

3/90 ATL

34 Church

owner: Joseph D. Thompson, Jr.

Auditor's office gives this a c. 1800 date. However deed search was slymied at 1847 when James MacBeth conveyed property to H.F. Lowell. No listing of Lowell in city directories. A James MacBeth at 30 Broad, cotton broker listed in 1849 City Directory. Another clue: 1849 City Directory listed the Messrs Lowell at 26 Church St, Teachers. (are they H.F. Lowell ???)

Land below Water Street where a group of Maine Baptists settled when the street was still a creek - see Storey article (or complete story)

The James McBeth House

1998

34 Church Street

c. 1847

Residence of the Very Reverend and Mrs. William N. McKeachie

Built not far from the creek for which Water Street is named, this wooden single house is elevated on a high brick foundation which protects the principal rooms from rising tides, and catches the sea breezes. The garage, a luxury in Charleston, is tucked underneath the drawing room. Note the arch of bricks to the left just inside the gate. On the other side of the stairs the rooms to the back have been converted into a spacious family recreational room and bedroom.

DRAWING ROOM

The gouge work (decoration gouged out of the wood) along the chair rail, mantel shelf and beading on the fireplace surround seems to be original. The swag and urn decoration may have been added at a later date. Prussian marble outlines the unusually large fireplace opening. When the plaster ceilings were replaced by a previous owner the moldings were recopied in wood. The ceilings are 10 feet tall.

Concert grand harp, reproduction of a 1920's design by Carlos Salvedo

Small student harp, owner a professional harpist

Mirror, giltwood frame, family piece, mid-19th century style, on mantel

Santos, religious figurine, carved and painted wood, from Philippines

Framed old maps, gathered by owner's parents when they lived abroad

Rug, Portuguese needlepoint

Pair of engravings, Baltimore Orioles, by Catesby

Two engravings, Hogarth, English

Two drawings, charcoal, Spanish

Winter Scene, oil, by William Frances Taylor, prominent artist in the 1930's in Bucks County, Pa.

HALL

Note fanlight over front door

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DINING ROOM -- RIBBON OFF BOTH ENTRANCES

Some years ago this room had been extended into the rear portion of the house and used as a library. When the current owners purchased the house they returned the room to its original size and use it as a dining room. The leftover space has been utilized for a new family kitchen. Note the well done period woodwork.

Desk, carved, thought to be an early north European piece

Sidechairs, reproductions, chosen by owners for the musical and dancing figures that support to the top rail

Four framed London scenes, published by Thomas Malton, 1797

SECOND FLOOR - HALL

Coat rack, French, turn of the century, which came from Baltimore

BEDROOMS - Ribbon off the childrens' rooms (Front Room and Rear)

MASTER BEDROOM

Rug, needlepoint, Portuguese

Venetian scene - by Trafford Klotz - Baltimore artist known for his portraits, horseracing scenes and landscapes in southern Europe.

BACK HALL

This space on the second floor was redesigned for bedrooms and for this handsome stairwell with its window wall of south facing panes. During the day this brings sunlight into the entire house.

DOWNTAIRS THROUGH KITCHEN STAIRS TO GROUND FLOOR

REC ROOM

This space has been converted into a very useful recreational area for the four children in the family. The bookcases were removed from the library upstairs (which is now the dining room) and installed here. The owners left an unfinished area showing the original brick of the structure with its tabby mortar.

Piano, early 20th century instrument, made in Baltimore, by the Wm. Knabe Company. The cabinetry and inlay are exceedingly beautiful.

BEDROOM - Ribbon off son's room

EXIT by way of recreation room door to patio

CHURCH STREET

- 30** 1996 Hugh C. Lane, Jr. 1990 Eugene G. Johnson (H) 1980 Vacant 1970 Herbert R. Sass, Jr. (H) Mrs. Diane Rodgers 1960 Charles MacLoskie / Susan Dwight 1950 Mrs. Susan Dwight (H) 1940 Richard C. Lewis Mrs. Susan Dwight 1930 Miss G. L. Porter / Miss L. F. Wickham 1910 Vacant 1901 E. F. Gaillard ©
- 31** 1980 thru 1999 Robert S. Cathcart III (H) 1970 Louis Y. Dawson III (H) *A genial giant of a man, Louis Dawson III was a fine engineer, heading the company his father founded, Dawson Engineering. Many important construction projects in Charleston were completed by the company under his leadership. His wife, the former Neal Verner, was an outgoing gentlewoman with many friends. She gave beautiful parties and the Dawsons loved to entertain in their Church Street home. They had three daughters, Virginia, Elizabeth, and Mary Stuart.* 1960 Miss Annie Logan (H) 1950 Mrs. Margaret Grindley 1940 thru 1950 Miss Lena A. Logan / Mrs. Sydney Grindley 1930 J. R. Davis / W. D. Gaillard 1920 J. W. Nicholes 1910 Reverend B. L. Hoge 1901 William Korber
- 32** 1980 Kenneth B. Bess, Jr. (H) 1970 Robert W. Loew 1960 Mrs. Louise Logan 1940 thru 1950 Vacant 1920 thru 1930 W. T. Logan 1910 G. H. Hopkins 1901 Mrs. Agnes Roberts
- 33** 1980 thru 1999 Louis Y. Dawson III (H) (see 31 Church Street) 1940 thru 1970 Louis Y. Dawson Jr. *Described by the New York Times as "one of the engineering immortals," Louis Young Dawson Jr. earned this reputation while he was a lieutenant colonel in the Army Engineers during World War II. From 1942 through 1944 he was in charge of the Burma Road engineers and supervised construction of more than 700 miles of that famous supply route. He built the Salween River Bridge, the world's longest wooden bridge, working with only eight pieces of heavy machinery but with more than 40,000 Chinese coolies providing the labor. In 1958 he was presented the Nationalist Chinese Government's Medal of Cloud and Banner for his work in rebuilding the Burma Road while a consultant to the Chinese government. The United States awarded him the Legion of Merit. In 1930-31 as a member of Charleston's City Planning and Zoning Board, Dawson set up the first city-wide zoning program here. He was appointed city zoning engineer in 1955 and drew up a plan for revamping the city's zoning regulations. He was married to the former Virginia Walker and they had one son, Louis Y. Dawson III.* 1910 thru 1930 J. G. Gordon 1901 Mrs. L. A. Burdell
- 34** 1996 Michael P. Davison 1970 Ernest B. Lyscomb (H) 1950 Rivers T. Jenkins (H) *A charming gentleman of the old school Rivers Thomas Jenkins was a delightful raconteur and wrote for his grandchildren a picturesque sketch of his childhood while a young lad in Charleston. He told of the delights of going horseback riding in the city and nearby countryside with this father, and of hunting and fishing with him. His boyhood home was the first to be built on Charleston's Battery, constructed by his father C. Bissell Jenkins (see 52 Murray Boulevard). He was in the insurance business all of his life, working for the most part with his brothers Jack and Bissell on Broad Street. His wife, the former Lewis Murchison of Columbia was a true homebody. She loved her family and centered her life on the activities of her husband and children. One recalls that she was never a confident cook and, when she had to prepare a meal for guests, was the first to announce to the other diners that she did not care for this or that dish and offer apology for it. Her protestations were quite unnecessary as she set an abundant table. The Jenkins had two children, a daughter, Lucia who was a nurse and married Dr. James McDonald of Clinton, SC and a son, Rivers Thomas Jenkins Jr. (see 3 Orange Street)* 1940 Clements Ripley, author (see 73 Legare Street) 1910 thru 1930 Vacant 1901 J. R. Campbell

