



155 MEETING STREET DAYS INN HOTEL

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INTRODUCTION

This report is the result of a semester long research project for the course HSPV:611 Research Methods, taught by Katherine Saunders, adjunct professor for the Clemson University/College of Charleston Graduate Program in Historic Preservation. The focus of this project was properties believed to have been affected by the Great Fire of 1861 in Charleston, South Carolina. Each student was assigned a property to research therefore the majority of this report will focus on the history of 155 Meeting Street, its owners, buildings, and building types as well as give an overview of Charleston's rich history and the fire that ravaged it.

The property at 155 Meeting Street is located on the northwest corner of Meeting Street and Horlbeck Alley in Charleston, South Carolina. It contains what historically were 153-157 Meeting Street and 2 Horlbeck Alley. This property is only a few lots northwest from the Circular Congregational Church, which took on an almost iconic status after the fire due to the severe damage it incurred. Currently the Days Inn America Hotel and the restaurant, Toast, occupy this location.

CHARLESTON

In 1663, King Charles II of England granted the territory of Carolina to eight noblemen known as the Lord Proprietors. However it took seven years for the first permanent settlement to be established on this land when, in April of 1670, colonists landed at Albemarle Point, currently known as Charles Towne Landing, on the western shore of the Ashley River. In 1672, the land between the Ashley and Cooper Rivers was chosen as the future town site. This part of the lower peninsula was approximately twelve thousand acres large and laid out according to the "Grand Model," a grid plan most likely sent over from Europe.¹ Leaders of the newly established town were worried about attacks by the French, Spanish Florida, and Native Americans and, in 1703, ordered the construction of a fortification to surround sixty-two acres of

¹ Jonathan Poston, *The Buildings of Charleston: A Guide to the City's Architecture* (Columbia, SC: University of South Carolina Press, 1997), 16-17.

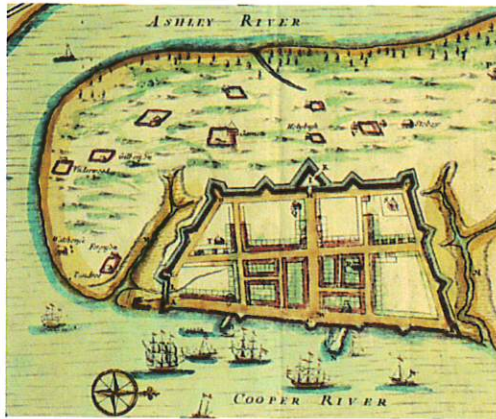


Figure 1 Crisp map, the original Walled City of Charleston, 1711

the city. This wall runs along present day East Bay Street to the east down to Water Street and Meeting Street up to Cumberland Street.² In fact, 155 Meeting Street potentially sits atop the northwest bastion of this wall.

By 1765, Charles Town became known as

Charleston. Eleven years later Charleston became a

major component in the American Revolution with the

first victory against the British at Fort Moultrie and four natives of Charleston signing the Declaration of Independence. The city was later occupied by the British from May 12, 1780 until they are evacuated in 1782 when it is incorporated by the United States and officially became Charleston. With the reopening of the slave trade in South Carolina and great successes with cotton and rice crops, Charleston became economically profitable and remained so until the Civil War. On December 20, 1860 the Ordinance of Secession was signed at the Institute Hall in Charleston (only about one block south of 155 Meeting Street). Four months later the Civil War began with the firing on Fort Sumter and Charleston remained under siege for 567 days. Between the war and natural disasters it took several decades before the city could become the economic powerhouse it once was.

Throughout Charleston's history the city has been plagued with natural disasters. The city has survived two earthquakes, four cyclones, seven hurricanes with Hurricane Hugo in 1989 being the most recent, and six major fires with the fire in 1861 being the worst in Charleston's history and thus the focus for this report.³

² Nicholas Butler, "Timeline of Fortification Construction in Charleston," Walled City Task Force, <http://walledcitytaskforce.org/educational-resources/time-line/> [accessed November 11, 2011].

³ Poston, 18-22.

THE GREAT FIRE OF 1861

On the night of December 11, 1861 at approximately nine o'clock a fire broke out in Charleston. It began near the east end of Hasell Street at Russell & Co's Sash and Blind Factory and continued to tear through the city until after 5 AM when the fire extinguished itself in the Ashley River near the west end of Tradd Street.⁴ A windy, dry,

and unnaturally warm night for December, along with the massive amounts of wood construction, only helped fuel the fire in its destructive run of the peninsula. The fire swept over 540 acres and destroyed nearly 600 private homes as well as churches and the Institute Hall. Fortunately, despite all the destruction there were hardly any casualties, with only one older slave woman dying in the fire. Many rumors tried to explain the cause of the fire including a slave rebellion or war related but the true explanation is still unknown.⁵

The property located at 155 Meeting Street was directly in the fire's path. According to the newspaper, the Charleston Mercury, this portion of Meeting Street caught fire around 11 o'clock and was completely engulfed in flames by midnight.⁶ The following day, the newspaper revisited this area stating, "Cumberland

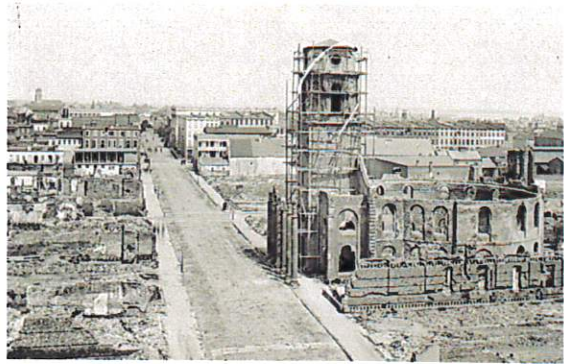


Figure 2 (Looking north) Damage of the Circular Church after the fire, the remains of 155 Meeting Street are to the left.



Figure 3 (Looking south) Damage after the Fire of 1861, ruins of 155 Meeting Street are in the foreground

⁴ "The Great Fire." *Charleston Mercury*, December 12, 1861.

⁵ Marie Ferrara, "Moses Henry Nathan and the Great Charleston Fire of 1861," *The South Carolina Historical Magazine* 104, no. 4 (Oct 2003): 258-280.

⁶ "The Great Fire." *Charleston Mercury*, December 12, 1861.

Street to Meeting, including its elongation, Horlbeck Alley, to King Street, is in ruins.”⁷

MEETING STREET & HORLBECK ALLEY

Meeting Street is, and always has been, one of the main roads throughout the peninsula but it wasn't until 1723 that “The Great Street that leadeth to the Market” was given a name. It became known as Old Church Street after the St. Phillip's Church was moved to its new location on present day Church Street.

Horlbeck Alley, originally know as Moore Street, first appeared on a map in 1739 as a one-block connector between Meeting Street and King Street. The name was changed to Horlbeck Alley in 1855 after John Horlbeck who had owned land along the road since 1793.⁸

A portion of this area was part of the boundary of the original walled city and while none of these early houses survived, the area remained a residential location well into the nineteenth century for whites and freed blacks alike.⁹ A switch was made to commercial buildings around the time of the rebuilding effort following the fire of 1861 and the Civil War.

Today, Meeting Street is quite expansive stretching eight miles from South Battery and White Point Gardens at the southern tip of the peninsula to the intersection of Rivers Avenue to the north. The area in which 155 Meeting Street is located remains a high commercial and tourism district of downtown and is located within Charleston's Historic District. The market is located one block north of the property and to the south two blocks is the intersection of Broad and Meeting known as the “Four Corners of the Law.” This area is littered with hotels, office buildings, shops, restaurants, and popular tourist attractions such as the Circular Congregational Church and cemetery, the Fireproof Building, and the Gibbes Museum of Art.

⁷ “The Great Fire – Further Particulars,” *Charleston Mercury*, December 13, 1861.

⁸ E. Milby Burton, “The Streets of Charleston,” Charleston County Public Library, South Carolina Room

⁹ Poston, 51.

BEFORE THE FIRE

The history of the property at 155 Meeting Street began in 1678 with the "Grand Model" and the land distributed by the Lord Proprietors. The first known owner of this property was a carpenter by the name of John Chambers who, in his will, conveyed his land to his sister Elizabeth Chambers and friend Mary Brotherhood in May of 1684.¹⁰ Ten years later, on May 17, 1694, Peter Girard was the known owner of the lot of land stretching from King Street to

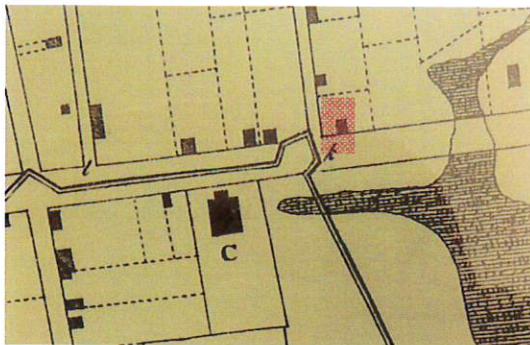


Figure 4 Ichnography of Charles Town at High Water 1739

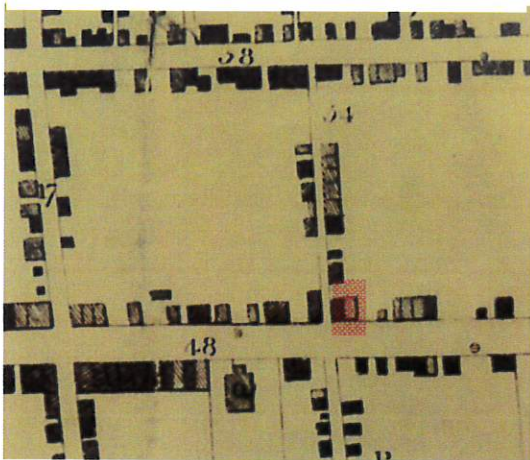


Figure 5 Ichnography Map of Charleston August 2, 1788

Meeting Street.¹¹ Very little is known from this time until 1794 except that, according to various maps, a building was at this location.

