[342 East Bay Street]

Charleston, SC 29401

Anna Simpkins
Historical Research Methods
Clemson University/College of Charleston
Fall 2014

Table of Contents

1. Property Overview.....1

2. The Land.....2

3. Christopher Gadsden.....3

4. The Gadsdenlands.....4

5. The Neighborhood.....5

6. 342 East Bay Architectural Description.....7

7. Joseph Purcell Survey.....9

8. Caroline P. Huard.....10

9. The Castens, 1892-1924.....11

10. The Castens, 1925-1948.....13

11. The Castens, 1949-1990.....14

12. Today.....15

13. Significance.....15

14. Bibliography.....16

15. Chain of Title.....19

16. List of Figures.....23

17. City Directory Records.....24

18. Building Permits.....33

19. Additional Images.....35

Property Overview

The following report studies the property history of 342 East Bay Street in the County and City of Charleston, South Carolina. Research has been carried out for a historical research methods class taught by Katherine Pemberton of Historic Charleston Foundation in the fall of 2014 for the graduate program in historic preservation sponsored by Clemson University and the College of Charleston. The 4757 square foot lot sits on the southeast corner of East Bay and Inspection streets, bordering the neighborhoods of Mazyckborough, Ansonborough and Gadsdenboro.[1] The lot consists of a 2 ½ story frame structure raised one full story off of the ground. The property is bounded to the north and east by an asphalt parking lot and the south and west by Inspection and East Bay Streets.

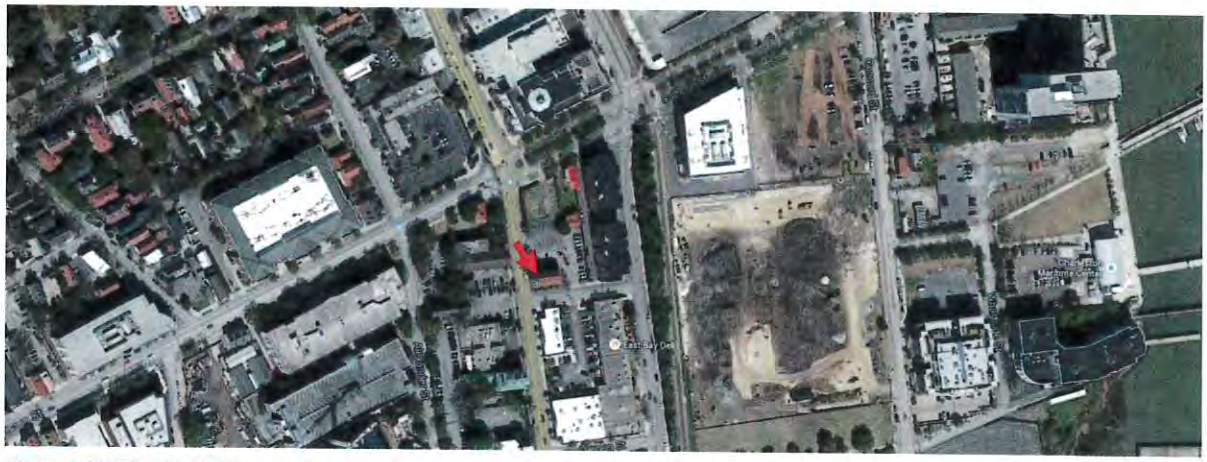


Figure 1: 342 East Bay Street
Source: Google Maps

The property is currently owned by 342 East Bay LLC, and occupied by Lyles & Lyles LLC, attorneys specializing in development and construction law. A thank you is hereby extended to Lyles and Lyles for answering questions about the property and allowing interior photographs.

[1] Charleston County South Carolina, "Tax Records: 342 East Bay," www.sc-charleston-county.governmax.com/SVC/.

The Land

The land encompassing 342 East Bay was claimed soon after the establishing of the Grand Model Plan on the Lower Peninsula. The Grand Model Plan was laid out by the Lord's Proprietors in 1680. This plan extended north near the intersection of Hasell and East Bay Streets. The subject property is located roughly ¼ mile north of this boundary.[2] A 1917 map of the original plantations in Charleston references this area on the Upper Peninsula. The land (between Beaufain and Calhoun streets) was granted to John Coming who arrived in Charleston on the *Caroline* in 1670 and Henry Hughes.[3] Little is known about Hughes or how the 700+ acres was distributed between the two men. The land was quickly given back to the city, possibly as a trade for land elsewhere on the peninsula.[4] The next known owner of the area encompassing 342 East Bay was Isaac Mazyck, Sr., a wealthy Charleston merchant. Mazyck was granted the land sometime between 1696 and 1706. He independently purchased enough land in and around the city "so that he at one time possessed