Owner & Occupant	Material		Dimensions			Condition of Walls				Condition of Chimneys or Flues	Damages by Earthquake (\$)
	Building	Roof	Ft. Long	Ft. Wide	Ft. High	North	South	East	West		
Mrs. E. Campbell	Frame		45	22	35	Frame		Good		Tops all down	500

What should be done to make it safe	Remarks
Rebuild chimneys from 3rd story mantelpiece, kitchen should come down to ground	

34 Church Street

Cite as: *Record of Earthquake Damages, 1886*. On microfiche, Historic Charleston Foundation Archives.

HISTORIC CHARLESTON FOUNDATION
HURRICANE HUGO DAMAGE ASSESSMENT FORM

Date of Survey: 10/3/89

Video: Reel/Frame

Survey Team:

Camera:

Members:

SDB

Slides: [2]

B. & W.: [1]

Name of Property: (if any)

Street Address: 34 CHURCH ST.

Tax Map Number: 457-16-4-56

Current Owner:

DESCRIPTION

Principal Building ☒ Dependency ☐ Other ☐

No. of Stories: Basement ☒ 1 ☐ 2 ☐ 3 ☒ 4 ☐
Attic or Half Story ☐

Material:

Structure: Brick ☐ Wood Frame ☒ Stone ☐ Metal ☐
Other ☐:

Surface Covering: Stucco ☐ Wood Siding ☒ Other ☐:

Roof Covering: Slate ☐ Metal ☐ Tile ☐ Asphalt ☒
Other ☒: Asbestos Shingle

Piazza: Foundation: Brick ☒ Stone ☐ Wood ☐
Other ☐:

Main Piazza: Brick ☐ Wood ☒ Other ☐

Roof Covering (if different from main building):

Chimneys: Brick ☐ Brick & Stucco ☒ Stone ☐ Other ☐

Comments:

Damage Assessment	None	Minor	Major	%
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Exterior Features

Walls: Foundation/Basement

☒☐☐

1st Floor

☒☐☐

2nd Floor

☒☐☐

3rd Floor

☐☐☐

4th Floor

☐☐☐

Attic

☒☐☐

Doors

☒☐☐

Windows

☒☐☐

Shutters

☒

100%

Piazza/Portico

☒☐☐

Downspouts

☒☐☐

Gutters

☐☒☐

30%

Cornice

☐☐☐

Parapet

☐☐☐

Roof Covering

☒☐☐

Dormers (Number: 3)

☒☐☐

Chimneys (Number: 2)

☒☐☐

Other Visible Damage

Garden Walls/Fences

☒☐☐

Gates

☒☐☐

Walkways/Paving

☒☐☐

Sidewalks

☒☐☐

Trees

☐☒☐

1 tree down

Mechanical

☐☐☐



Historic Char

ROSEN
CONSULTING ENGINEERS

AND

**ASSOCIATES,
INC.**

- CIVIL/STRUCTURAL DESIGN
- CONSTRUCTION MANAGEMENT/INSPECTION
- FACILITY ASSESSMENT

65 BROAD STREET, CHARLESTON, SC 29401-2989
(803) 577-4300 FAX:(803) 577-0007

May 17, 1996

Reverend William McKeachie
c/o Cathedral of St. Luke and St. Paul
126 Coming Street
Charleston, SC 29403

in re: 34 Church Street
Structural Inspection

Dear Bill,

Confirming our conversations at the time of our inspection of 34 Church Street, may 16, 1996.

34 Church Street is a two story wood frame home built over a masonry foundation ground floor. The Kitchen House section is all wood frame. There have been many alterations to the home including enclosing the original back porch and connecting to the Kitchen house.

I am unsure of the age of the original construction, but estimate it to be about 150 years.

Exterior

The exterior of the house needs a total renovation.

