

Clemson University/ College of Charleston

# 28 Blake Street

A House History

Joseph Reynolds

HP611

Professor Katherine Saunders

11/25/2010

## Contents

Introduction.....	3
Neighborhood History.....	4
History of 28 Blake Street.....	9
Architectural Description .....	11
Statement of Significance.....	13
Annotated Chain of Title .....	16
Chain of Title Record .....	20
Appendix .....	22
Bibliography.....	38

## Introduction

In the fall of 2010, the first year students of the Masters in Historic Preservation at the Clemson University/College of Charleston were asked by Professor Katherine Saunders to research the histories of certain properties around the city of Charleston that could be linked back to fortifications that have been built throughout the city. The reason these properties were investigated is because their periods of significance are scattered throughout the history of the city from its beginnings as the only British walled city in the New World to fortifications that were used to defend against the British in the Revolutionary and 1812 wars.

The students were asked to learn methods of research they were not familiar with in conjunction with learning the vast network of historical resources that are available in the City of Charleston and on the internet. Hours were spent researching deeds at the Registry of Mesne and Conveyance, documents about land owners at the South Carolina Historical Society, and vertical files in the South Carolina room at the Charleston Public Library.

The end result of a semester of research and documentation is the packet before you. It is the culmination of three months of researching deeds, the history of property owners, and the history of the Upper East Side of Charleston.

Enjoy.

## Neighborhood History

In the days before Blake Street or Hampstead Village became part of the Upper East Side of Charleston, the lands they currently occupied were battlefields where countless Revolutionary soldiers fought and died trying to prevent the advancing British from taking control of the city. In Charleston's youth the area that is the Upper East Side was unoccupied farmland and part of the city's fortified areas. The fortifications to deter the British were located where Line Street is today. An undated map from Dartmouth College shows a large British fortification located in the same vicinity of where Hampstead Village would be platted in the years to come. This shows that even though it was not an original part of the city is an important piece of the city's history. Once the British had been defeated it took several years for Charlestonians to begin settling farther up the peninsula.

28 Blake Street is located in an early suburb of Charleston known as Hampstead Village that was platted shortly before the war in 1769.<sup>1</sup> Hampstead Village (see fig. 1), developed by merchant statesman Henry Laurens, was the first neighborhood in the area. The village was bordered by the Cooper River and marshland on three sides and contained the high ground of Hampstead Hill on



Figure 1: Map of The Upper East Side 1802

<sup>1</sup> Department of Planning and Urban Development, *East Side Master Plan: Part I*. Charleston, 1984

the other. Hampstead Village is a fine example of 18<sup>th</sup> century urban design because of its neatly designed streets and centralized urban mall. Before the Revolutionary War Laurens sold off 60 lots in the village but due to its proximity to the British and Colonial lines little development took place until the fighting was done.<sup>2</sup>

The street layout of Hampstead Village has not changed drastically since it was originally designed in the late 18<sup>th</sup> century (see fig. 2). In 1805 Front Street, the eastern boundary of the neighborhood was connected to East Bay Street and was renamed. In 1787 America and Columbus Streets divided Hampstead Mall into squares as they do now. The largest change to the roads occurred in 1929 when the Grace Memorial Bridge and U.S. Highway 17 were built, causing large scale residential demolition to the neighborhoods north of Hampstead Village on Cooper Street (see fig. 3).<sup>3</sup>

There is no specific date as to when Blake Street was built but it was named after Joseph Blake Landgrave who was conveyed that area of the East Side by the Lords

Figure 2: Hampstead Village in 1852

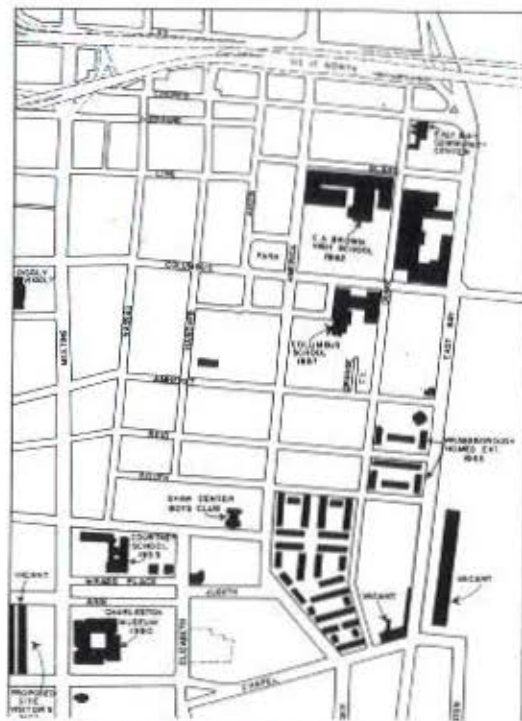
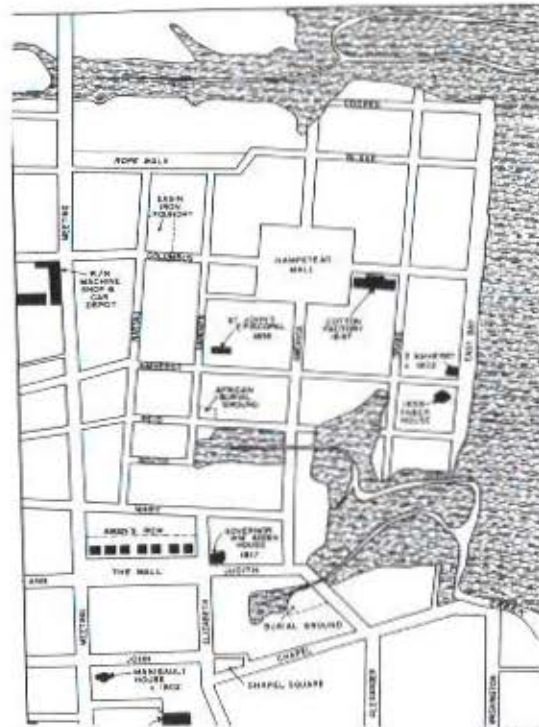


Figure 3: Hampstead Village in 1882

<sup>2</sup> ibid

<sup>3</sup> ibid



Proprietors.<sup>4</sup> A historical development map from 1801 in the *East Side Master Plan: Part I* has a section of Blake Street in between America Street and Front Street on it<sup>5</sup>. This means Blake Street was built some time before the turn of the century.

The early economy of the East Side was primarily based on its location to the Cooper River and the railroads. Numerous tiny shipyards, shipwrights, ship carpenters and fisherman were located in the neighborhood along with a large pool of skilled laborers such as carpenters and blacksmiths.<sup>6</sup> In the 1830's the railroads were introduced into the neighborhood and helped bring urban development and jobs into the neighborhood. After the introduction of the railroads the city directory listed jobs such as Boilermaker, ticket sellers, machinists and conductors for people living in the area.<sup>7</sup>

Once the Upper East Side was incorporated into the city of Charleston in 1849 its population grew in numbers and diversity. Said to have been the largest concentration of free blacks in the city before the Emancipation Proclamation, the Upper East Side was also home to militia officers, planters, merchants, butchers and gardeners.<sup>8</sup> In the later 1800's the ethnic makeup of the neighborhood changed once second generation German and Irish



Figure 4: Blacksmithing tools found in the basement of 28 Blake

Charlestonians began occupying the area. The twentieth century brought about the city spreading out

<sup>4</sup> Burton, Milby. *Charleston Streets A-K*. Charleston, South Carolina. Charleston Museum

<sup>5</sup> Department of Planning and Urban Development, *East Side Master Plan: Part I*. Charleston, 1984

<sup>6</sup> *ibid*

<sup>7</sup> *ibid*

<sup>8</sup> *ibid*

across the Ashley River and farther up the neck of the peninsula. Prominent white families began moving across the river or farther south on the peninsula while prominent black families moved to the northwest section of the peninsula or across the Ashley River to the suburbs. For the last forty to fifty years the Upper East Side has been a low income African American neighborhood.

A prominent member of the neighborhood is blacksmith Philip Simmons (see fig. 5). Simmons was born on Daniels Island in 1912 and spent his entire life working on the peninsula. His last residence before entering an assisted living community at the age of 96 was at 30 Blake Street, two houses east of the property being discussed here. Over the course of Simmons 70 years career as an iron worker he created over 500 pieces of iron work and was placed in the upper echelon of artisans in the United States. Simmons work can be viewed in the South Carolina State Museum, The Smithsonian Institute and residences in Paris, France and China.<sup>9</sup> In the basement of 28 Blake Street are an abundance of shards of old blacksmithing tools and pottery (see fig. 4).