In 1794 John Reid¹², a wheelwright, owned and resided at this three-story brick house located one lot north of Moore Street¹³ (present day Horlbeck Alley) until his death in 1818. Because John left no will there was much dispute among his family members as to who should get his property and other possessions. Therefore, on January 28, 1818 his property went up for auction where his wife, Elizabeth Reid, won it for \$1,300.¹⁴ A little over one year later Elizabeth sold the house to Henrietta Campbell for \$1,100.¹⁵ Henrietta also kept the property for a little

¹⁰ Susan B. Bates & Harriott C. Leland, *Proprietary Records of South Carolina: Volume II* (Charleston, SC: History Press, 2006).

¹¹ Alfred O. Halsey, *Superimposed Grand Model Plat of Charles Town*, map, Charleston County Public Library, South Carolina Room, (1949).

¹² John Reid is found spelled Reed and Read in the City Directories but for the purpose of this paper it will remain Reid.

¹³ James W. Hagy, *People and Professions of Charleston, South Carolina 1782-1802* (Baltimore, MD: Clearfield Co, 1992).

¹⁴ Charleston County, Register Mesne Conveyance (RMC), Charleston, SC. Deed Book D9 pg 371-372.

¹⁵ RMC, Deed Book D9 pg 379.

over one year and on March 1, 1821 she conveyed the property to Charles Fraser who purchased it for \$1,200. At some point between John Reid's death and Charles Fraser's purchase of the property a two-story brick house, two-story brick kitchen, and a privy were



Figure 6 Self-portrait of Charles Fraser

built.¹⁶

Charles Fraser, born on August 20, 1782, was a well-known painter of miniatures in the Charleston area. Born the youngest of fourteen to Alexander and Mary Grimke Fraser, his father was a wealthy landowner throughout the Goose Creek area. He always had a love of art and began sketching and painting at the age of 14, however his family disapproved of him pursuing a career in the arts.

Following his family's advice Fraser attended the College of Charleston and began studying law under John Julius Pringle, the Attorney General for South Carolina, and was accepted to the Bar in 1807 at 25 years of age. He had great success as a lawyer and after only eleven years was able to retire and return to his passion of painting. His work received local and international recognition despite the fact that he never traveled overseas and rarely left the Charleston area. In 1857 the South Carolina Society Hall hosted a two month long public exhibition named *The Fraser Gallery*, featuring 313 of Fraser's miniatures and 139 landscapes. Despite his early departure from law Fraser still remained active in civil and educational affairs. In 1810 he was given the rank of Lieutenant Colonel in the militia and four years later ran as the Federalist candidate in the Congressional election, but lost. He also never lost touch with his alma mater, serving as trustee for the College of Charleston from 1817 to 1860 and took part in the laying of the cornerstone at Randolph Hall in 1828.¹⁷

When purchasing the property on Meeting Street Fraser also bought the house and lot directly north of it, then 113 and 115 Meeting Street, respectively. He resided at 115 Meeting

¹⁶ RMC, Deed Book H9 pg 56.

¹⁷ Martha R. Severens & Charles L. Wyrick, *Charles Fraser of Charleston* (Charleston, SC: Carolina Art Association, 1983).

Street until 1837 when his sister, Ann, was married to Jacob Guerard and he gave them the house as a wedding present while he moved to a new residence on Tradd Street. Throughout Fraser's ownership, 113 Meeting served as a rental property. On October 8, 1860, Fraser passed away leaving his two properties on Meeting Street, now 103 and 105, to his nephews Henry and Joseph A. In regards to 103 Meeting Street, Fraser's will stated,

I give my nephew Dr. Henry Winthrop absolutely the house and lot I purchased from the Master in Equity and adjoining the former residence of Mrs. Ann Guerard and I also give him the sum of 5000 dollars and 100 shares in the Farmers and Exchange Bank.¹⁸

However, it is likely that Fraser lived longer than he originally thought and had already conveyed his property before his death to his nephew, Dr. Henry Winthrop, on January 12, 1858.¹⁹

Henry Winthrop was born on January 15, 1803 in Charleston to Joseph and Mary (Fraser) Winthrop. He became a prominent physician in town and was very wealthy before the Civil War. In 1859, records show that he owned \$7,000 in real estate including 103 Meeting Street, his residence on Tradd, and an office at 36 Society Street, twenty slaves, a carriage and horse, and had \$1,000 in income. However, the Civil War and Fire of 1861 took a toll on his finances.

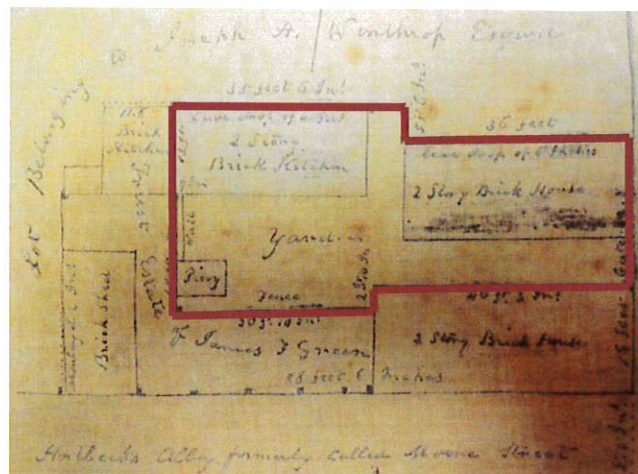


Figure 7 Plat by Charles Parker showing land conveyed to Dr. Henry Winthrop January 9, 1858

98	Do	Wm Shoemaker
95	Do	Robert Minniss
97	Apprentices' Lib'y Society	Apprentices' Library, Palmetto Savings Institution, Carolina Art Association, Office Magnolia Cemetery and W H H Derwort
99	Wm Schnlerle	Gabriel Davis
101	Robert M Green, in trust	Christian Noelken
103	Dr Henry Winthrop	Charles White
105	Joseph A Winthrop	
107	George N Reynolds	Daniel H Kemme
109	Do	Robert Flinn
111	Do	Henry Bease
113	Wm T White	Wm T White
115		Charleston Theatre
117		R D White's Marble Yard

Figure 8 A list of fire-damaged properties from the Charleston Mercury December 20, 1861

¹⁸ Fraser-Winthrop papers, microform, South Carolina Historical Society, Charleston, SC (1700-1905).

¹⁹ RMC, Deed Book E14 pg 175.

The fire completely destroyed his rental property at 103 Meeting Street and his office building, while his house was damaged by military shells. Dr. Winthrop continued to live on the peninsula until he was badly beaten by Union soldiers in his home; he then went to live with his sister and her family in Anderson. Dr. Winthrop passed away on July 22, 1890 and was buried in St. Michael's churchyard.²⁰ Despite the lot at 103 Meeting being vacant for many years following the fire, Winthrop continued to own it until March 3, 1885 when he sold it to Edwin R. White, a Charleston stonecutter.²¹ Although White did not actually own the property until 1885 it is likely that the White Marble and Granite Works occupied this site, and the property formerly belonging to Joseph A. Winthrop, as early as 1872.

²⁰ Lawrence Shaw Mayo, *The Winthrop Family in America* (Boston, MA: Massachusetts Historical Society, 1948).

²¹ RMC, Deed Book D20 pg 316.

CHARLESTON STONECUTTERS

The craft of stonecutting in Charleston can be traced back to 1787 and George Allen, the first stonecutter identified with the city.²² However the first prominent master of this craft was Thomas Walker, a native of Scotland who came to Charleston shortly after the American



Figure 9 Gravestone done by Edwin R White, found in the Circular Church cemetery

Revolution. He quickly became known for his high-quality Italian marble and sophisticated carved gravestones. In 1822, Walker moved his practice to Meeting Street where marble yards continued to dot the street for the next 80 years. When Walker passed away in 1838 the company was taken over by four of his sons, David, James, Robert, and William, as well as his son-in-law John White who also came from a family of stonecutters.

The Walkers and Whites became very popular among the upper class families who commissioned them to carve high-quality stones for their departed loved ones. They also created numerous headstones for Confederate soldiers that died of disease or were killed during the Civil War. While people of the early-

nineteenth century still preferred ledger tombs, the style quickly began to shift toward Classical Revival or Gothic Revival tablets by the mid-1800s.

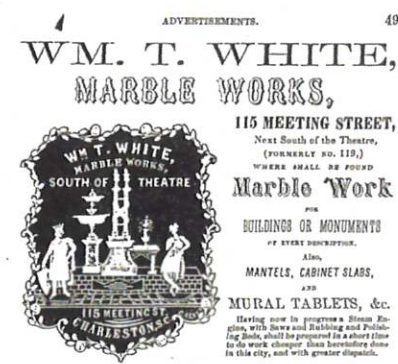


Figure 10 Advertisement for William T White

Many of Thomas's sons left the trade by the mid-nineteenth century with the exception of David who continued his business until at least 1884. John White went on to have three sons, William T., Edwin R., and Robert D. that carried on his company.²³ Between the Walkers and Whites there are

²² Beatrice St. Julien Ravenel, "Here Lyes Buried," *Antiques Magazine* (March 1942): 195.

²³ The Historical Marker Database, "First Burial in Long Cane Cemetery," <http://www.hmdb.org/marker.asp?marker=18756> [accessed October 25, 2011].

hundreds of their gravestones throughout Charleston and other parts of the Lowcountry with large concentrations at Magnolia Cemetery and the Circular Congregational Church.