There are hollow spots in the stucco at the ground floor.

There is obvious wood decay in siding, porch columns, and porch decking.

Many of the shutters have been removed. Several of the shutters and other trim also need repair.

My opinion is that the cantilevered construction at the rear porch is structurally satisfactory at this time. See discussion later about insect activity in the framing system.

Roof

The standing seam metal roof needs a service call for surface preparation and coating.

This work should include altering the attachment of the gutter hanger straps and altering the flashing at the front chimney as may be needed.

Interior

I am concerned about the chance of water entry at the rear porch. The walls of the Family Room are stained from previous water entry. The only way I can think of to check the situation is to run a lawn sprinkler, spraying water against the house, and check for leaks. If it rains between now and your closing, I recommend that you check this situation.

Please recall there was insect damage present in many of the ground floor ceiling joists at the Family Room. The porch cantilever is connected to these joists. I did not see any signs of active infestation. Because of the water stains on the wall, I am concerned about possible insect activity in the wall system also.

I strongly recommend that you have the house inspected for the presence of asbestos. In particular, there appears to be asbestos in some pipe insulation. I am also concerned about the plaster in the garage and materials in the old Boiler Room.

The attic was full of stored materials. The inspection in that area was very limited. When it is cleared out, I will be happy to take another look. Because the house is near my office, there will be no additional fee to look at the attic again.

Many portions of the masonry walls need to be properly pointed up. This should include removing loose mortar, cleaning out the joints and applying mortar to the cavity.

My opinion is the leak stains on the Dining Area ceiling are from the plumbing equipment above.

Please note there is a separation at the backsplash at the Kitchen counter.

Chimneys

The closure panels at the first floor front chimney, first floor rear chimney, and the second floor rear chimney were choked with debris. If those chimneys are opened and cleaned, I will take a look at them for you also.

This inspection and report are done with the best of our experience and ability. However, we cannot be responsible for items we may have overlooked, concealed conditions, or defects that may develop later.

Should you have any questions, please call.