Figure 5: Philip Simmons

In that time the Upper East Side has had to deal with numerous challenges as a community. As an impoverished area of the city several attempts at gentrification have been attempted and the majority of which have been considered unsuccessful. The belief behind why it has not allowed gentrification to happen is that the people of the Upper East Side are proud of their neighborhood and their heritage; they feel that if people come in and begin to develop the neighborhood it will become

<sup>9</sup> Vlack, John Michael. 1981. *Charleston Blacksmith: The Work of Philip Simmons*. Athens, Georgia: UGA Press.

too expensive for them to continue to live there and they will be forced from their homes. Hampstead Village, specifically the housing communities on America Street, contains the highest unemployment rate in the city and is frequently in the news for murders, drugs and violence. Today Hampstead Village is considered one of the most dangerous sections of Charleston and it shows no signs of changing.



## History of 28 Blake Street

On June 18<sup>th</sup> 1826 local government surveyor Thaddeus Sobieski sold a tract of land on Blake Street that measured 180ft (east/west) along the road and 280 ft (north/south) away from the road to local clerk David Bell and marble mason William Payne for \$2,700. David Bell and William Payne acted as trustees for Rebecca Payne and her children. Rebecca had two daughters, Emma and Ella who married AF Pober and James Hoyer. The lot was broken up into three parcels of land and the lot that becomes 28 Blake Street measured 60ft along the street and 140ft away from the street. The house 28 Blake Street was built in 1858 before being sold two years later.

On February 20<sup>th</sup> 1860 Maria Gruber, wife of George Gruber purchased a house at 6 Blake Street for herself and her nine children. This transaction is out of the ordinary because Maria's husband George does not die until September 30<sup>th</sup>, 1872 yet the deed for the house is in her name. Her eldest son George Jr. became a train conductor for the North East Railroad. Two younger sons Normand and Milton were a book binder for Walker, Evans and Cogswell and a clerk for W.H.Andrews. Maria remarried Robert H Muckenfuss and they had two children named Robert Jr. and Mariah. The house was seized due to back taxes and sold back to the family on May 11<sup>th</sup> 1886. Maria died on May 6<sup>th</sup> 1915 having outlived four of her children. The house was sold to J.B. Boyer for ten dollars per child and foodstuffs by the George Gruber Estate Et Al on June 11<sup>th</sup> 1916. Between 1912 and 1917 the address changed from 6 Blake to 36 Blake. Within a year Boyer defaulted on the loan and it was auctioned to local grocer Karl W Rink for \$2,500 on April 17<sup>th</sup> 1917. Rink lived in the house for 36 years before selling it to the Baptist Educational Center Foundation for \$8,000. The BECF held on to the property for eight months and sold it for \$8,000 and sold it to William J Legare. By the time Legare, a local plumber, bought the house the

address had been changed to its current number of 28. Legare held on to the house for 28 years selling it on September 9<sup>th</sup> 1981 to widow Eva Ravenel for \$25,000. Ravenel refinanced the house in 1983 before selling it to the Charlestown Development Company in 1988 for \$5. Over the next twenty years the house changed hands five times selling for \$95,001, \$175,000 and \$410,000. Nicholas B Clekis, who owned the house from March 30<sup>th</sup> 1999 to June 18<sup>th</sup> 2002, sold the house to Robin S Jackson for the remainder of \$123,000 left on his mortgage. The house is currently divided into five rental apartments with a full basement and is owned by the Blake and Drake LLC.

## Architectural Description

28 Blake St is a two story gable roofed Charleston wood framed single house that runs on a north/south axis and is perpendicular to Blake Street (see fig. 6). The house is a slate blue color with white trim and a red rolled tin roof. The house has no shutters on any of the windows and all of the windows are six over six. The house has a five bay facade and a shed roof piazza on the western side of the house (see fig. 7). The south façade has two windows on the first and second floors and a gable roof with a centered singular window. The east façade has no windows. There is a parapet on the south, west and north sides of the piazza roof. The drive way is on the western side of the property just off the western edge of the piazza. The house has a chimney centered on the west wall of the original house with a gable on either side of the chimney on the third floor. A three story addition is attached on the north side of the house. The addition extends a foot away from the house on



Figure 6: South Facade of 28 Blake Street



Figure 7: West Facade of 28 Blake Street



the western façade. There is a three story porch attached to the north side of the addition allowing entry and exit from the third story. The house has been broken up into three apartment units, one occupying each floor of the house. The first two floors have doors centered on the western façade to allow access to the house. 28 Blake Street has a rare full basement in Charleston.

Attached to the porch on the north side is a small two story gable roofed out building that provides two more apartment units (see right). The out building is painted the same slate blue color as the main building and has the same white trim. The building also has the same red rolled tin roof and six over six. The out building is a two story L shaped building also running north/south on the lot. The out building is connected to the second story of the porch by a porch on the second story of the out building.



Figure 6: Out building of 28 Blake Street

The out building has two windows on both floors of the south facade, no windows on the east facade, two windows on the north facade and one window and the entryway on the west facade.

There are no records for when the addition was added on to the north side of the house but it had to have happened after 1945. One hypothesis for the addition is that the owner at the time filled in the north end of the piazza. According to the 1945 Sanborn fire insurance maps the addition had not yet been added on, but there had been a shed built on the western edge of the property that was not present in the 1902 Sanborn map and is no longer there. According to the 1945 insurance map the out building had yet to acquire the L shape it now has (see fig. 8).



## Statement of Significance

The significance of 28 Blake Street lies in its basement and in the history of the land. In the basement of the house what appears to be ruins of a brick foundation have been found along the southern end of the house with a plethora of intact and broken glass bottles and decorative tiles. The debate about what the glass, tiles and foundation pieces came from is what makes the house significant. The house is located in an area that has been used for strategic advantage throughout Charleston's wartime history. The Hampstead Hill area of Charleston is the strategic high ground within cannon shot of the city and provides the advantage of superior line of sight for any army that occupies it.

The origins of the foundation could possibly be from Fort Washington, a War of 1812 bastion that was located in the same area during the war. This can be debated by the different positioning of Fort Washington on two maps from the period. The Bridgens and Allen map of 1852 (see fig. 9) show the positioning of Fort Washington on the same block of Cooper Street that 28 Blake was built on. According to this map Fort Washington is located north and east of the house and situated too far away to have any

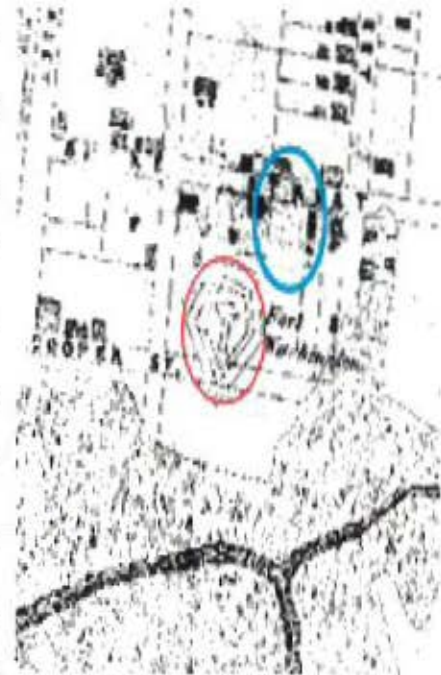


Figure 7: Bridgens and Allen Map of 1852



Figure 8: Halsey Map

foundation of the Fort be where the southern end of the house is.

The 1949 Halsey Map (see fig. 10) shows a different location of Fort Washington. This map shows Fort Washington to be on a different block of Cooper Street than 28 Blake Street is on. This would make the possibility of the foundation pieces in the basement being a part of the fort impossible.

A map found in the Scavenius Collection at Dartmouth College shows a large British fortification located on Hampstead Hill years before the tidal creeks are filled in and the area is developed (see fig. 10). There is no date on the map but because of the fortifications on the map it can be dated to sometime around the Revolutionary War. Analyzing the tidal creeks drawn on maps of a later date it can be deduced that the creeks line up to put the British fortification in the same area that 28 Blake Street will be built in years after the



Figure 9: Scavenius Map



Figure 10: Foundation in the basement of 28 Blake

fortification is destroyed. The map has no scale on it but the fortification appears to be of the same size as the horn work fortification used by the colonials that now lies under Marion Square. If this is so than the brick foundation pieces in the basement of 28 Blake could have been any part of any building in the British fortification.

