



WILLIAM MEANS

41 BROAD STREET

A HISTORICAL OVERVIEW

41 Broad Street is a three-story brick, commercial structure built circa 1835 by a saddler, William Waller, in the historic district of Charleston.

Throughout the 19th century horses provided the common mode of transportation throughout America. The type of artisan who specialized in making, customizing and repairing leather saddles were called saddlers. In 1835, a saddler named William Waller constructed 41 Broad Street, which served as both a location of business and probable place of residence.

The original building was built of brick with wood flooring and a gabled slate roof. The brick walled perimeter foundation was built five feet below street level with wide floor joists running parallel to the street. The heart-pine floorboards above ran perpendicular to the joists. There are two brick relieving arches under the front and rear.

Up above, the first floor had a main storefront displaying the saddler's wares and an arched side entrance which leads down an open passageway towards the back. The rear arch still exists however the original front entryway no longer remains. The side hallway was tall and wide enough to allow horses to be walked to the rear south courtyard. The rear outdoor space would have provided ample room to

take measurements of both the animal and the rider and do any work necessary.

A narrow stairway along the side hallway would have led up to the second floor which was used as either residential or office space, perhaps by the Waller family. The second floor was divided by a central hall leading towards a separate set of stairs and one a large room on both the north and south side.

The second-floor stairway was constructed with peg and dowel banister system, and the fact that the newel post shows no sign of prior dowel or connecting rail suggest stairs never led down to the first floor from that location. The current hallway stairs are of modern materials and design. The third floor had the same double room layout.

The attic would have had a gabled roof with slate tiles and a single window on both the north and south end for proper ventilation.

John Poston writes in "The Buildings of Charleston" that circa 1870 "a subsequent owner added a new façade [in stucco] to this building with an Italianate cornice and window heads" which still remain. It is unclear as to the reason for the change. A possible theory might relate to the Great Charleston Earthquake of 1886, which caused significant

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damage to many buildings throughout the city. 41 Broad Street may have suffered some damage to the façade from the earthquake which may have been eventually addressed years later.

Another theory could be that the façade was structurally fine, but the new owner wanted to change the use from a saddler's building and make it appear more modern. Italianate was popular at the time and it kept in the same style as the "Hatter" building next door on the southwest corner of Church and Broad. The top floor Italianate double hung sash windows still remain, however the first-floor windows and side entrance went through at least one more transformation.

The information provided in the historical overview and timeline for 41 Broad Street is for general informational purposes only. All the information deemed important should be verified by the buyer and buyer's agent.



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A HISTORICAL TIMELINE

- 1835** ● Original main structure is built by a saddler, William Waller.
- 1870** ● Subsequent owner takes possession, and a new Italianate façade is introduced.
- 1872** ● “Bird’s eye view of the city of Charleston, South Carolina 1872” map of downtown shows a four-story structure with a gabled roof.
- 1884** ● Sanborn map shows three attached structures to the rear of the main building and the building’s use was “B&S.”
- 1886** ● The Great Charleston Earthquake caused significant damage to many buildings throughout the city.
- 1888** ● Sanborn map shows building layout remained the same and operated as a “S” (most likely a store).
- 1902** ● Sanborn map shows building layout and use remained the same.
- 1905** ● An Exchange Banking & Trust Co. check dated March 10, 1905 shows Italianate façade on the right. Also, the first indication of a flat roof.
- 1944** ● Sanborn map shows two of the most rear attached structures have been removed and a flat roofed side addition added on. It shows the use remains the same.
- 1951** ● Sanborn map shows structure and use remain the same.
- 1955** ● In January, the property was sold by Sam L. Feldman to Moses D. Goldberg ETAL for undisclosed sum.
- 1970** ● Circa late 1970’s – Charles N. Bayless’ exterior photograph shows a change around the primary entrance including new windows and a removed upper left bracket. It also shows the entire building operated as a law office by Regan & Williams. The side door has rectangular transom and sidelights (this still remains).
- 1981** ● Property sold to Grove Street Properties for \$130,000 on May 8, 1981.
- 1981** ● Property sold to Ashmead F. Pringle, III and Donald S. White for \$135,000 on May 22, 1981.
- 1983** ● Property sold to Ashmead F. Pringle, III ETAL for \$106,250 on January 5, 1983.
- 1983** ● Property sold to Ashmead F. Pringle III ETAL to Ann L. Green and Marlyn G. Heller for \$106,250 on January 5, 1983.
- 1988** ● Property sold to Ann L. Green for \$142,000 November 2, 1988.
- 1994** ● Property underwent substantial interior cosmetic renovations with new electrical and plumbing.
- 1999** ● Property sold to 41 Broad Street LLC and operates as a residential real estate office with William Means Real Estate on June 11, 1999.
- 1999** ● Property underwent interior cosmetic renovations.
- 2014** ● Property underwent another round of cosmetic improvements.
- NOW** ● 41 Broad Street listed for sale.

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