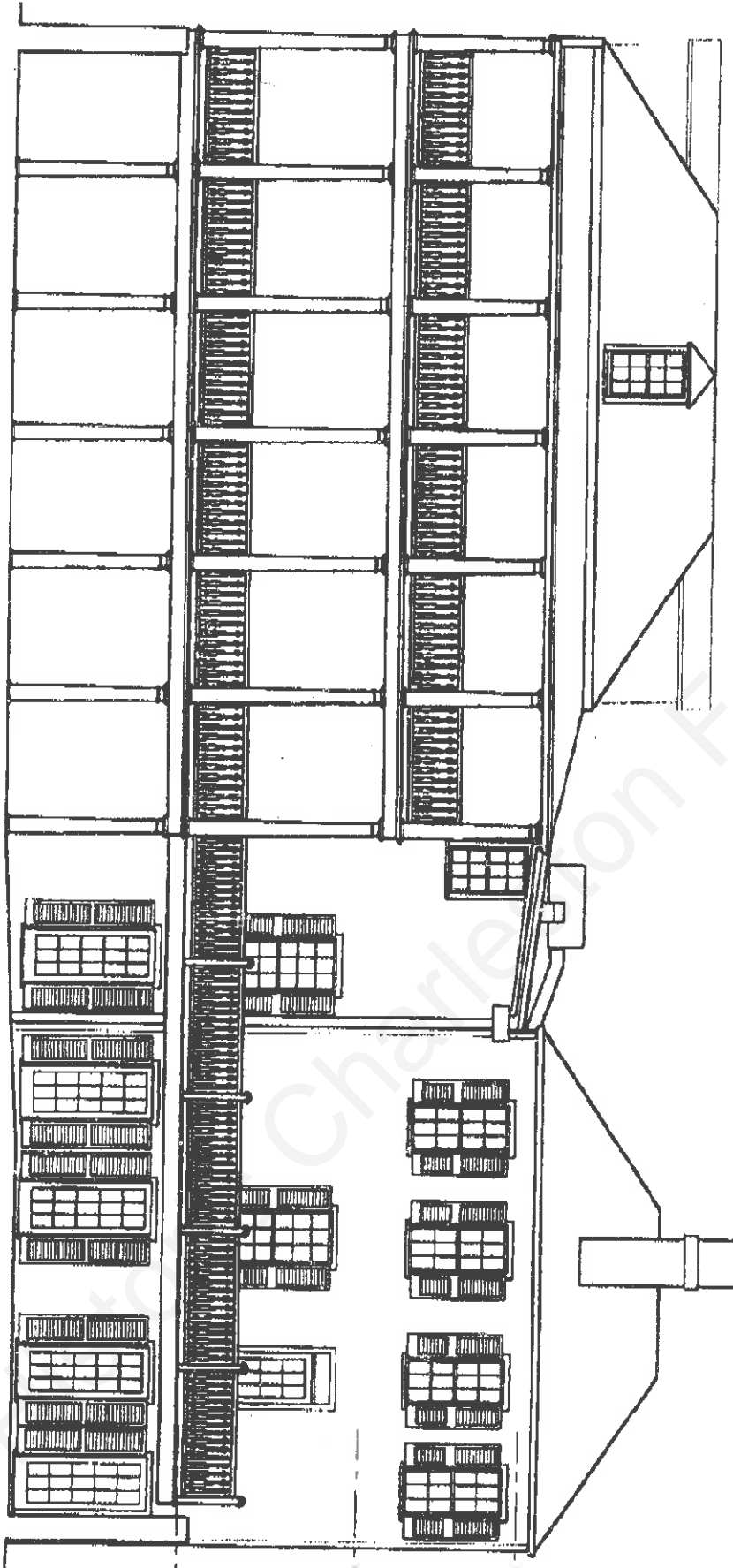
Very truly yours,



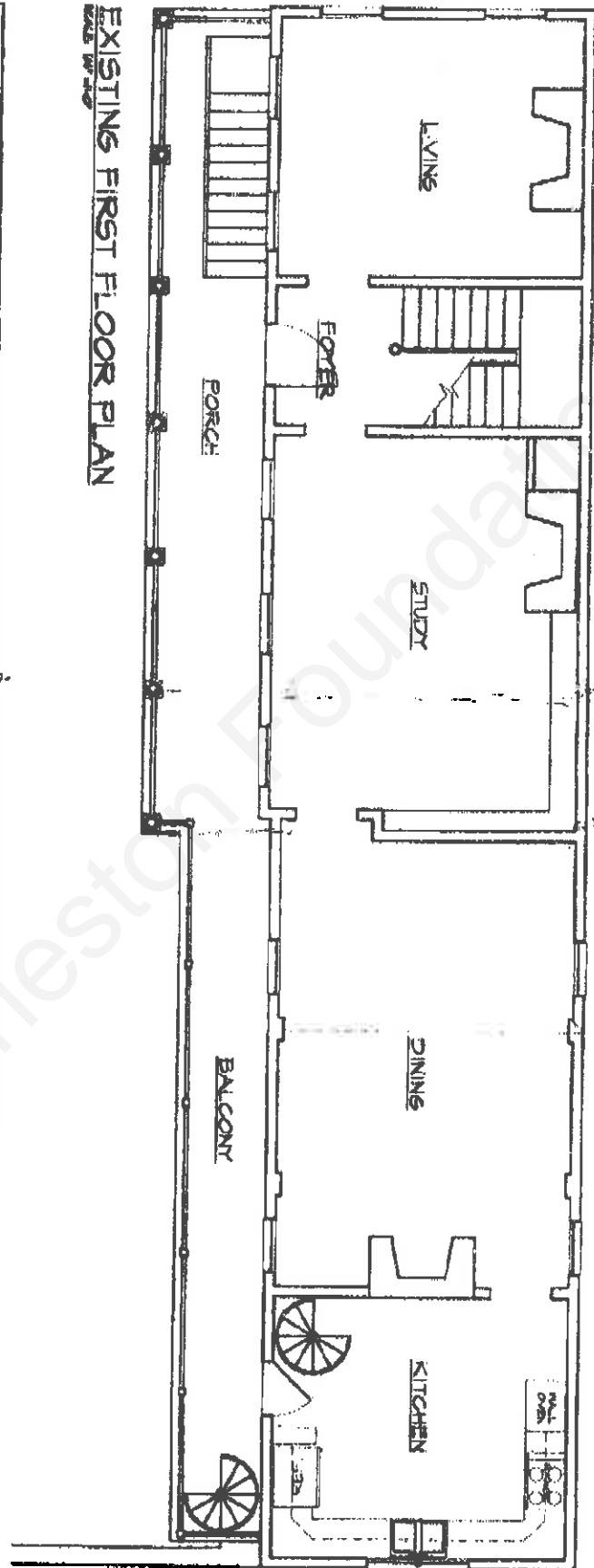
Russell A. Rosen, P.E.