While these are not exact statements they are three hypotheses about where the brick foundations in the basement could have come from which help explain why this house may be significant.



## Annotated Chain of Title

### June 18<sup>th</sup> 1826

Grantor: Thaddeus Sobieski

Grantee: David Bell and William Payne as trustees for Rebecca Payne and her children

Book & Page: T9-91

Type: Conveyance

Lot: 180ft on Blake Street, 280 ft deep

Thaddeus Sobeiski is a local surveyor who sells this tract of land to the widowed Rebecca Payne and her two daughters Emma and Ella. The price is indecipherable due to the over lay of a mortgage on one or the pages. This is the only time the property is sold at this size. According to the Scrapbook of Charleston Architectural Inventory the house at 28 Blake Street is built in 1858, shortly before it is sold off.

### February 20<sup>th</sup> 1860

Grantor: Rebecca Payne, AF Pober, Emma Pober, James Hoyer and Ella Hoyer

Grantee: Maria Gruber and children.

Book & Page: Z13-309

Type: Conveyance

Lot: 60ft on Blake Street, 170 deep.

The lot was resized and sold into three parcels that will eventually become 26, 28 and 30 Blake Street. Maria Gruber is the wife of the soon to be late George Gruber and the mother of his 9 children. Her son Normand Gruber becomes a book binder for Evans and Cogswell. Her son George Gruber becomes a conductor for the North East railroad. Her son Milton Gruber becomes a clerk for W.H. Andrews. All professional information is from the Charleston City Directory of 1875

### Date: Unknown

Property Deeded in the will of George Gruber.

Book & Page: F15-201

Type: Deeded In Will

Lot: 60ft on Blake Street, 170 deep.

George Gruber makes James A Martin the executor of his will. In his will Gruber leaves his home to his wife and his nine children upon his death. Upon his death Maria gets remarried to Robert H Muckenfuss and has two children with him.



**May 11<sup>th</sup> 1886**

Grantor: The Charleston Sinking Fund  
Grantee: Maria Gruber and Children.  
Book & Page: W27-407  
Type: Conveyance  
Lot: 60ft on Blake Street, 170 deep.

With Maria Gruber unable to pay the taxes on the house and all of her children being above the age of 21 at this time the house is seized and given over to the Charleston Sinking Fund, which immediately sells the residence back to the family

**June 10<sup>th</sup>, 1916**

Grantor: George Gruber Estate Et Al, James A Martin  
Grantee: J.B. Boyer  
Book & Page: W27-407  
Type: Conveyance  
Lot: 60ft on Blake Street, 170 deep.

Upon the death of Maria Gruber her nine living descendants decide to sell the house for what it is worth to J.B. Boyer. When split nine ways the house amounted to \$10 per person and assorted hard goods. The sale of this property to Boyer ends a 56 year ownership by the Gruber family

**May 23<sup>rd</sup>, 1917**

Grantor: F.K. Myers, Master of Equity for Charleston County  
Grantee: Karl W. Rink  
Book & Page: R28-33  
Type: Sold at Auction on 4/17/1917  
Lot: 60ft on Blake Street, 170 deep.

J.B. Boyer was unable to pay any of his bills in the eleven months he owned the property and it was seized and sold at an auction for \$2,500

**February 25<sup>th</sup>, 1953**

Grantor: Karl W Rink  
Grantee: Baptist Educational Center Foundation  
Book & Page: N56-191  
Type: Conveyance  
Lot: 60ft on Blake Street, 170 deep.

Karl W Rink lived in the property on Blake Street for 36 years before selling it to the Baptist Educational Center Foundation for a sum of \$8,000. According to the 1917 Charleston City Directory Karl Rink is a local grocer who retires shortly before selling the house. The Sanborn Fire Insurance Maps now shows the shed building on the western edge of the property.

**October 23<sup>rd</sup>, 1953**

Grantor: Baptist Educational Center Foundation  
Grantee: William J Legare  
Book & Page: A58-467  
Type: Conveyance  
Lot: 60ft on Blake Street, 170 deep.

After owning the building for less than eight months the BECF sells it to William J Legare for the exact same price it bought the property for. According to the Charleston City Directory William Legare is listed as being a local plumber until her retires in 1980.

**September 10<sup>th</sup>, 1981**

Grantor: William J Legare  
Grantee: Eva Ravenel  
Book & Page: N126-381  
Type: Conveyance  
Lot: 60ft on Blake Street, 170 deep.

Widower Eva Ravenel purchases this house from William J Legare for \$25,000 after 28 years of residence on the property. Two years after buying the house Eva refinances the mortgage for \$22,500.

**February 1<sup>st</sup>, 1988**

Grantor: Eva Ravenel  
Grantee: The Charlestowne Development Company  
Book & Page: F172-535  
Type: Conveyance  
Lot: 60ft on Blake Street, 170 deep.

Eva Ravenel sells the now dilapidated property to the Charlestowne Development Company for the sum of \$5. The grantors on the deed are two men named Anthony B O'Neil and Jerry D Gambrell

**April 13<sup>th</sup>, 1998**

Grantor: Roger Young, Master of Equity for Charleston on behalf of the Charlestowne Development Company  
Grantee: Perry K Waring  
Book & Page: N301-712  
Type: Conveyance  
Lot: 60ft on Blake Street, 170 deep.

After ten years of holding and repairing the property the Charlestown Development Company sells the Parcel of land to Perry K Waring for \$95,001.

**March 30<sup>th</sup>, 1999**

Grantor: Perry K Waring  
Grantee: Nicholas Clekis  
Book & Page: L323-141  
Type: Conveyance  
Lot: 60ft on Blake Street, 170 deep.

Perry K Waring owned 28 Blake street for less than a year and sold the house to Nicholas Clekis for \$175,000. Something had to have happened for the house to almost double in value in less than one years time.

**June 18<sup>th</sup>, 2002**

Grantor: Nicholas Clekis  
Grantee: Robin S Jackson  
Book & Page: V413-578  
Type: Assumed Mortgage  
Lot: 60ft on Blake Street, 170 deep.

After three years of ownership Nicholas Clekis falls behind on his mortgage and instead of defaulting on it he agrees to allow Robin S Jackson to assume the mortgage. He sells the House to Robin for \$77,000 and allows her to assume the \$123,000 left on the mortgage.

**April 20<sup>th</sup>, 2005**

Grantor: Robins S Jackson  
Grantee: James V Hicks Jr, Daniel Atwill and Russell Plowden  
Book & Page: S536-718  
Type: Conveyance  
Lot: 60ft on Blake Street, 170 deep.

Acting as an intermediaries for the under aged James V Hicks Jr, Russell Plowden and Daniel Atwill purchase 28 Blake street in his name for the price of \$410,000. Robin S Jackson grossed roughly a \$200,000 profit off of 28 Blake Street in the three years she owned it.

**December 23<sup>rd</sup>, 2008**

Grantor: James V Hicks Jr, Daniel Atwill  
Grantee: Blake and Drake LLC  
Book & Page: 0026-491?  
Type: Conveyance  
Lot: 60ft on Blake Street, 170 deep.