In 1855, the Charleston City Directory shows that William T. and Robert D. White worked together at their father's old company located along Meeting Street. However, by 1859 the two had split off to form their own businesses, each facing considerable competition from the other. Starting in 1866 Robert D. and Edwin R. were working together until splitting in 1875, at this point Edwin R.



Figure 11 View of 153 and 155 Meeting Street after the earthquake of 1886

moved to 155-157 Meeting Street.²⁴ In June of 1885 Edwin further expanded his property by buying a portion of John Happoldt's land (153 Meeting Street).²⁵ While his property suffered no damage in the 1886 earthquake that shook Charleston, seismologists studied the displacement of the stones in his marble yard to determine the behavior and directional movements of the earthquake shocks.²⁶ Edwin continued working at this location until his death in 1891. After Edwin R. White passed away on March 16, 1891 the marble yard continued to operate for two more years under the name W.F. Bresnihan²⁷ until the property was put up for auction on July 7, 1893 when two brothers, James and John McAlister bought it.²⁸ After remaining vacant for two years John bought the property outright from his brother for \$5,000²⁹ and it was again divided

²⁴ Michael Trinkley, *An Archaeological Reconnaissance of Hobcaw Plantation* (Columbia, SC: Chicaora Foundation), 37-40.

²⁵ S. Lewis Simons, *Plat Showing Estate Lands Near Meeting Street*, South Carolina Department of Archives & History, Charleston, SC (June 1885) B1, p 32.

²⁶ South Caroliniana Library Archives, "The 1886 Charleston, South Carolina Earthquake," St. Louis University Earthquake Center, http://www.eas.slu.edu/eqc/eqc_photos/1886EQ/wjmjpgs/wjm_h19.html [accessed October 15, 2011].

²⁷ *Charleston City Directory*, 1893, South Carolina Room, Charleston Public Library, Charleston, SC.

²⁸ RMC, Deed Book R21 pg 349.

²⁹ RMC, Deed Book R22 pg 72.

into 155 and 157 Meeting Street with 155 becoming the Southern Pants Company.³⁰ The company would remain at this location until 1900 when the John McAlister Livery and Undertaker, previously only at 157 Meeting Street, expanded onto the entire property. While the McAlister funeral home was only at this location for five years the company and the family behind it play a much more extensive role in the history of Charleston.³¹

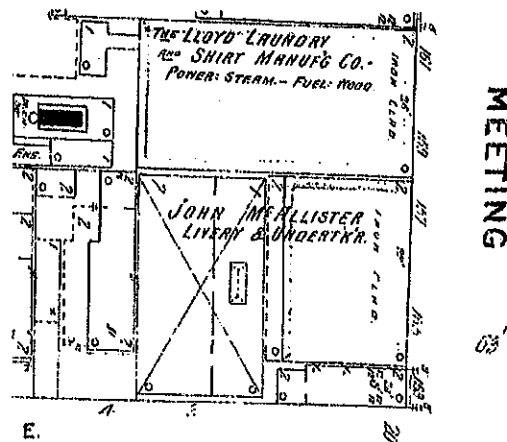


Figure 12 1902 Sanborn map

³⁰ *Charleston City Directory, 1895-1899.*

³¹ *Charleston City Directory, 1900-1905.*

UNDERTAKING: A FAMILY AFFAIR



Figure 13 John McAlister

Originally from Cushendale, County Antrim, Ireland, John McAlister was born on June 22, 1864. When he was five years old his family moved to America and settled in Walhalla, a town in northern South Carolina near the Chattahoochee National Forest. In 1879 he left his family farm and moved to Charleston where his older brother, James, was already living in order to join him in the livery business. A few years later John left for Brooklyn, New York where he graduated

from the Clarke Embalming School in 1886, becoming the first licensed embalmer in Charleston. He eventually bought out the livery business from his brother and combined it with his undertaking business by using the horses to carry caskets to funerals, churches, and cemeteries. He operated the livery department until 1918 when he sold it to the Charleston Transfer Company.

While in Brooklyn for school he met his future wife, Mary, and after returning to Charleston they had five children, James A., John Jr., Iona, Catherine, and Margaret. After John's death in 1920, his sons and daughter Catherine³² continued on the family undertaking business. James Archibald McAlister went on to become the youngest licensed embalmer in the state after graduating from the Barnes School of Anatomy, Sanitary Science, and Embalming in New York at the age of fifteen.³³

The funeral home left 155 Meeting Street in 1905 and moved a block north to 165-169 Meeting.³⁴ In the 1960s the business moved again, this time John's grandson James A. McAlister Jr. brought it to the corner of Wentworth and Smith streets.³⁵ Four generations later

³² Catherine was one of the first female students at the College of Charleston and would go on to be the secretary, treasurer, and eventually chairman for her father's company.

³³ "John McAlister," vertical files, South Carolina Room, Charleston County Public Library (ca. 1920).

³⁴ *Charleston City Directory*, 1905-1906.

³⁵ Charles deV. Williams, "McAlister's Opening An East Cooper Chapel," *The News and Courier*, November 1, 1983.

the family is still heavily involved in the funeral business however, a recent nasty feud between family members has split the company in two. Archie D. Willis III, grandson of Iona, and co-owner Mark Smith continue to operate the McAlister-Smith Funeral Home from the same location on Wentworth Street³⁶ while James A. McAlister, grandson of the second president by the same name, has started a new company in West Ashley.³⁷

After the funeral home vacated the property, 155 Meeting Street hosted a variety of businesses for the next 60 years the McAlisters owned it. The Electric Supply Company moved in shortly after the funeral home left and stayed there until 1922. After that, an array of restaurants occupied the property including D George Café (1923-1927), White Owl Restaurant (1928-1930), back to the D George Café (1931-1934), and then finally Rex Café (1940-1958) before becoming vacant in 1958 for a number of years.³⁸

It is likely that when John McAlister passed away in 1920 he gave all his property to his wife Mary L. McAlister because in 1928 she was in possession of it. Throughout the years the McAlister family had acquired a vast amount of real estate therefore, when Mary passed away in December of 1928 she formed the McAlister Realty Company in order to fairly and easily transfer all her real estate holdings to her five children.³⁹ This company remained in existence until 1966 when all the property was conveyed over to the current president R.E. Mevers who, in turn, conveyed it to Commercial Land Company, a partnership of McAlister Realty Company.⁴⁰



Figure 14 Advertisement for McAlister Funeral Home 1999

³⁶ Caroline Fossi, "Funeral home to add to suburban presence," *The News and Courier*, August 26, 2006.

³⁷ James A. McAlister Funeral Home, "Our History," <http://www.charlestonfunerals.com/?page=ourhistory> [accessed November 14, 2011].

³⁸ *Charleston City Directory*, 1906-1968.

³⁹ RMC, Deed Book F35 pg 104.

⁴⁰ RMC, Deed Book T84 pg 319-320.

A HOSPITABLE TURN

The buildings at 155 Meeting Street remained vacant until 1967 when, in August, Commercial Land Company conveyed the property to Freedom Drive Investment Company, who in turn sold the property to the C.D. Spangler Construction Company out of Charlotte, North

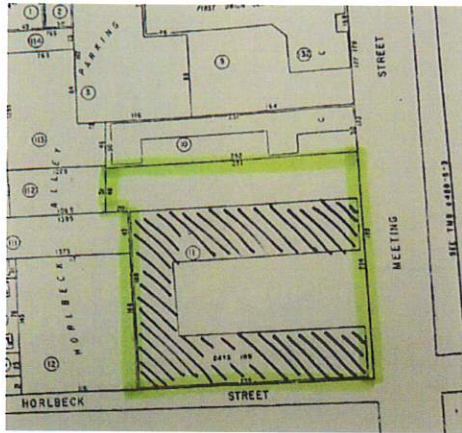


Figure 15 Site plan of 155 Meeting Street after demolition of former structures 1967

Carolina on the same day for \$250,000. The address 155 Meeting Street now included lots 153-157 therefore occupying the entire northwest corner of Meeting Street and Horlbeck Alley.⁴¹ When C.D. Spangler purchased the property they demolished all the former structures in order to make way for the new Golden Eagle Motor Inn. The inn would be a two-story exposed brick building with colonial

motifs and a flat roof (for more detailed information see “Days Inn: An Architectural Description”). The company

stated that it would not look like other Golden Eagles because they wanted it to fit into the historic character of downtown Charleston and blend in with the surrounding 18th and 19th century buildings. It would include 121 rooms, a swimming pool, meeting room, and restaurant at a total construction cost of \$1.5 million.⁴² The motel was purchased by Liberty Life Insurance Company on May 14, 1968⁴³ then is sold again in 1977 to C.G. Investment Company, Inc. for \$360,000 all the while remaining the Golden Eagle.⁴⁴



Figure 16 Golden Eagle Motor Inn

⁴¹ RMC, Deed Book M88 pg 176-177.

⁴² “Details Disclosed On New City Motel,” *The News and Courier*, November 22, 1967.

⁴³ RMC, Deed Book F90 pg 340.

⁴⁴ RMC, Deed Book W112 pg 40.

The Atlanta-based Days Inn of America Inc. purchased the inn on May 3, 1983 for \$500,000⁴⁵ even though the property had been assessed for \$1.7 million just two years earlier. The Days Inn company was founded in 1970 with the concept of being an affordable option in between an economy hotel and a luxury hotel. This would make the third Days Inn in the Charleston area with the other two located in North Charleston and Mount Pleasant. Other than painting the brick on the exterior of the building and removing the bar from the restaurant, in keeping with company policy, very little was changed to the hotel.⁴⁶

⁴⁵ RMC, Deed Book K131 pg 355.