RAR:rar

EXISTING SOUTH ELEVATION
AS SHOWN

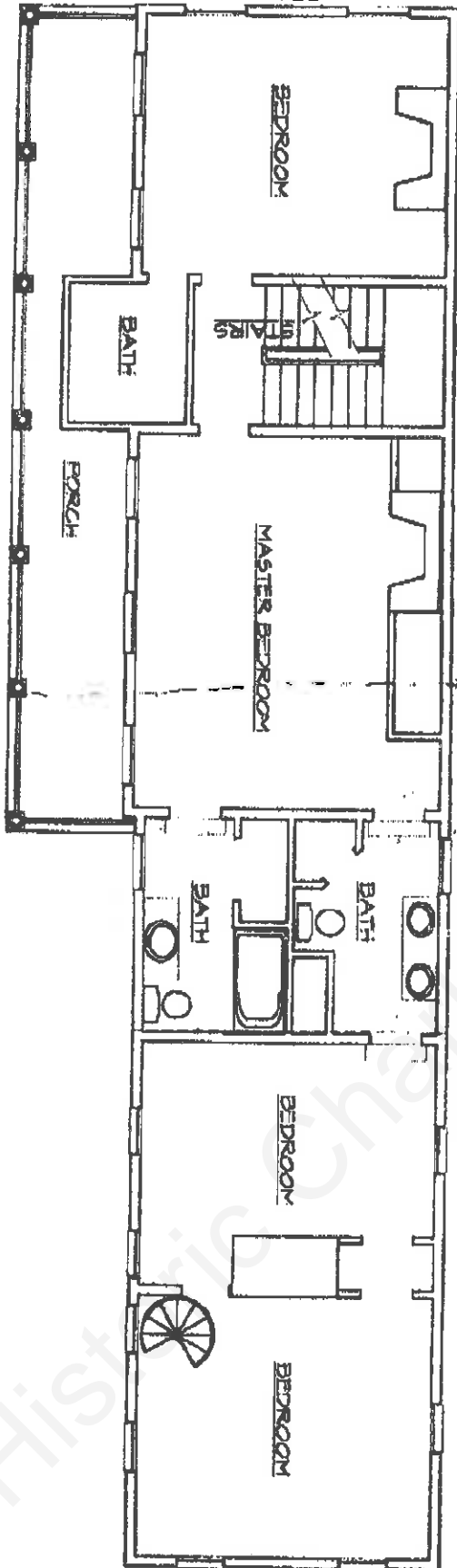


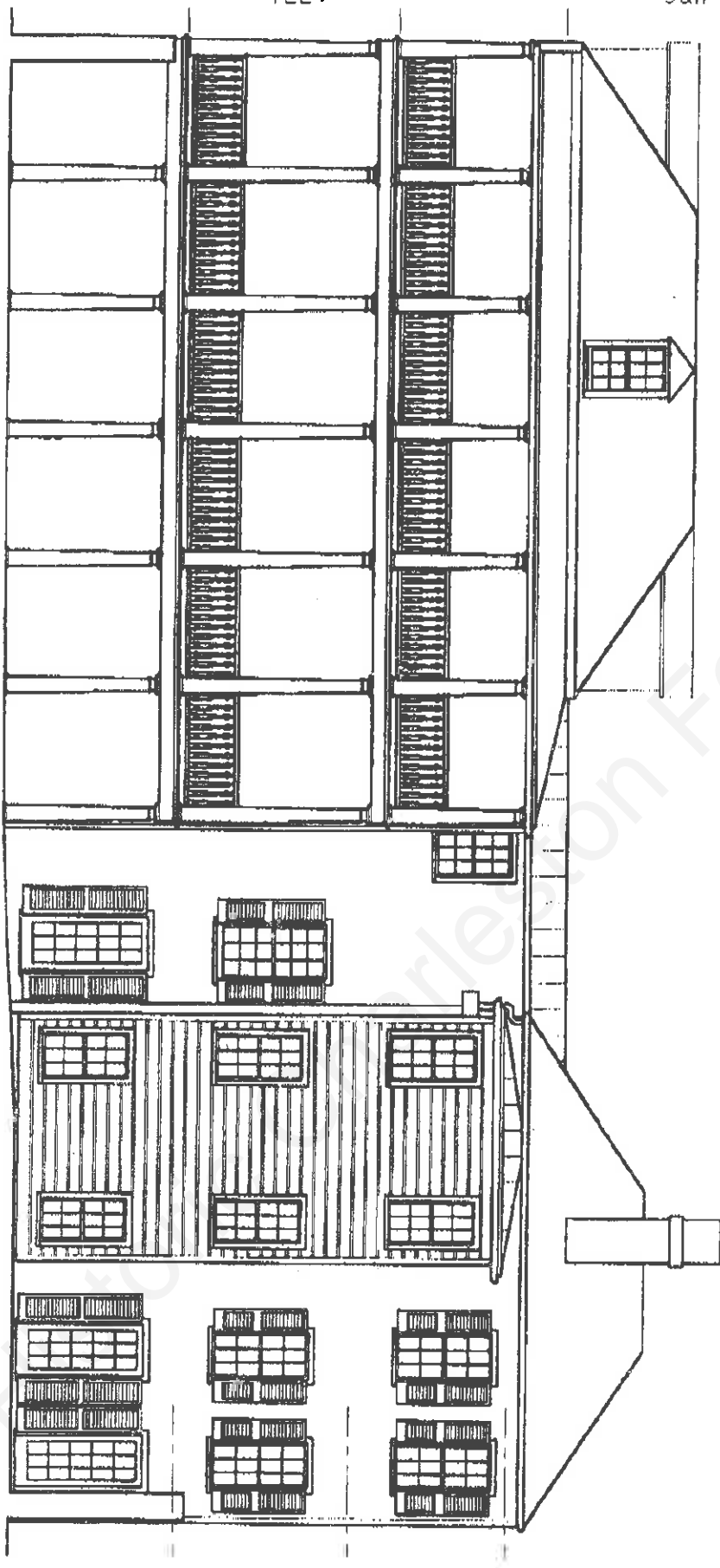
EXISTING FIRST FLOOR PLAN



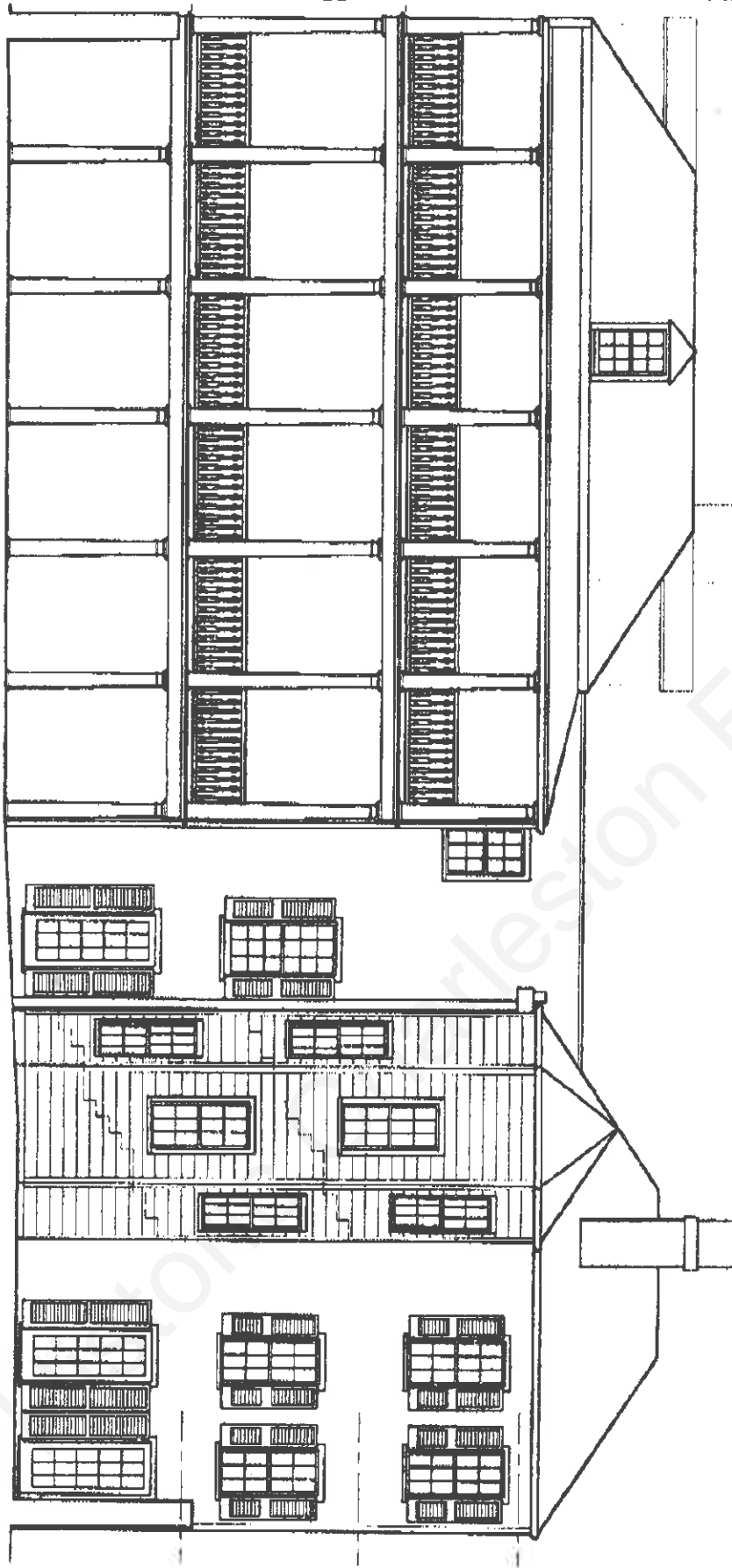
TEL:

EXISTING SECOND FLOOR PLAN



PROPOSED SOUTH ELEVATION
1/16/96

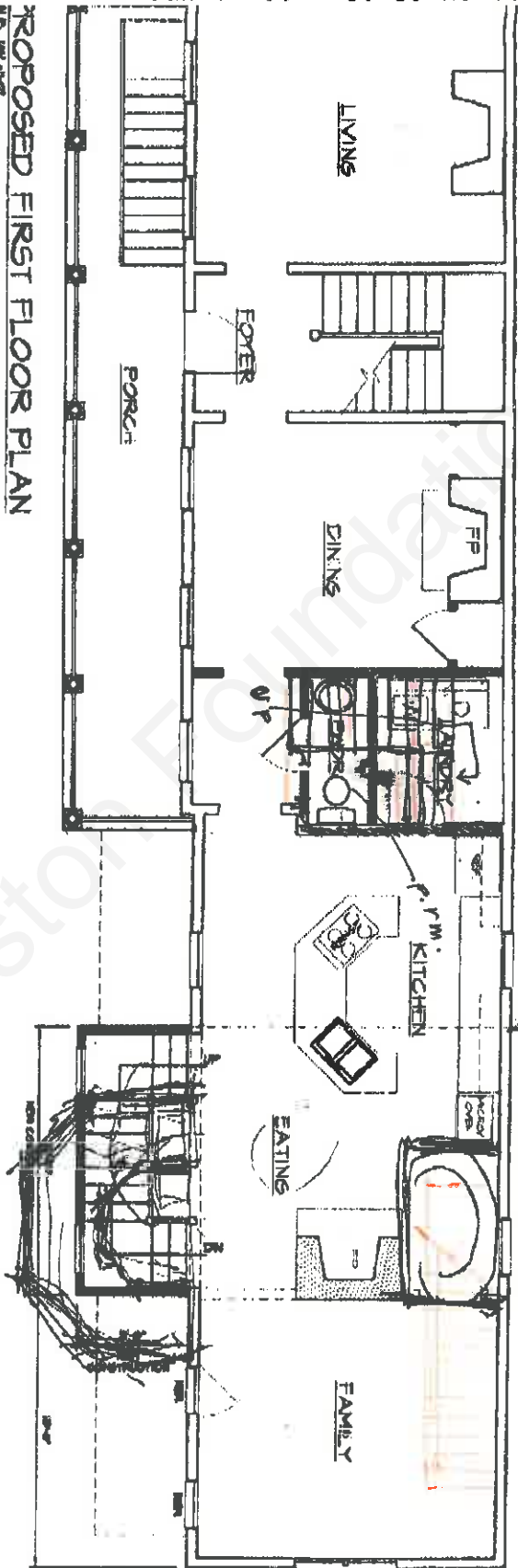
PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"