## Chain of Title Record

### Chain-of-Title Record

Property Address:	26 Blake St
Date:	10/9/2010

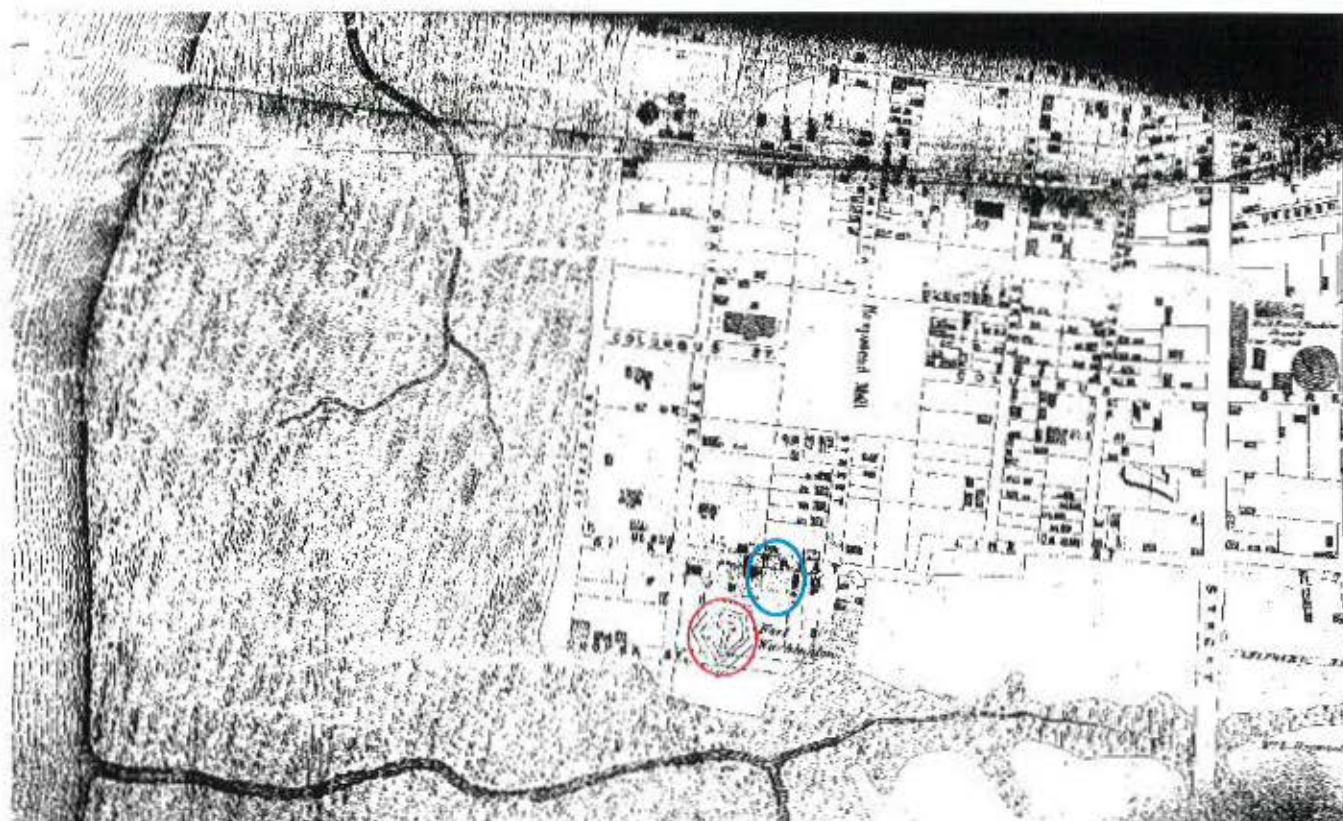
Date	Book & Page	Grantor	Grantee	Type	Lot Size	Plat	Comments
12/23/2008	OC26-491	James Hicks Jr, Daniel Awall	Blake and Drake LLC		60 x 170		
4/20/2006	S539-716	Robin S Jackson	James Hicks Jr, Daniel Awall, Russell Plowden	Conveyance	60 x 170		Sold for \$410,000. Russell Plowden is an intermediary for James V Hicks Jr
8/18/2002	V413-576	Nicholas Clekis	Robin S Jackson	Assumed Mortgage	60 x 170		\$123,000 left on the mortgage
3/30/1999	L323-141	Perry K Waring	Nicholas Clekis	Conveyance	60 x 170		Sold for \$175,000
4/13/1998	N301-712	Roger Young (Mstr of Equity), Charlestowne Development Company	Perry K Waring	Conveyance	60 x 170		sold for \$65,001
2/1/1988	F172-536	Eva Ravenel	Charlestowne Development Company	Conveyance	60 x 170		Sold for \$5. Anthony B O'Neil and Jerry D Gambrell are the grantors on the deed.
9/10/1981	N126-381	William J Legare	Eva Ravenel	Conveyance	60 x 170		Sold for 25k. Eva refinanced on 8/1/1983. Eva is widower
10/23/1953	A58-467	Baptist Educational Center Foundation	William J Legare	Conveyance	60 x 170		Sold for \$8,000
2/25/1953	N56-191	Karl W Rink	Baptist Educational Center Foundation	Conveyance	60 x 170		Sold for \$8,000
5/23/1917	R29-33	F.K. Myers, Master of Equity for Charleston County	Karl W Rink	Sold at Auction 4/17/1917	60 x 170		Auctioned for \$2,500
8/10/1910	W27-407	George Gruber Estate Et Al James Martin	J.B. Boyer	Conveyance	60 x 170		Sold for \$10.00 per child and goods
5/11/1896	W27-407	The Charleston Sinking Fund	Maria Gruber and Children	Conveyance	60 x 170		House seized to pay taxes, only to be sold back to the Gruber Family





## Appendix

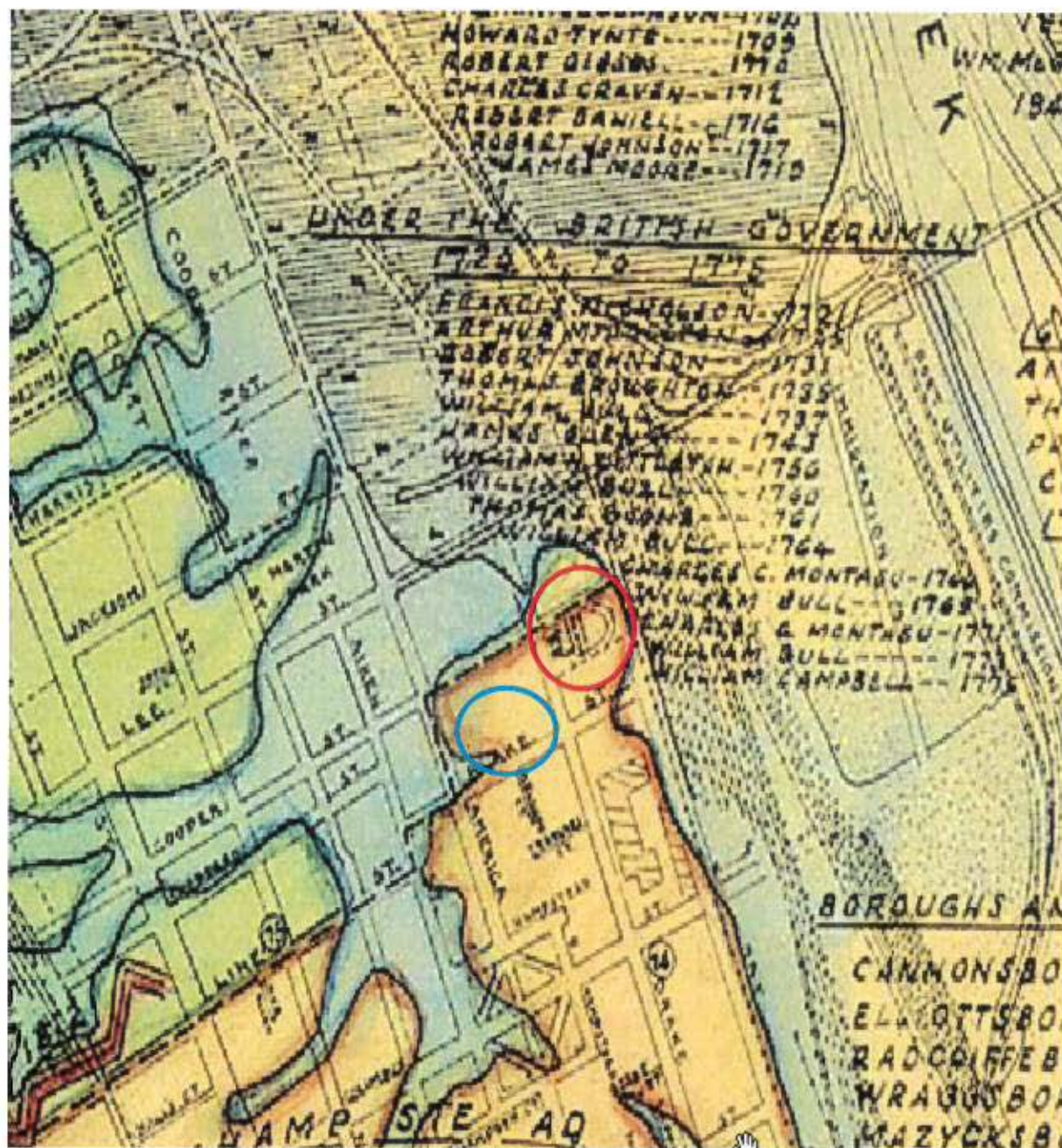
**Figure One.** The Bridgens and Allen Map of 1852. The location of Fort Washington is circled in red. The location of 28 Blake Street is circled in blue.<sup>10</sup>



<sup>10</sup> Birdgens & Allens, *Charleston: 1852*. Historic Charleston Foundation, Charleston, South Carolina



**Figure 2:** The Alfred O. Halsey Map. This map shows Fort Washington in a separate location from the Bridgens and Allen Map. Fort Washington is circled in Red. 28 Blake Street is circled in Blue.<sup>11</sup>



<sup>11</sup> Alfred O Halsey, *Historic Charleston on a Map*. Ca 1949. The Preservation Society of Charleston, Charleston, South Carolina.