⁴⁶ Terry Bresnihan, "Days Inn Buys Downtown Motel," *The News and Courier*, May 25, 1983.

THE DAYS INN: AN ARCHITECTURAL DESCRIPTION

Currently the Days Inn at 155 Meeting Street still occupies the entire northwest corner of Meeting Street and Horlbeck Alley. The dimensions, starting in the most southeast corner going north, are as such: 234.62' north, 251.45' west, 48.08' south, 19.55' east, 186.5' south, and finally 235.45' east.⁴⁷ The site contains the hotel, restaurant, two separate parking lots, and a

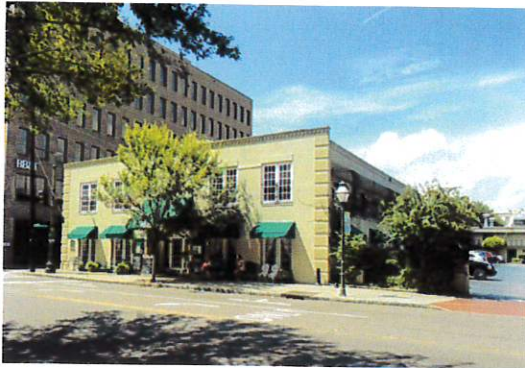


Figure 17 Days Inn, present day, east façade



Figure 18 Days Inn, present day, east façade

pool in the northwest corner of the lot. On the first floor of the hotel there are 56 rooms, a meeting room, the lobby and registration area, laundry facilities, the restaurant Toast, and a mechanical/maintenance area while the second floor contains 68 rooms.⁴⁸ The hotel is a U-shaped two-story brick building with a flat roof that is not visible from the road. Each of the east facades is covered in tan stucco with visible quoins and a simple cornice of dentils. The southernmost east façade serves as the entrance to Toast. The first floor has five bays of French doors with the middle door being the primary entrance and flanked by additional sidelights. Each opening is covered by a green awning with a larger one over the middle door. The second floor has four bays of non-operable French doors leaving the middle bay above the entrance blank. Each of these doors is topped with a lintel and has a wrought iron railing across it. The other east façade is much simpler with only two large raised panels coming off of the exterior, one of them boasting the “Days Inn” logo. On the side of the hotel facing Horlbeck Alley (the south

⁴⁷ City of Charleston, City Tax Assessment Ward Books, Charleston, SC. Ward Book 4, 1967. Microfilm, Register Mesne Conveyance.

⁴⁸ Hotel Site Plan, architectural blueprint, Board of Architectural Review, Charleston, SC.

side) the first floor is tan painted brick for the length of the restaurant and meeting room then turns into a brick trellis wall to provide some privacy for the entrances to the guest rooms. There is one service door located at the rear of the restaurant kitchen and two more un-operable French doors for the meeting room. The second floor of the south façade is an outdoor hallway leading to guest rooms that is lined with a wrought iron railing. The sides facing the interior of the "U" and the north façade are identical with guest rooms lining all sides and the upper floor having the railing. The main entrance for the hotel lobby is located around the corner to the north from Toast. Each room has a simple green door with a single paned window and air conditioning unit adjacent to it. The west façade is painted brick with no openings.

CLOSING

Through the research completed for this report it was verified that this specific property was indeed affected by the Great Fire of 1861. Most notable is how the fire appears to have caused the use of the lot to change from purely residential to primarily commercial.

Although 155 Meeting Street bears no resemblance to what it once was it continues to hold an important place in the history of Charleston. The significance of this property starts with the possibility that it is sitting on top of an important feature of the original Walled City. From there it has housed a talented Charleston artist, the business of a prolific stonecutter family, and perhaps one of the first licensed funeral homes in the area. Even today, the property contributes greatly to the tourism industry that powers this city and makes it such a desired destination.

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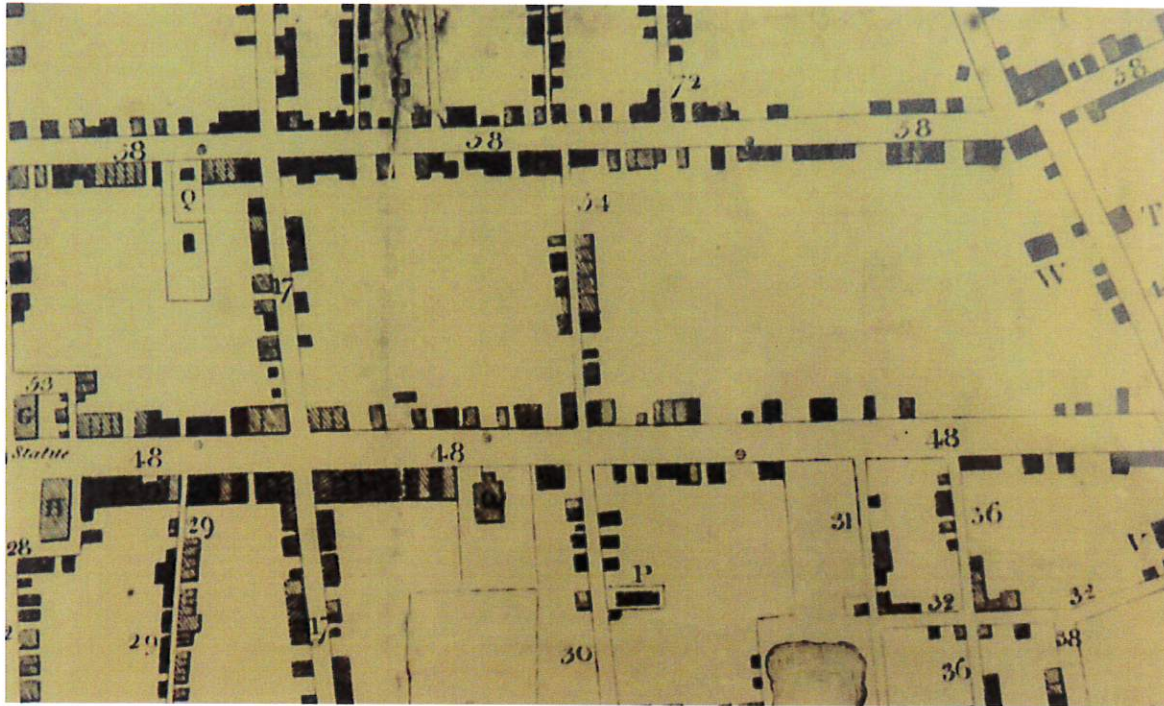
IMAGE INDEX

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2. Barnard, George. "Charleston, SC View from roof of the Mills House, looking up Meeting Street; ruins of the Circular Church in center." Library of Congress.
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8. "Fire Damaged Properties," *Charleston Mercury*, December 20, 1861.
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10. "William T. White Marble Works," advertisement, Historic Charleston Foundation, Charleston, SC.
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15. Hotel Site Plan, architectural blueprint, Board of Architectural Review, Charleston, SC.
16. Golden Eagle Motor Inn, photograph, Board of Architectural Review, Charleston, SC.
17. Picture taken by author of report