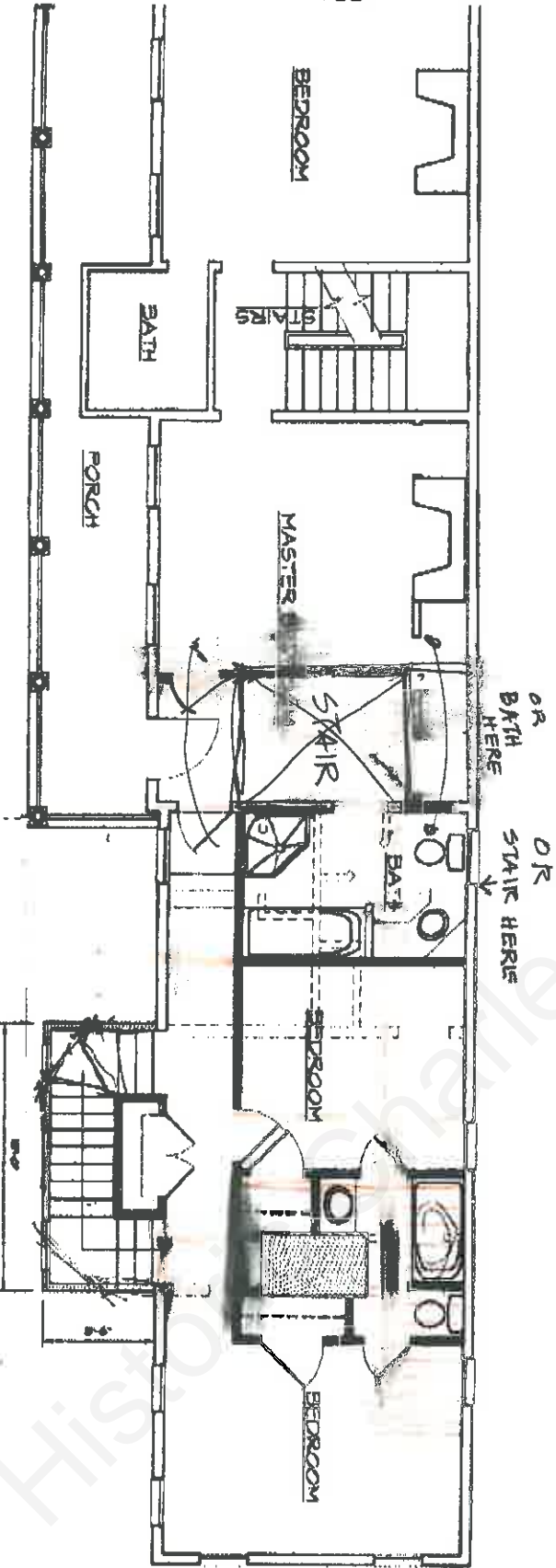
OR SEE MS. CHILDS
KITCHEN BLDG. STAIR
LAYOUT ON PITT ST.

PUT STAIR
HERE UP IN BASEMENT KITCHEN OR

JH8



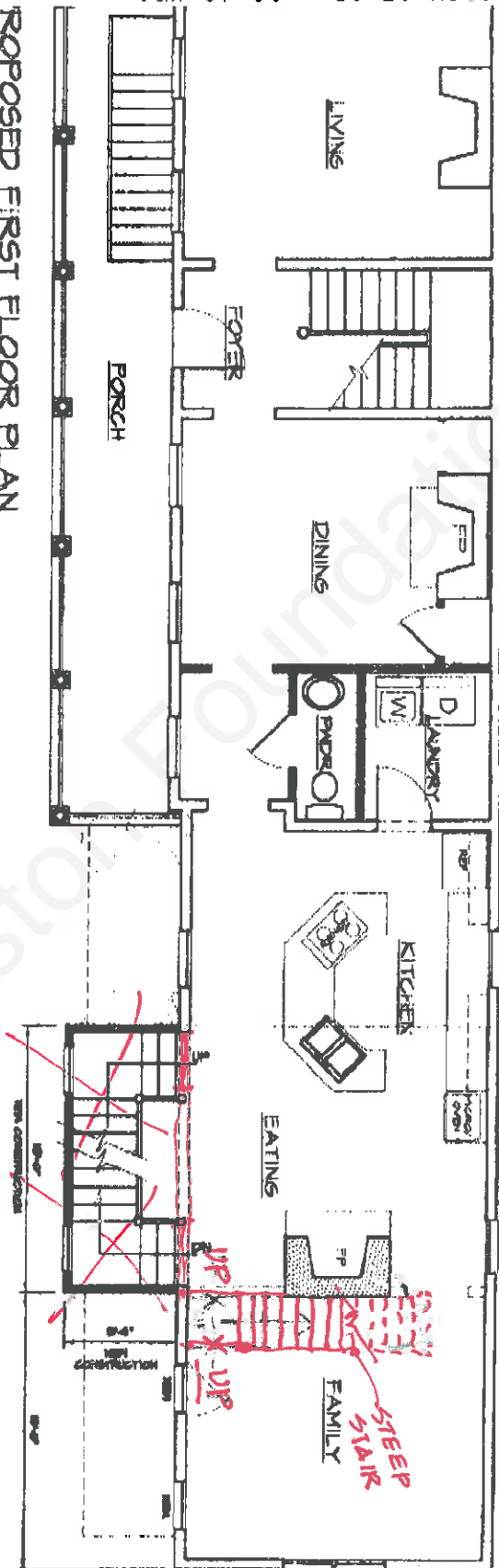
PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