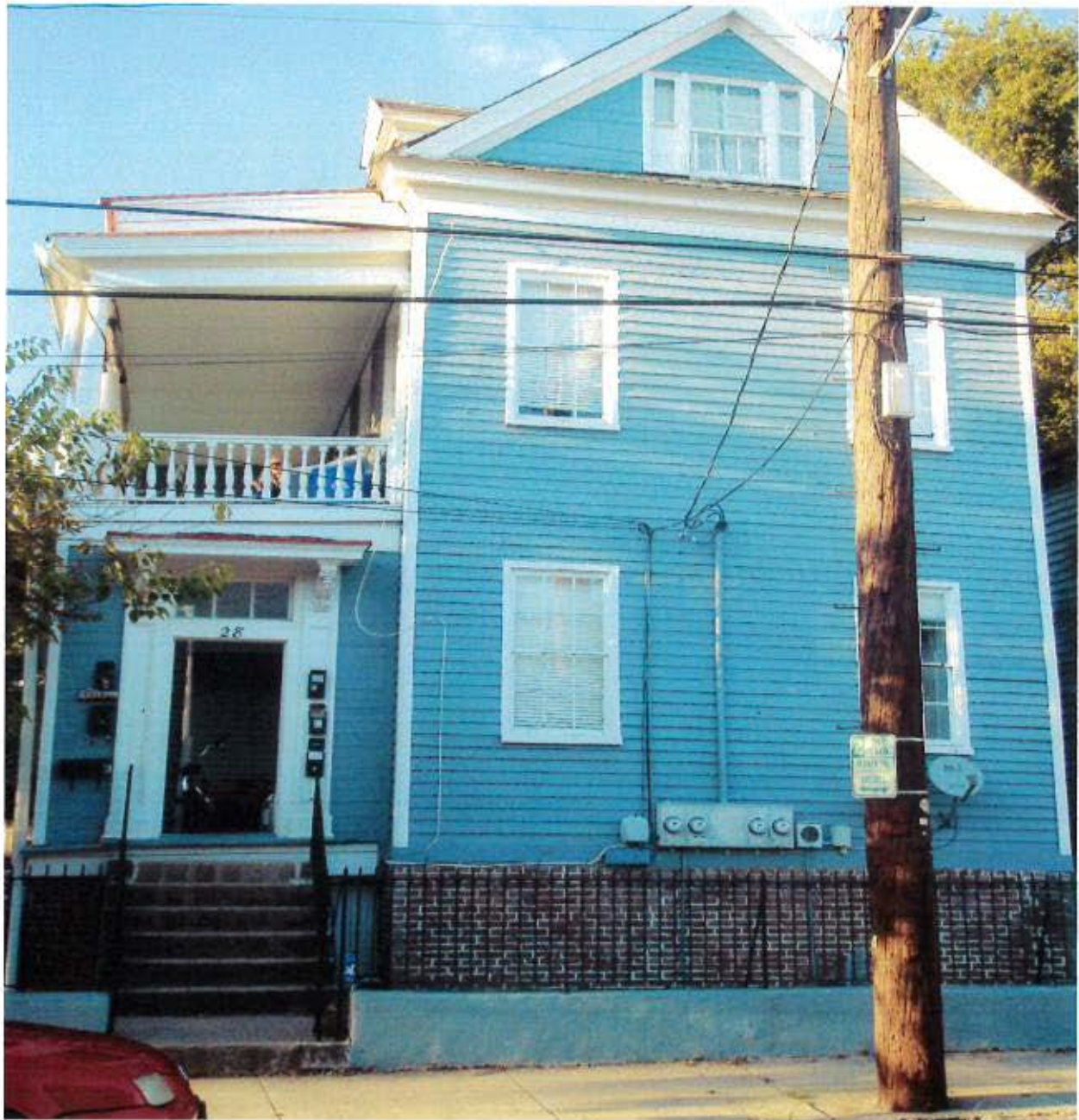
**Figure 3:** The Scavenius Map, undated, shows a large British fortification on the north east corner of the map. This is the same area that Hampstead Village will be built. The fortification is circled in red.<sup>12</sup>



<sup>12</sup> [Plan of Charlestown, South Carolina](photocopy), No Place of publication or publisher, Dartmouth College Library, Hanover, New Hampshire



**Figure 4:** The South façade of 28 Blake Street. Photograph taken November 16<sup>th</sup> 2010 by author.



**Figure 5:** The West Façade of 28 Blake Street. Photograph taken November 16<sup>th</sup>, 2010 by author

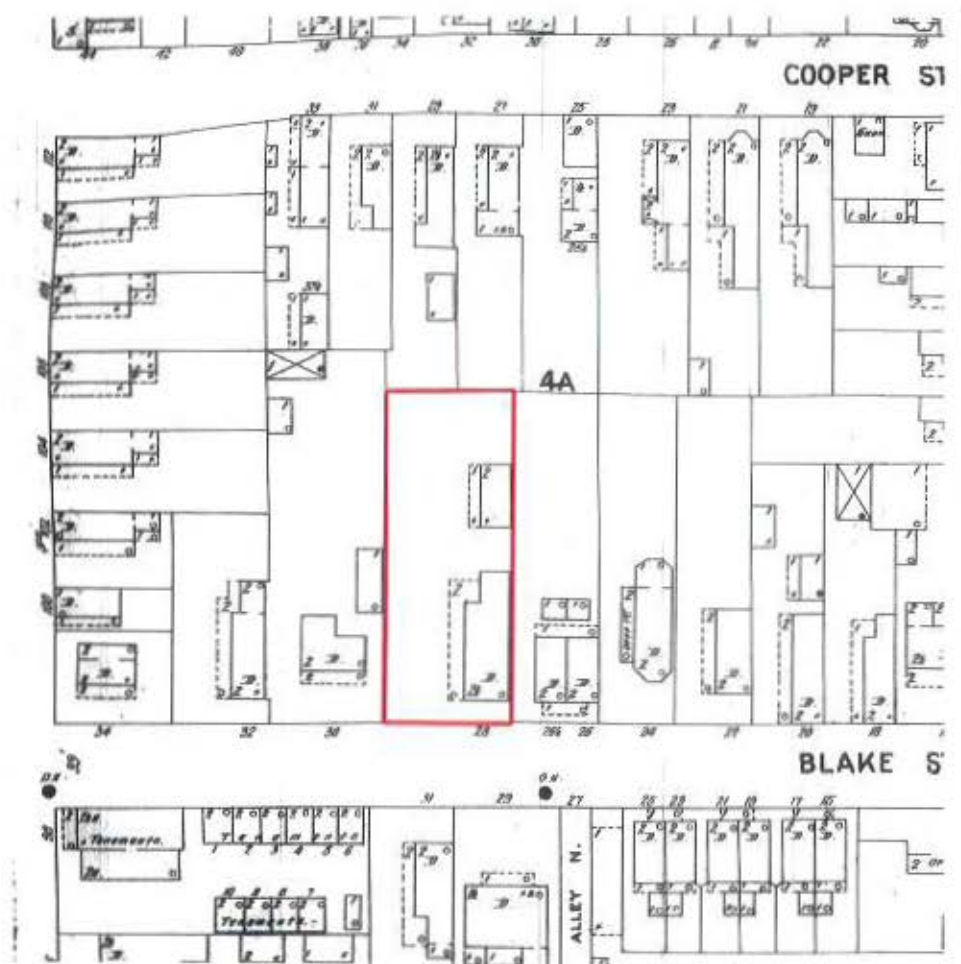




**Figure 6:** The L shaped out building north of the main house. Photograph taken November 16<sup>th</sup>, 2010 by author



**Figure 7:** The 1902 Sanborn Fire Insurance Map. The addition has yet to be added on to the main house, nor has the outbuilding been shaped as an L yet. Also there is no shed to the west of the house. 28 Blake Street is outlined in red.





