90 Broad Street [clippings file]. On file, Preservation Society of Charleston.

Roberts, B., and W. H. Thomas

1739 The Ichnography of Charles-Town at High Water. Facsimile of the original map presented to the City Council of Charleston, 1884. Photostat on file, The Charleston Museum.

Sanborn Map & Publishing Company

1884 Charleston, South Carolina [maps]. Sanborn Map & Publishing Company, New York.

1888 Charleston, South Carolina [maps]. Sanborn Map & Publishing Company, New York.

Sanborn Map Company

1902 Insurance Maps of Charleston, South Carolina. Sanborn Map Company, New York.

1932 Insurance Maps of Charleston, South Carolina. (Corrected from 1902 edition). Sanborn Map Company, New York.

1944 Insurance Maps of Charleston, South Carolina. (Corrected from 1902 edition). Sanborn Map Company, New York.

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

South Carolina Historical Society

1969 Notes on #88 Broad Street. Louis Green Papers, Manuscript Collection. Charleston.

Stockton, Robert P.

1985 Information for Guides, City of Charleston. Copy on file, Preservation Society of Charleston.

Tobias, Thomas J.

1957 The Hebrew Orphan Society of Charleston, S.C., Founded 1801: An Historical Sketch. Hebrew Orphan Society, Charleston.

Waring, Thomas R.

1981 Societies Reflect Origins. *The [Charleston] News & Courier/The Evening Post*, 18 January.

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

PART IV. PROJECT INFORMATION

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

The recordation of the Old Jewish Orphanage was undertaken by the firm of Garrow & Associates, Inc., Atlanta, and sponsored by the County of Charleston, Capital Projects Department. M. Todd Cleveland served as project manager and prepared this report. Jeffrey L. Holland conducted all research and contributed to Parts I and III of this report. Vincent G. Macek contributed the large-format photographs and prepared all measured drawings. It should be noted that the drawings depict both the Old Jewish Orphanage and the adjoining building at 90 Broad Street, due to the interconnected nature of the buildings' interiors. The written documentation and photographs for 90 Broad Street can be found under HABS No. SC-656.

ADDENDUM TO
OLD JEWISH ORPHANAGE
88 Broad Street
Charleston
Charleston County
South Carolina

HABS No. SC-13-15

HABS
SC
10-CHAR,
68-

PHOTOGRAPHS

HISTORIC AMERICAN BUILDINGS SURVEY

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