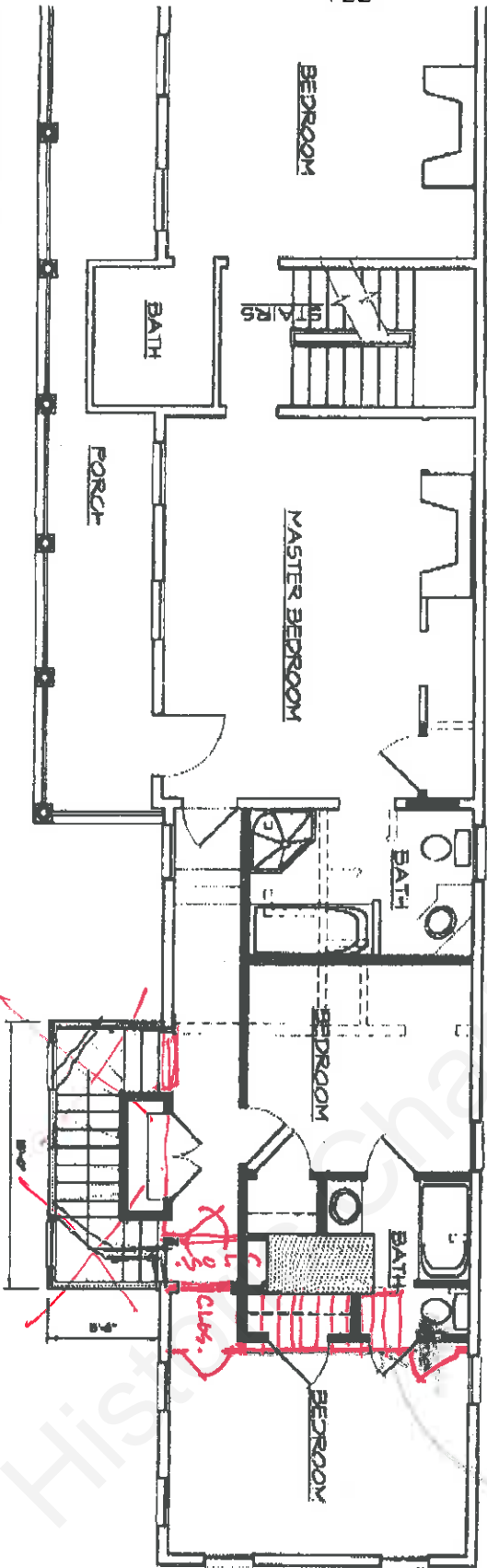
TEL:

PROPOSED FIRST FLOOR PLAN

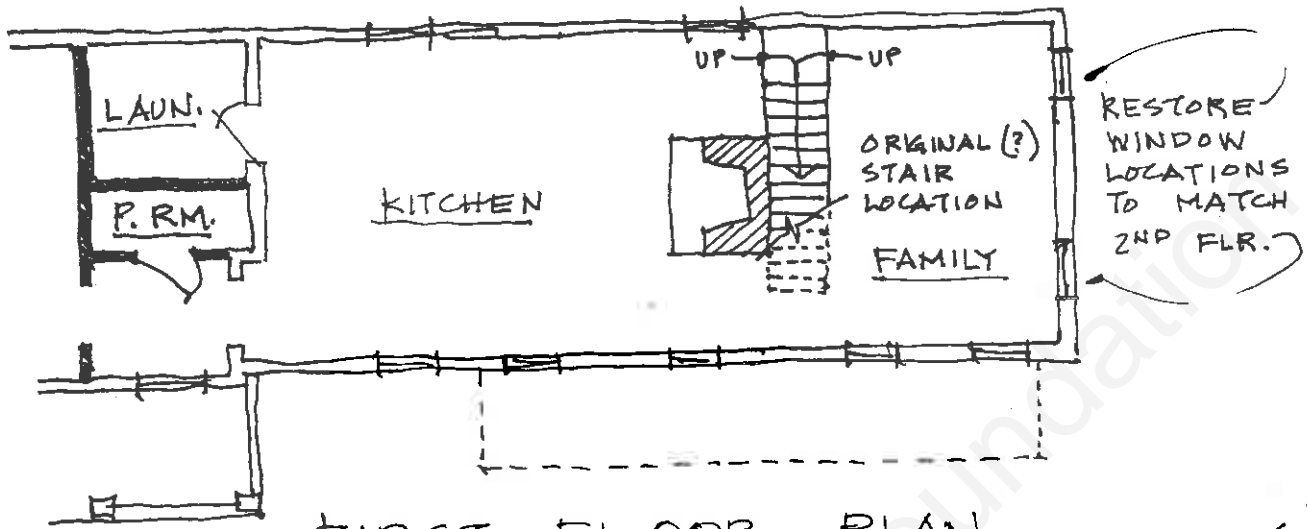


BRAND 1 BATH

PROPOSED SECOND FLOOR PLAN

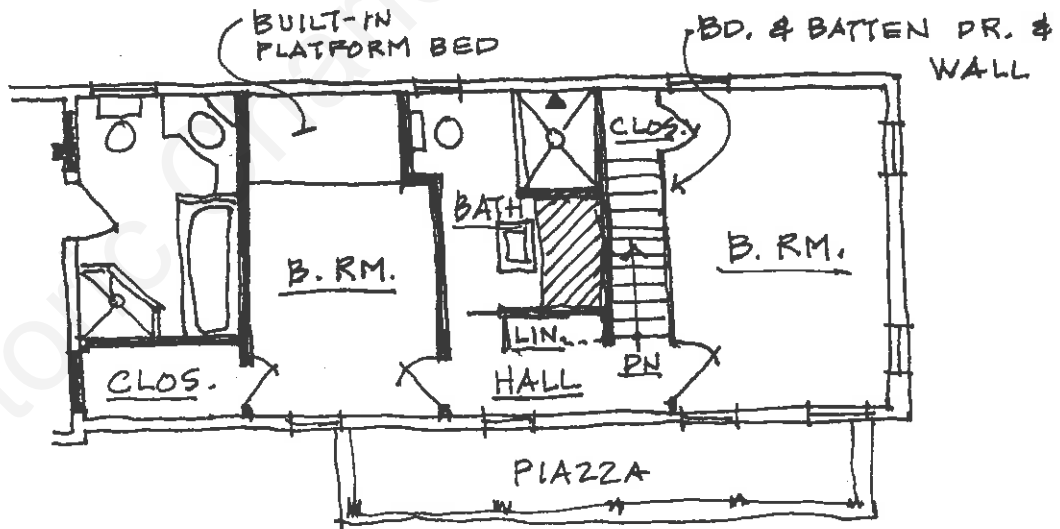


A



FIRST FLOOR PLAN
N.T.S.

6/19/96



SECOND FLOOR PLAN
NOT TO SCALE

6/19/96