**Figure 8:** The 1945 Sanborn Fire Insurance Map. Very similar to its predecessor, the only difference being the shed built on the western property line. 28 Blake Street is outlined in red.

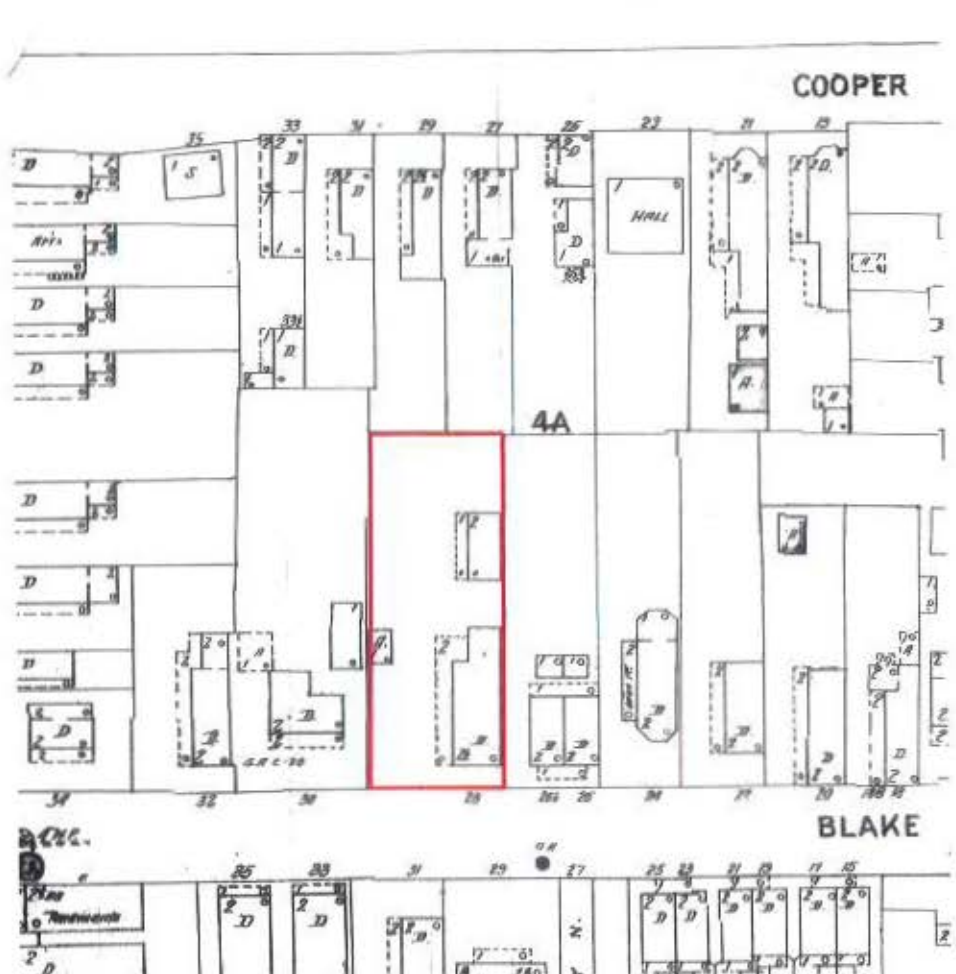
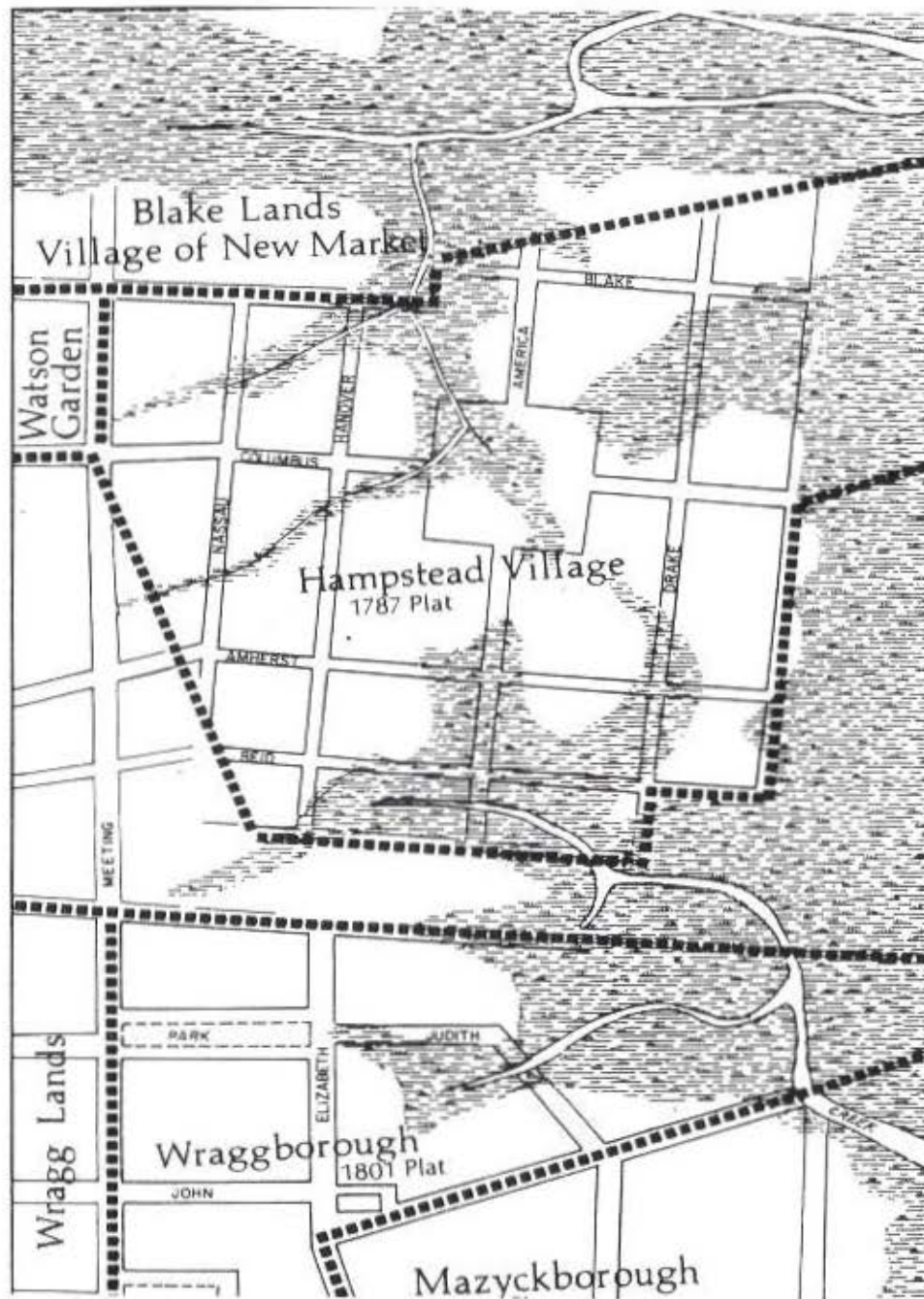
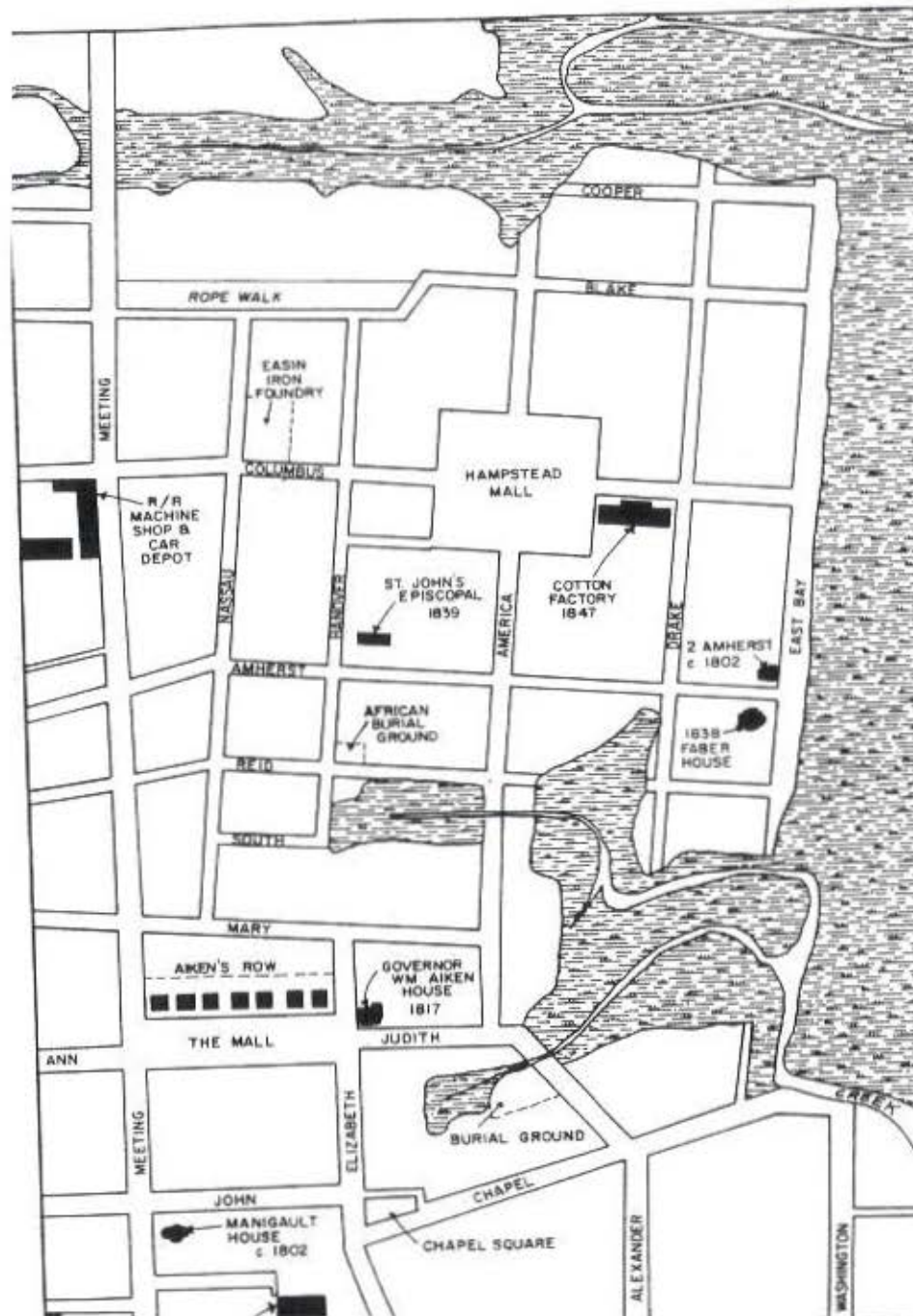