18. Picture taken by author of report

APPENDIX A

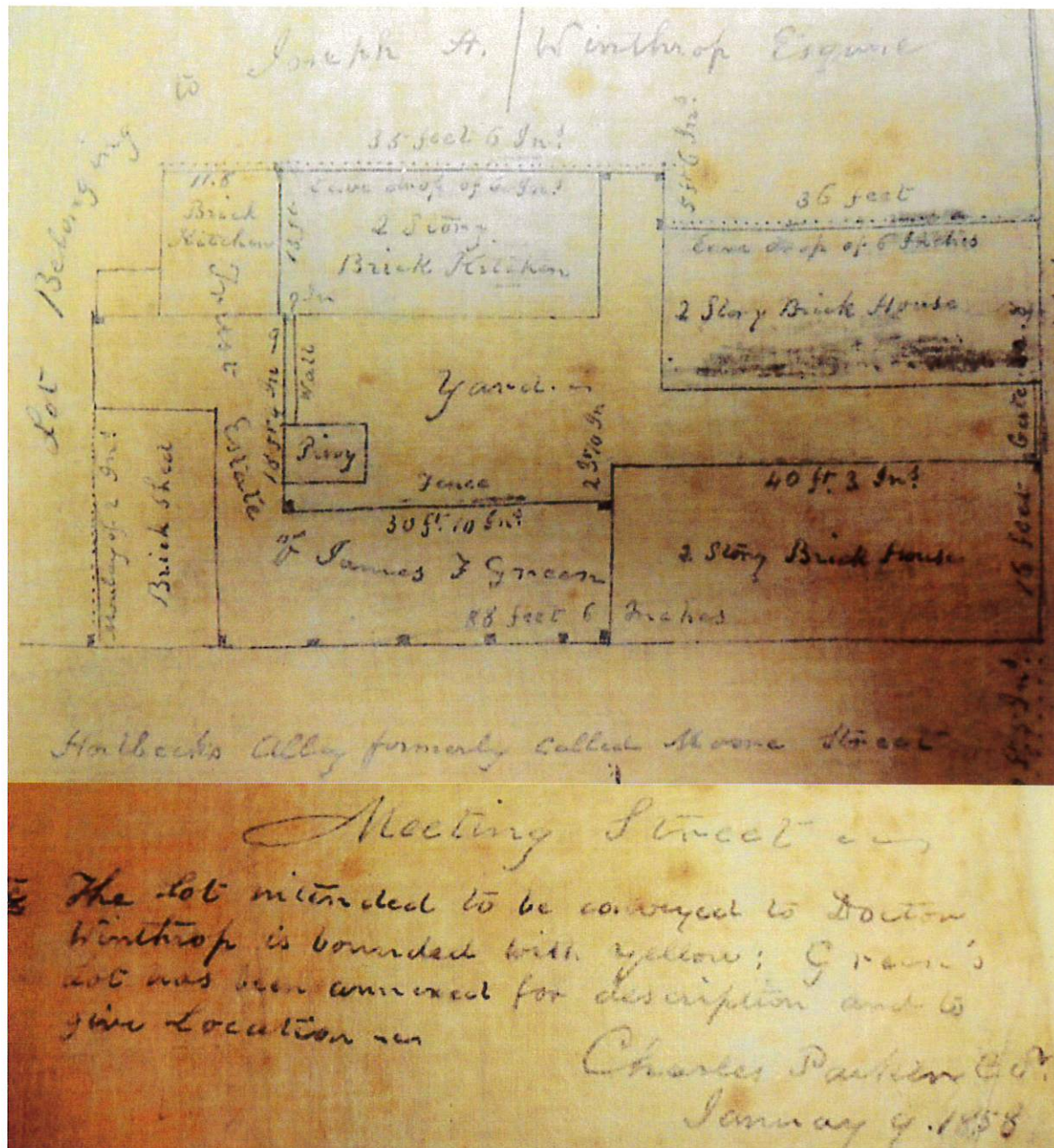
Maps, Plats, Sanborns, Etc



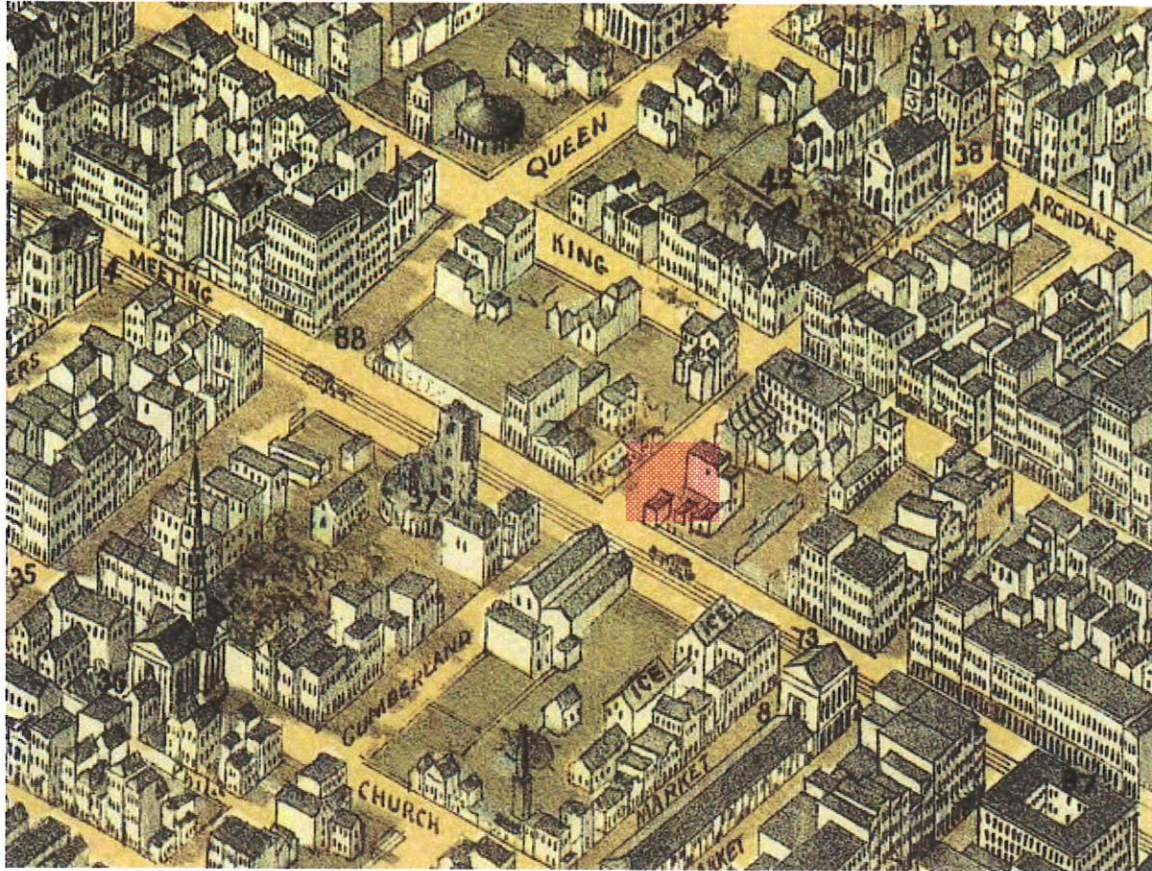
August 2, 1788 Ichnography Map, South Carolina Room, Charleston County Public Library



1852 Bridgens and Allen Map, South Carolina Room, Charleston County Public Library

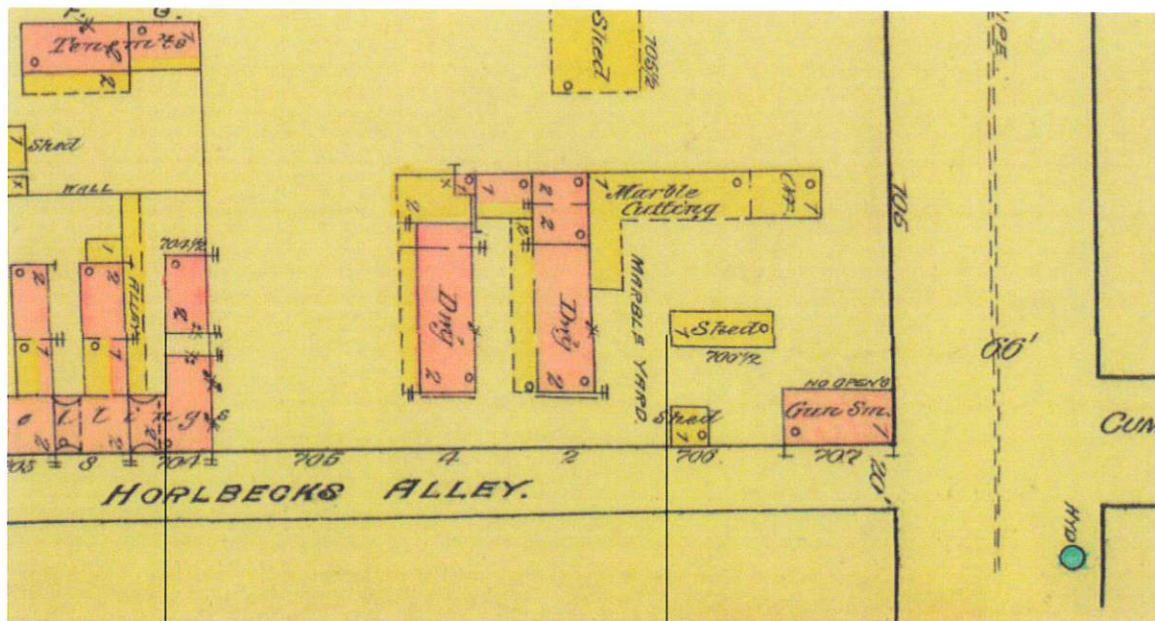


January 9, 1858 Plat by Charles Parker January 9, 1858 Charleston County Register Meshe Conveyance Deed Book E14 pg 175.



1872 Bird's Eye Map, Library of Congress

<http://www.loc.gov/search/?q=1872%20Charleston%20birds%20eye&fa=digitized:true>

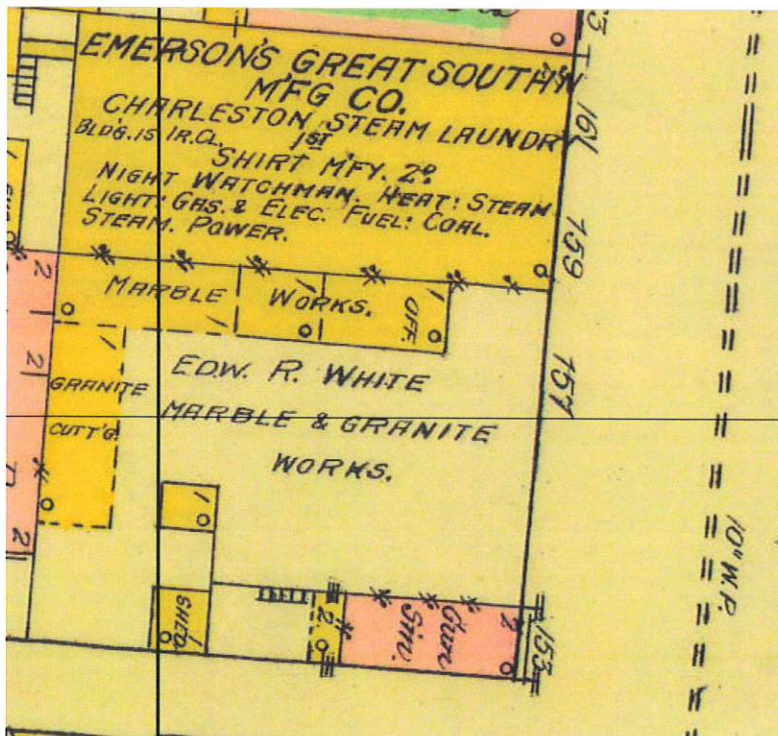


May 1884 Sanborn Map, University of South Carolina
library.sc.edu/digital/collections/sanborn.html