Figure 9: A map of Hampstead Village in 1801. The block of Blake Street that 28 Blake is on is the only part of the street not in a tidal creek<sup>13</sup>



<sup>13</sup> Department of Planning and Urban Development, *East Side Master Plan: Part I*. Charleston, 1984

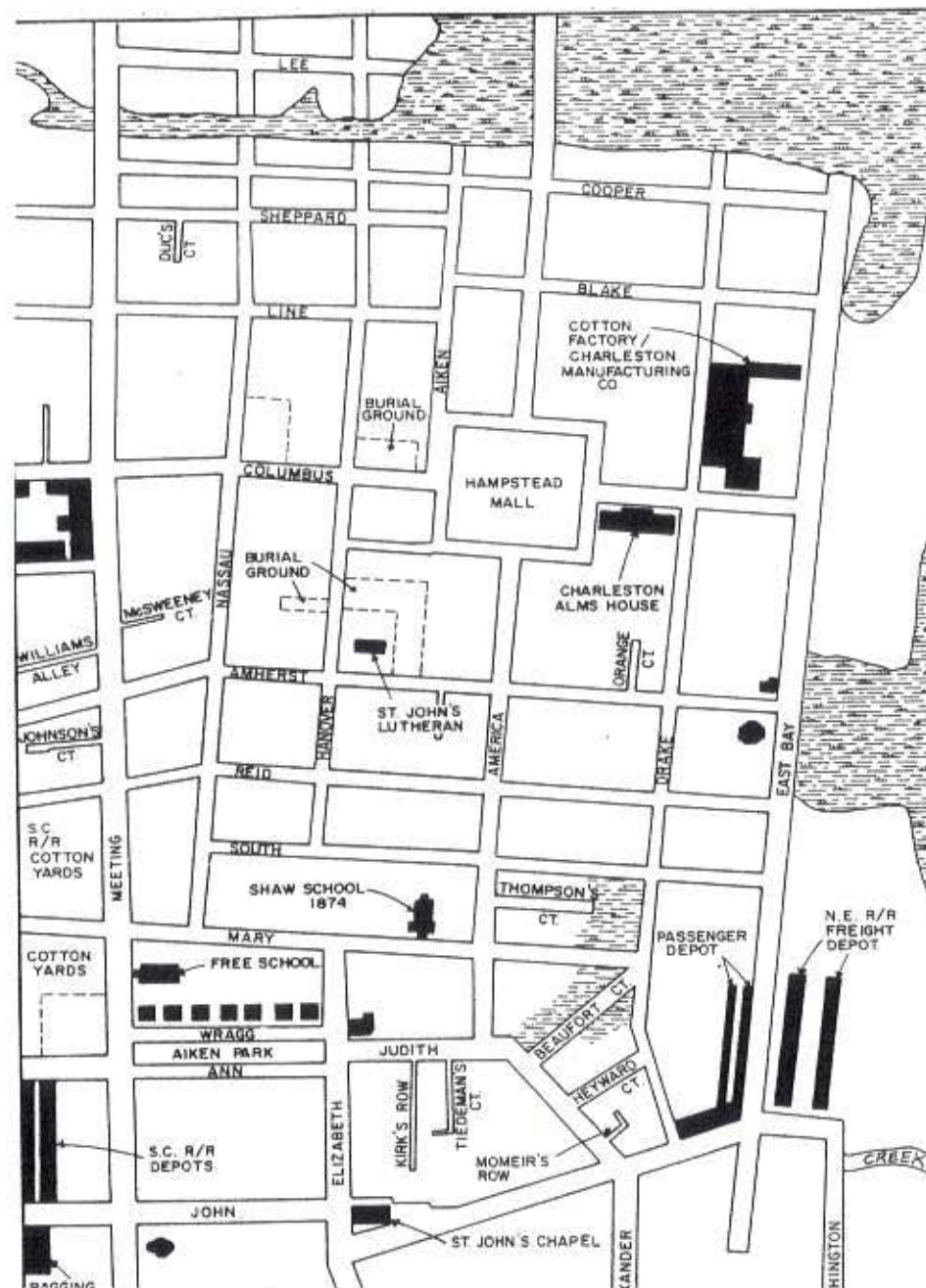
**Figure 10:** A map of Hampstead Village in 1852. Blake Street has extended to Upper Meeting Street and the tidal creeks have been pushed back by infilling the land. Several places on industry have started on the Upper East Side<sup>14</sup>



<sup>14</sup> Department of Planning and Urban Development, *East Side Master Plan: Part I*. Charleston, 1984



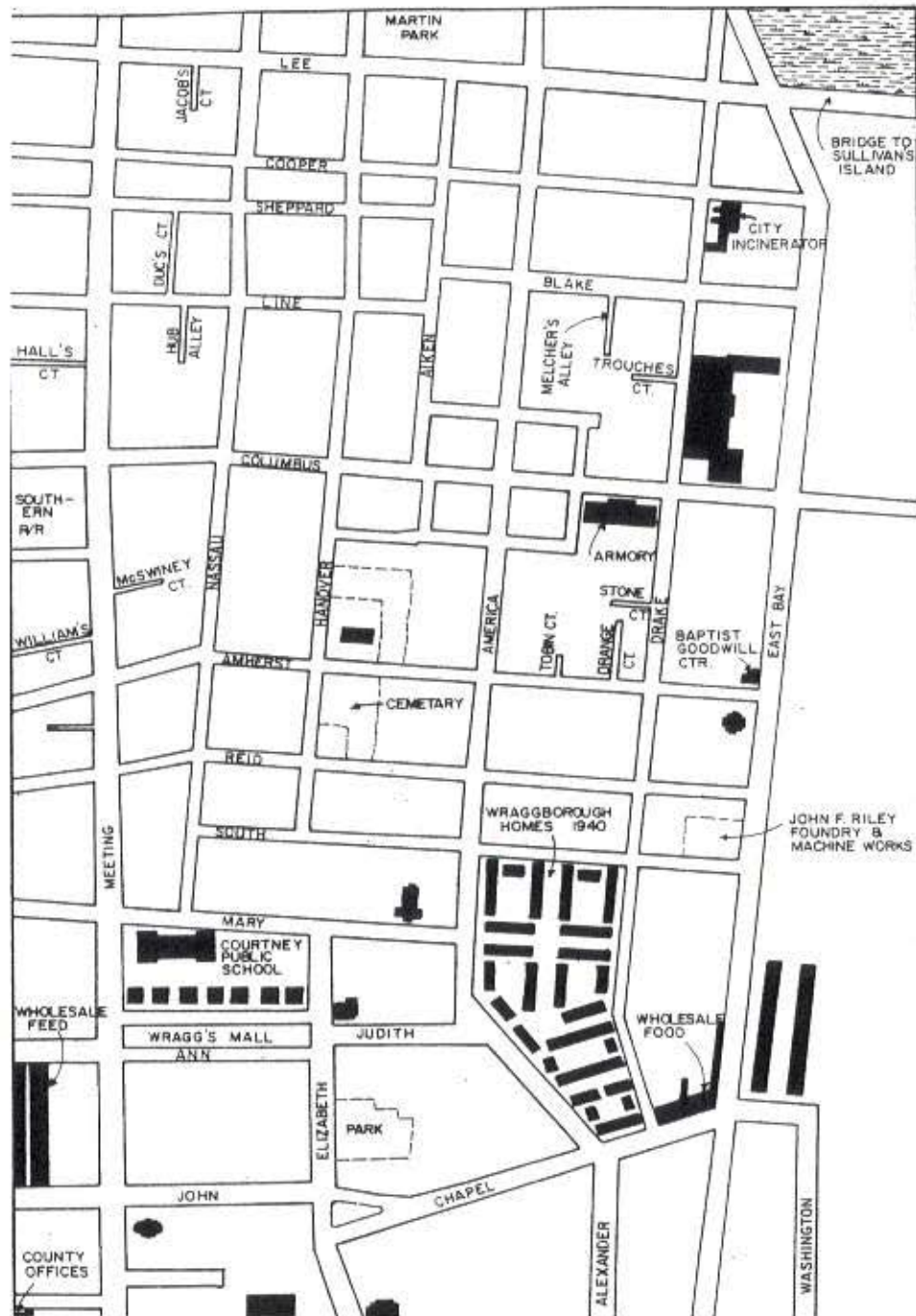
**Figure 11:** An 1882 Map of Hampstead Village. Blake Street is no longer connected to Line Street. The tidal creeks have been pushed back even farther. East Bay Street now runs uninterrupted. The Charleston Cotton Factory has become large enough to build a larger building one block away.<sup>15</sup>



<sup>15</sup> Department of Planning and Urban Development, *East Side Master Plan: Part I*. Charleston, 1984

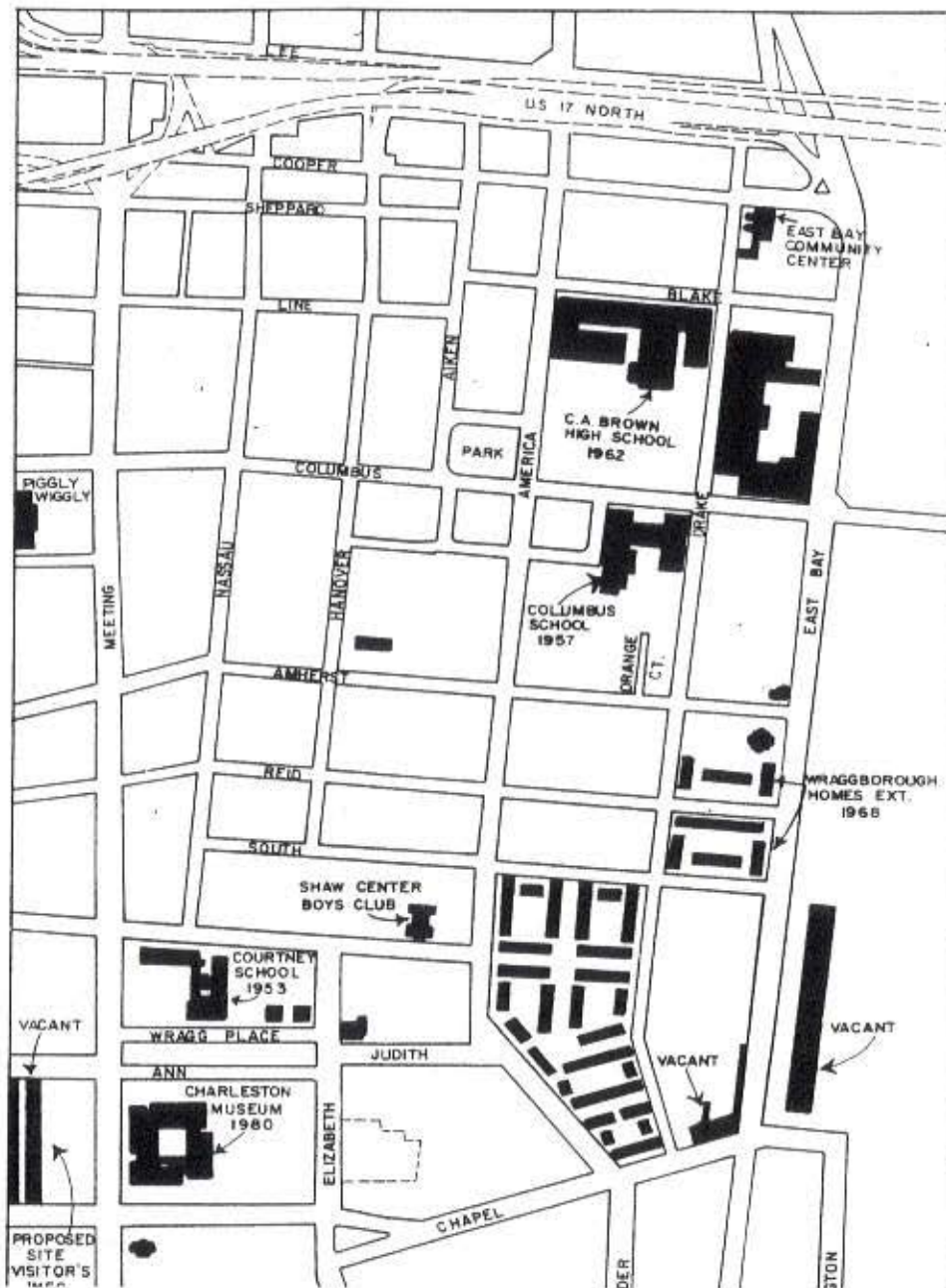


**Figure 12:** A 1952 Map of Hampstead Village. The tidal creeks have been pushed back to the Cooper River. The street layout looks remarkably similar to the 1801 map. The city incinerator has been built on the corners of Cooper and Drake Streets. America and Columbus Streets now cut Hampstead Mall into four squares.<sup>16</sup>



<sup>16</sup> Department of Planning and Urban Development, *East Side Master Plan: Part I*. Charleston, 1984

**Figure 13:** A 1982 map of Hampstead Village. US Route 17 was built north of the village. C.A. Brown High School was built on Blake Street and the Hampstead Mall is no longer there. The city Incinerator has changed into the East Bay Community Center.<sup>17</sup>



<sup>17</sup> Department of Planning and Urban Development, *East Side Master Plan: Part I*. Charleston, 1984

**Figure 14:** Foundation piece located in the southern side of the basement of 28 Blake Street. Photo taken by author, November 16<sup>th</sup>, 2010





**Figure 15:** Shards of pottery found in the basement of 28 Blake Street. Photo taken by author November 16<sup>th</sup>, 2010





**Figure 16:** Pieces of old blacksmithing tools found in the basement of 28 Blake Street. Photo taken by author November 16th, 2010



## Bibliography

Burton, Milby. *Charleston Street: A-K*. Charleston, South Carolina: Charleston Museum

Department of Planning and Urban Development. 1984. *East Side Master Plan: Part I*. Charleston, South Carolina

Hagy, James, 1992. *People and Profession of Charleston, South Carolina: 1782-1802*. Baltimore, Maryland: Genealogical Publishing Company

Hagy, James, 1996. *Charleston, South Carolina City Directories: For the Years 1816, 1819, 1822, 1825, 1829*. Baltimore, Maryland: Genealogical Publishing Company

Vlack, John Michael. 1981. *Charleston Blacksmith: The Work of Philip Simmons*. Athens, Georgia: University of Georgia Press