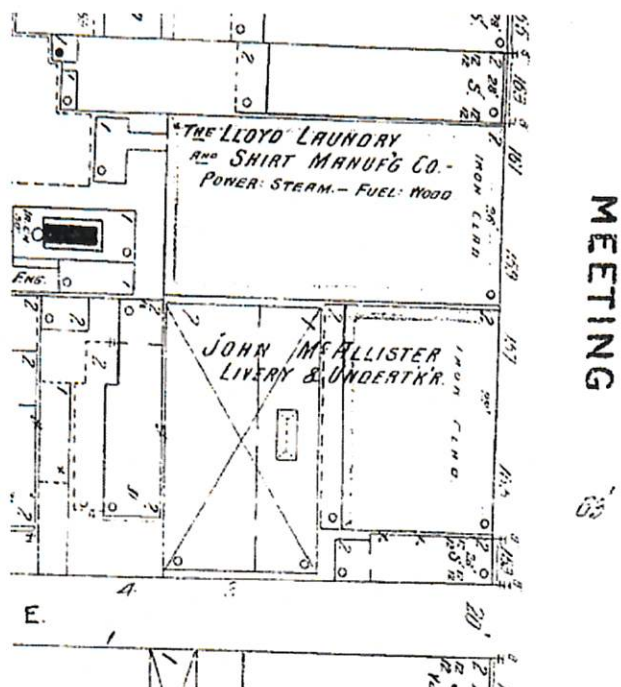


Note: Mr. White has exchanged the parts A B C. D. & E. F. G. H, with Mr. Hapgood for the part I. J. K. F, making I. F. H. G. B. D. the dividing line -
Charleston S.C. June 1885

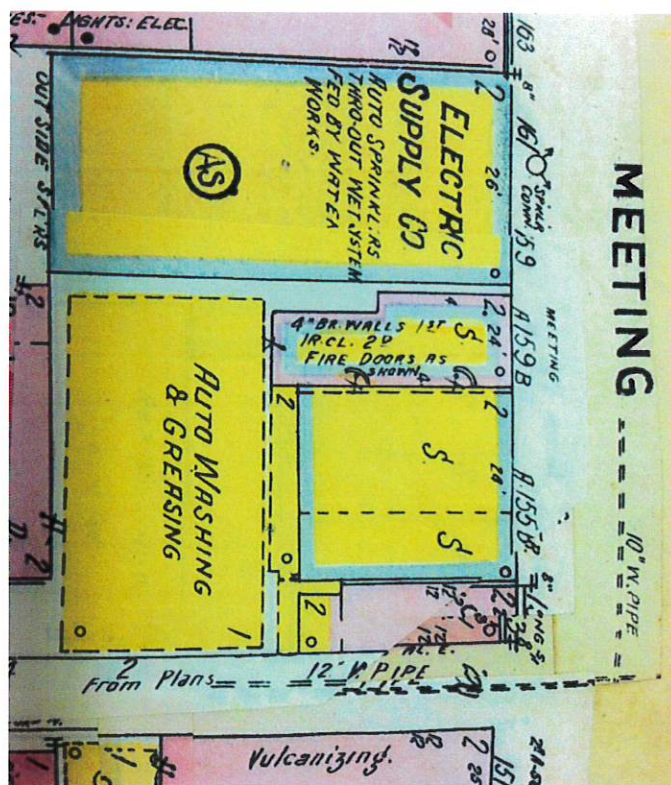
June 1885 S. Lewis Simons. Plat Showing Estate Lands Near Meeting Street. South Carolina Department of Archives & History, Charleston, SC (June 1885) B1, p 32.



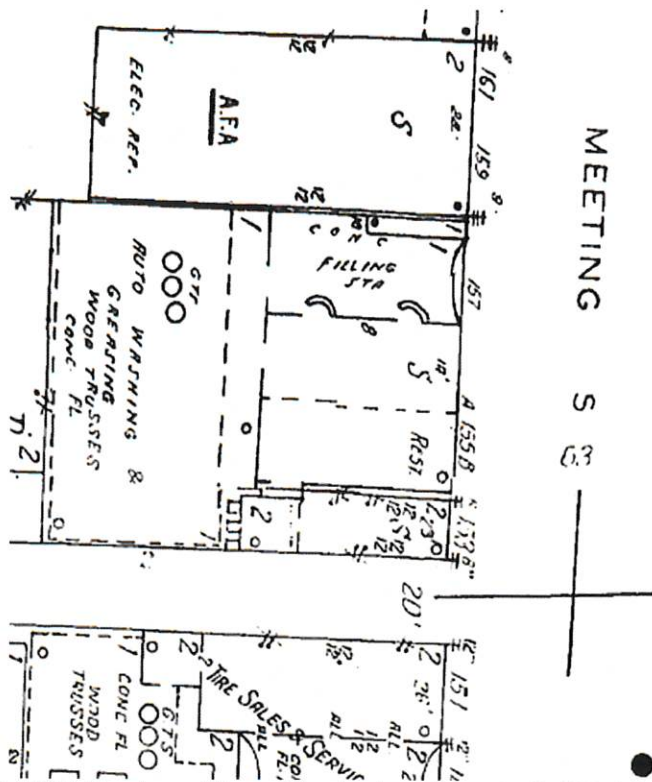
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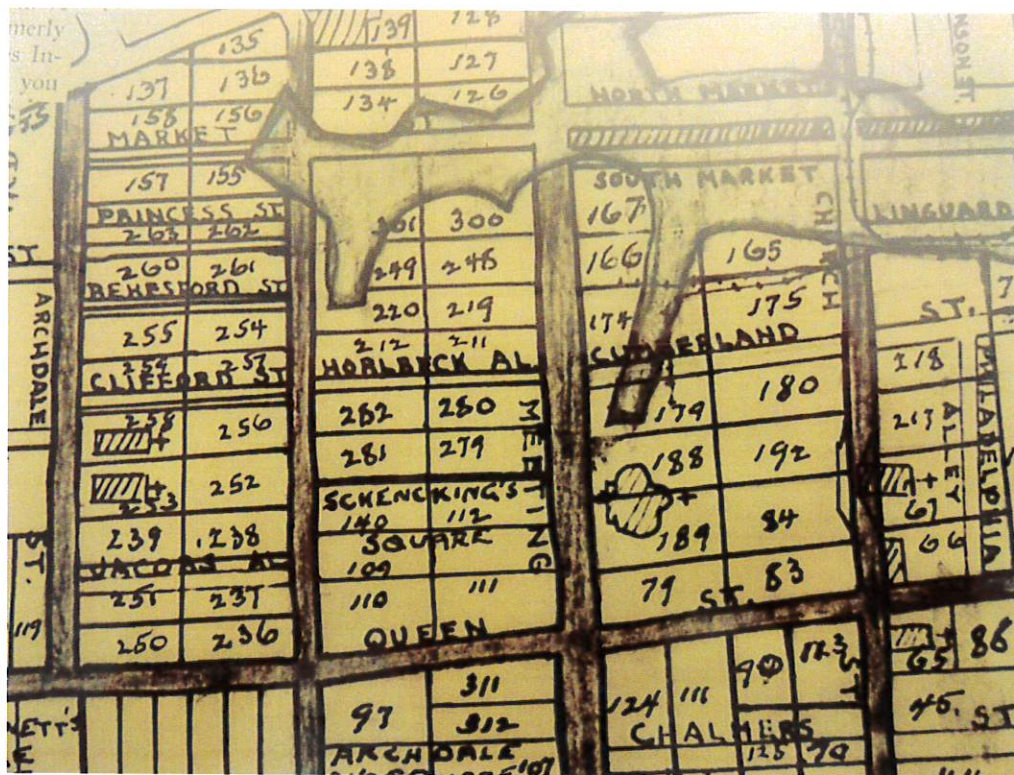
1902 Sanborn Map, Charleston County Public Library



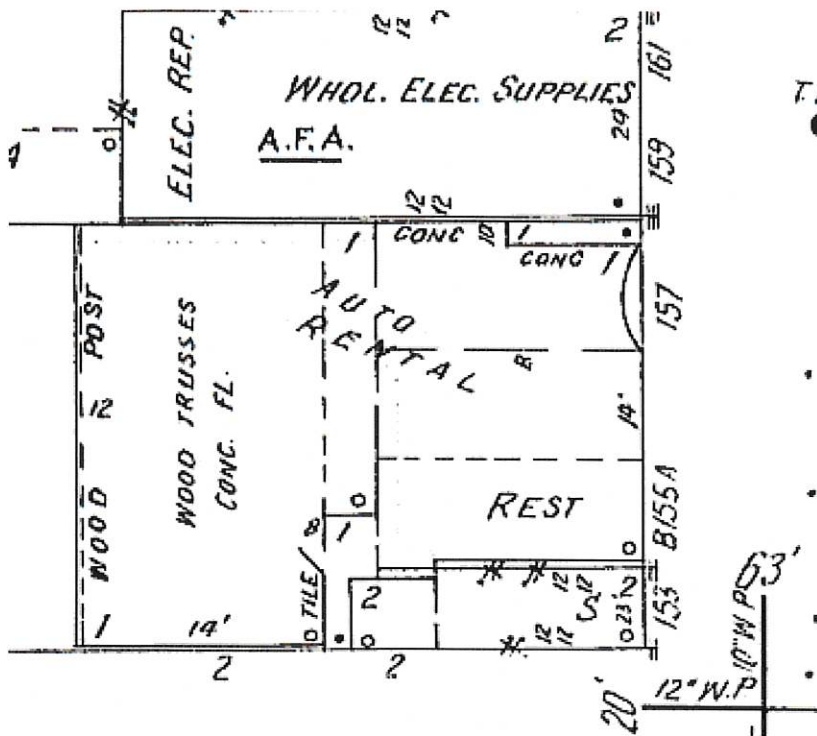
1920s Sanborn Map, Charleston Archive, Charleston County Public Library



April 1944 Sanborn Map, Charleston County Public Library



November 1949, Alfred O. Halsey, Superimposed Grand Model Plat of Charles Town South Carolina Room, Charleston County Public Library



February 1951 Sanborn Map, Charleston County Public Library



2011 Overhead view of 155 Meeting Street, Google Maps

APPENDIX B

Annotated Chain-of-Title, Deeds

155 Meeting Street Annotated Chain-of-Title

January 28, 1818

Grantor: John Reid

Grantee: Commander in Equity, Thomas Hunt

Book & Page: D9-371

John Reid passed away, putting his three-story brick house one lot north on the corner of Meeting Street and Moore Street (now Horlbeck Alley) up for auction.

January 28, 1818

Grantor: Commander in Equity, Thomas Hunt

Grantee: Elizabeth Reid

Book & Page: D9-372

John Reid's wife, Elizabeth, won the property auction from Thomas Hunt for \$1,300.

October 20, 1819

Grantor: Elizabeth Reid

Grantee: Henrietta Campbell

Book & Page: D9-379

A little over one year later Elizabeth sold the house to Henrietta Campbell for \$1,100.

March 1, 1821

Grantor: Henrietta Campbell

Grantee: Charles Fraser

Book & Page: H9-56

Charles Fraser bought the property from Henrietta in 1821 for \$1200. This land consisted of a two-story brick house, two-story brick kitchen, and a privy.

January 12, 1858

Grantor: Charles Fraser

Grantee: Dr. Henry Winthrop

Book & Page: E14-175

Charles Fraser conveyed his property to his nephew, Dr. Henry Winthrop, for \$5 and material love and affection. In the fire of 1861, the buildings were destroyed and the lot remained vacant until at least 1872.

March 3, 1885

Grantor: Dr. Henry Winthrop

Grantee: Edwin R White

Book & Page: D20-316

Dr. Henry Winthrop sold the property to Edwin R. White and it became the White Marble and Granite Works.

July 7, 1893

Grantor: Edwin R White

Grantee: John & James McAlister, Trustee
Book & Page: R21-349

After Edwin R. White passed away on March 16, 1891 the marble yard, along with 157 Meeting Street and 2 Horlbeck Alley, were put up for auction two years later where they were all bought by James & John McAlister. Once the marble yard was closed up in 1893, the property remained vacant for two years.

July 27, 1895

Grantor: James McAlister
Grantee: John McAlister
Book & Page: R22-72

John bought the property outright from his brother, James, for \$5000. In 1966, 155 Meeting Street became the Southern Pants Company, 157 Meeting the McAlisters' funeral home and John's residence, and 2 Holbrecks Alley the McAlister Livery & Stables. In 1901, the funeral home and livery stables took up the entire lot of 155 & 157 Meeting Street.

April 4, 1929

Grantor: Mary L McAlister
Grantee: Her children
Book & Page: F35-104

When Mary L McAlister passes away in December of 1928 the property is transferred over to her five children, John Jr., James A., Catherine, Margaret, and Iona.

April 4, 1929

Grantor: Mary Iona Willis & siblings
Grantee: McAlister Realty Co
Book & Page: F35-104

All the property originally owned by Mary L McAlister is immediately put under the name of McAlister Realty Company in order to fairly distribute the real estate to her children.

January 8, 1966

Grantor: McAlister Realty Co
Grantee: R.E. Mevers
Book & Page: T84-320

The McAlister Realty Company disbanded as a company in 1961 and five years later all the land that was owned by that company was conveyed to its president, R.E. Mevers.

July 12, 1967

Grantor: R.E. Mevers
Grantee: Commercial Land Company
Book & Page: G88-275

A Title of Real Estate was conveyed to Commercial Land Company one year later. Commercial Land Company was in a partnership with McAlister Realty Company, in which R.E. Mevers was a partner.

August 14, 1967

Grantor: Commercial Land Company
Grantee: Freedom Drive Investment Company
Book & Page: M88-176

Freedom Drive Investment Company bought the property for \$153,500.

August 14, 1967

Grantor: Freedom Drive Investment Company
Grantee: C.D. Spangler Construction Company
Book & Page: M88-177

The property was conveyed to C.D. Spangler Construction Company in 1967 for \$1 and exchange of property. During this time construction was being done for a hotel.

May 14, 1968

Grantor: C.D. Spangler Construction Company
Grantee: Liberty Life Insurance Company
Book & Page: F90-340

Once construction was done the Liberty Life Insurance Company bought the property for \$280,000 where it became the Golden Eagle Motor Inn until 1983.

June 30, 1977

Grantor: Liberty Life Insurance Company
Grantee: C.G. Investment Company, Inc
Book & Page: W112-40

Liberty Life Insurance Company conveyed the property to C.G. Investment Company, Inc for \$500,000.

May 3, 1983

Grantor: C.G. Investment Company, Inc
Grantee: Days Inns of America
Book & Page: K131-355

Days Inns of America purchased the property in 1983 where it became the Days Inn and Daybreak Restaurant.

April 19, 1985

Grantor: Days Inns of America
Grantee: Cecil Associates Limited Partnership
Book & Page: S144-221

Days Inns of America was bought out by Cecil Associates, LP in which time the property was also conveyed over.

February 11, 2002

Grantor: Cecil Associates Limited Partnership
Grantee: AP-Beany, LP
Book & Page: R396-243

Cecil Associates, LP foreclosed and AP-Beany, LP was able to buy the property for \$1,000.

May 12, 2003

Grantor: AP-Beany, LP

Grantee: M&M Hotel Investments

Book & Page: L448-317

The current owners of the property and the Days Inn hotels are M&M Hotel Investments. While the Days Inn has remained the same since 1984 the restaurant has changed many times. Since the Daybreak Restaurant it has been the Days Inn Restaurant (1985-1989), Patio Garden Restaurant (1990-1997), Crab-A-Lot Seafood and Steak (1998), Diana's Restaurant (2000-?), and finally Toast (?-present).

SCHEDULE A

ALL that lot, piece or parcel of land, with buildings thereon, situate, lying and being at the northwest corner of Meeting and Horibecks Alley in the City of Charleston, State aforesaid; MEASURING AND CONTAINING in front on Meeting Street sixteen (16) feet, and in depth on the said Alley Eighty-eight (88) feet six (6) inches. BUTTING AND BOUNDING to the north and west on land now or late of Ann Guarard; to the east on Meeting Street; to the south on Horibecks Alley. Being known by the present numbering of streets as No. 153 Meeting Street. Said lot of land has such shape, form and dimensions as by the plat made by Charles Parker, City Surv., annexed to a conveyance of said premises by Robert Maxwell Green, Trustee, to John H. Happoldt, dated April 18, 1870, recorded in the RMC Office for Charleston County in Book 8-15 page 94. Said plat now recorded in said RMC Office in Plat Book A No. 1, page 58.

The said property hereinabove described and No. 343 King Street, 163-169 Meeting Street, 4 Horibecks Alley, 155-157 Meeting Street, hereinafter described were conveyed, inter alia, to McAlister Realty Company by deed of Mary Iona Willis et al, dated April 4, 1929, recorded in the RMC Office aforesaid in Book F-35 page 104.

ALSO:

ALL that lot, piece or parcel of land, together with the buildings and improvements thereon, lying and situate and being on the west side of Meeting Street, in the City of Charleston, and State aforesaid, MEASURING AND CONTAINING in front on Meeting Street forty-two feet, three inches, and in depth on the north line 107 feet, on the back line eighty-seven feet six inches; and on the south line on Horibecks Alley (formerly known as Moore Street), nineteen feet three inches; on the east line from Horibecks Alley, running north forty-five feet six inches; on the south line running east to Meeting Street a forty-nine feet.

ALSO:

ALL that lot of land, together with the buildings and improvements thereon, situate, lying and being on the west side of Meeting Street, in the City of Charleston, State aforesaid, being the second lot north of Horibecks Alley, BUTTING AND BOUNDING north on land now or late of Henry Winthrop and W. E. Holmes, Trustee; east on Meeting Street; south and west on land formerly of J. H. Happoldt, and having such particular shape and dimensions as are delineated on the map or plan of the same, made by Charles Parker, City Surv., on 7th January A.D. 1858, which said map or plan is made and declared part and parcel hereof by reference thereto.

ALSO:

ALL that lot of land, together with the buildings and improvements thereon, situate on the west side of Meeting Street, in the City of Charleston, and State aforesaid, between Horibecks Alley and Market Street and immediately north of the above last described lot of land, MEASURING AND CONTAINING in front on Meeting Street five feet, six inches; on the back line five feet, six inches; and in depth from east to west thirty-six feet, to said dimensions, more or less. BUTTING AND BOUNDING on the north by land formerly of W. E. Holmes, Trustee; east by Meeting Street; south by above last described lot of land; and west by land formerly of J. H. Happoldt, which said lot of land is a part of the lot of land conveyed to Joseph Winthrop by Charles Frazier by deed dated February 9, A. D. 1853, and recorded in the Office of the RMC for Charleston County in Book "R" 12 page 614. Be all the dimensions aforesaid more or less, all of which is more particularly delineated on a plat made by Lewis J. Barbot, City Eng., in April 1872, (or Estate Joseph A. Winthrop, and recorded in the said RMC Office in Plat Book B, page 166.

THE THREE LOTS last hereinabove described being known by the present numbering of streets as Nos. 155-157 Meeting Street.

ALSO:

ALL that lot of land with the buildings thereon, situate, lying and being on the north side of Horibecks Alley, in the City of Charleston, State aforesaid, MEASURING AND CONTAINING in front on Horibecks Alley, forty-three (43) feet; on the back line forty-two (42) feet six (6) inches, and in depth on the west line eighty-eight (88) feet; and on the east line eighty-seven (87) feet six (6) inches, BUTTING AND BOUNDING north on lands formerly of German Friendly Society; east on lands formerly of Joseph A. Winthrop; south on Horibecks Alley; and west on lands conveyed on the 30th day of April 1867 by James Tupper, Master in Equity, to J. S. Myer, which said lot of land was conveyed to John McKinley by Simpson Atkins by deed dated 20th November 1874, and recorded in the office of the RMC

In Book R-16, page 145. Being known by the present numbering of streets as No. 4 Horibeck Alley.

ALSO:

ALL that lot and parcel of land with the buildings thereon situate, lying and being on the west side of Meeting Street, in the City of Charleston, County of Charleston, State of South Carolina. BUTTING AND BOUNDING north on lands formerly of A. Teifenthal; south on lands formerly of W. T. White and Petit; east on Meeting Street, as aforesaid; and west on lands formerly of Estate of James Robb; MEASURING AND CONTAINING in front on Meeting Street, forty-eight feet and six inches (48 ft. 6 in.) more or less, and in depth from east to west two hundred and sixty feet (260) more or less; being a portion of that lot of land formerly called the Theatre Lot, and being the same lot of land purchased by John S. Clarke from W. D. Porter, Master, by a deed bearing date the 28th day of August, A. D. 1879, and recorded in the office of the RMC at Charleston, South Carolina, in Book H, No. 18, page 33. And the said John S. Clarke did convey the same to Susan P. Hurley by deed bearing date the 21st day of March 1881 and recorded in the RMC Office for Charleston County on the 29th day of March 1881, in Book Vol. L 18 page 98 and certified by C. L. Kerrison, Jr., RMC for Charleston County, and in the Auditor's office, said County, on the 29th day of March 1881, in Book E, page 130 and certified by W. G. Eason, Auditor of said County.

ALSO:

ALL that lot, piece or parcel of land with the buildings thereon, situate on the west side of Meeting Street, in the City of Charleston, in the State of South Carolina, MEASURING AND CONTAINING in front on Meeting Street thirty-two feet and eight inches (32 ft. 8 in.) more or less; on the north line, two hundred and thirty-two feet (232 ft.) more or less; on the west line ninety-six feet seven inches (96 ft. 7 in.) then on the south line from west to east, ninety-two feet and eight inches (92 ft. 8 in.) more or less; then running north sixty-three feet, eleven inches (63 ft. 11 in.) more or less; then on the south line from west to east one hundred and forty feet (140 ft.) more or less. BUTTING AND BOUNDING to the east on Meeting Street; to the north on lands formerly occupied by the Charleston Theatre and formerly owned by the South Carolina Institute; to the south on lands formerly of G. H. Reynolds; to the west on lands now or late of H. F. Petit and the Estate of J. Charles Blum.

ALSO:

ALL that piece, parcel or lot of land with the buildings thereon, situate, lying and being on the west side of Meeting Street between Market Street and Horibeck's Alley, City of Charleston, State aforesaid, seven feet six inches (7 ft. 6 in.) and on the back line seven feet six inches (7 ft. 6 in.) and in depth one hundred and forty feet (140) be the said dimensions more or less. BUTTING AND BOUNDING on Meeting Street aforesaid, south on land formerly of the German Friendly Society, and north and west on lands formerly of Mrs. Susan P. Hurley. The aforesaid three lots of land are part of plot of ground in the City of Charleston, County of Charleston and State of South Carolina, the same being on the plat of a lot of land situated on the west side of Meeting Street, Ward No. 4, and known as the land belonging to Hurley's Block, and the same being made by sworn survey August 21st, 1876 given by Louis J. Barbot, City Eng. of the City of Charleston, and as the same will more fully appear by the maps, plats, abstracts, certificates and other documents relating to the same.

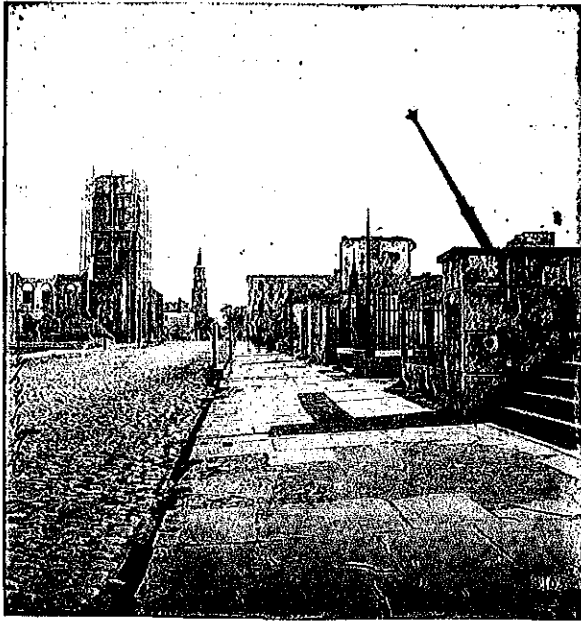
The 3 parcels last hereinabove described being known by the present numbering of streets as Nos. 163-169 Meeting Street.

ALSO:

ALL that lot, piece or parcel of land, with the building thereon, situate, lying and being on the west side of King Street, in the City of Charleston, County of Charleston, State aforesaid. MEASURING AND CONTAINING in front on King Street, twenty-eight (28) feet; and on the back or west line twenty-nine (29) feet; on the south line one hundred and nine (109) feet nine (9) inches; and on the north line ninety-nine (99) feet six (6) inches, be the said dimensions more or less. BUTTING AND BOUNDING north and west by lands formerly of Estate of Moses D. Hyams, as will appear by reference to a plat made by W. Hume, Jr., Surv., February 16, 1870, and duly recorded in Plat Book B, page 9. This lot

APPENDIX C

Images, BAR Forms



Library of Congress
 Charleston, South Carolina. Meeting Street, looking south, showing St. Michael's Church, the
 Mills house, ruins of the Circular Church
 1865
<http://www.loc.gov/pictures/resource/cwpb.02403/>



Library of Congress
 Charleston, South Carolina. View on Meeting Street, looking south, showing St. Michael's
 Church, the Mills house, ruins of the Circular Church and theatre ruins in the foreground
 1865
<http://www.loc.gov/pictures/resource/cwpb.02401/>



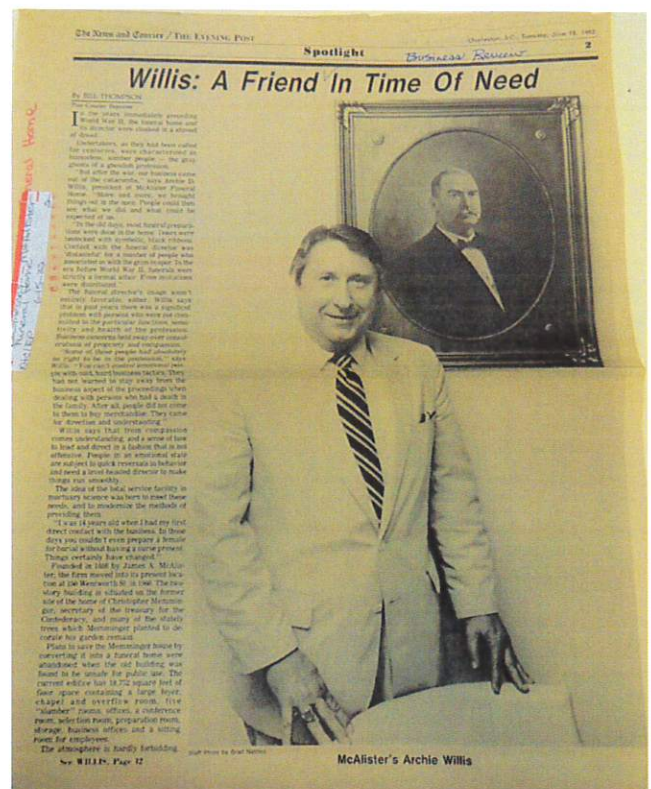
Self-portrait of Charles Fraser
Martha R. Severens & Charles L. Wyrick,
Charles Fraser of Charleston



Gravestone by Edwin R White
Found in the Circular Church Cemetery
October 31, 2011



Gravestone by R.D. White, brother to Edwin
Found in the Circular Church Cemetery
October 31, 2011



Archie Willis, grandson of John McAlister
News & Courier
June 15, 1982

vol 10-1159

NAME Winthrop, Dr. Henry Male
 Female
 Age 87 yrs + 6 mos Mar. Sin. Wid. White
 Negro
 Place of Birth Charleston, SC.
 Pl. Residence #129 Tradd St. Occupatio
 Disease Chronic Diarrhoea
 Physician Dr. T. L. Oliver Place St. Michael
 of Interment
 Date of Death July, 22 - 1890 ch
 Remarks _____

128

Dr. Henry Winthrop Death Card, South Carolina Room, Charleston County Public Library

DEATH

VOL 182 W.

McAlister, John W: X: M: F
 (name)
 Place of Death 167 Meeting St. Reg. No. 44
 Residence " " "
 Date of Death JAN. 7th, 1920 Age 55 yr.
 Cause Chronic Int. Nephritis
 Burial St. Lawrence By R. S. Catbent

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John McAlister Death Card, South Carolina Room, Charleston County Public Library

Board of Architectural Review Images