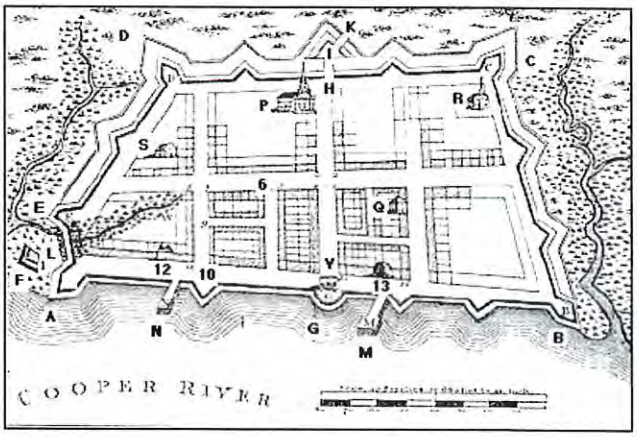


Figure 3: Charleston Grand Model
Source: Charleston County Public Library

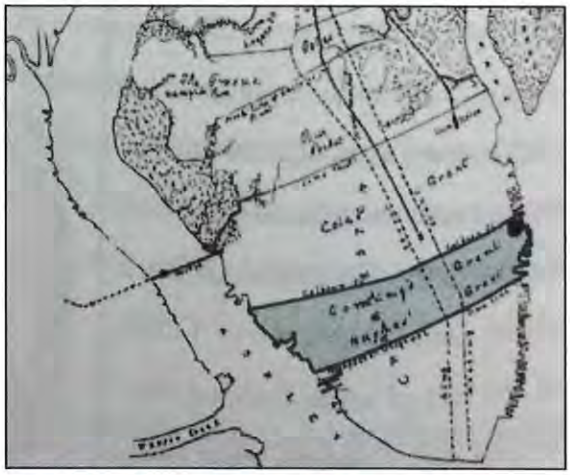


Figure 2: Land granted to Hughes and Coming
Source: "Mr. Gadsden's Neighborhood," 100.

[2] Carole Uehlinger Bastain and others, "Mr. Gadsden's Neighborhood: An Historic Recovery Data Study of Portions of the Residential Wharf-Front Neighborhood of Gadsdenboro (1850-1880)," (Charleston, SC: East West Concord Park, LLC, 2009), 100.
[3] Bastain, 100.
[4] Ibid.

more land in and about Charles Town than any other person in Carolina or in any town in North America."[5] The land changed hands between Lord George Anson, Thomas Gadsden, Alexander Mazyck and others over the first half of the 18th century. Some colonial records possibly providing evidence for where and when these changes of title occurred were lost when the Surveyor General's office flooded underneath five feet of water after the Great Hurricane of 1752.[6] Forty-four acres of the Upper Peninsula settled in the hands of Christopher Gadsden in April 1758.

Christopher Gadsden

Figure 5: The Gadsden Flag, 1775

Christopher Gadsden purchased his land north of the city of Charleston in 1758 and began construction on a large wharf on the Cooper River in 1767. A large commercial entry into Charleston, "Gadsden's wharf extended 840 feel along the Cooper River from Laurens Street to Calhoun (Boundary) Street. There were six pier heads with deep-water dockage for up to thirty large vessels, a canal (today's Calhoun Street) and landing, counting and weighing houses, and storehouses for rice and other goods."[7] Gadsden's Wharf would remain a constant point of access to Charleston well into the nineteenth century. Christopher Gadsden had big plans for his 44 acres on the Upper Peninsula in addition to his wharf. Although never built, Gadsden had planned for a market to be built at the head of the canal (now Calhoun Street) between

Figure 4: Christopher Gadsden

[5] Bastain, 101.
[6] Bastain, 99.
[7] Sarah Fick, "Gadsden's Wharf: Preliminary Historical Investigations," *City of Charleston* (2013): 2.

East Bay and Washington Streets. The idea was that such a place could service goods coming into the city from his wharf just to the east of the proposed site.[8] Christopher Gadsden had also planned a residential development in the area. The residential subdivision was planned around 1770 bounded by Boundary (Calhoun), Anson and Laurens Streets and the Cooper River.[9] The plan never came to fruition. Christopher Gadsden is remembered for his commercial activity in Charleston and at a national level for his involvement in the American Revolution fighting for the American cause. His flag design remains a symbol of American patriotism today.

The Gadsdenlands

The 44 acres Christopher Gadsden purchased in 1758 were marshland sitting below the high waterline. Gadsden spent the 1780's and 90's filling in the marshland as commerce from the wharf brought more traffic to the interior of the peninsula. Gadsden built storage facilities on his wharf where goods, primarily rice, could be temporarily stored. The Wharf was one of the most highly trafficked in Charleston for the importation of slaves. As of January 1, 1806, Gadsden's Wharf was the only place in Charleston where slave ships could land and be sold.[10] It is unclear why this rule was established but it is estimated that between January 1806 and the end of the slave trade in early 1808 "as many as 30,000 African captives passed through Gadsden's Wharf" and through the neighborhood.[11] Before his death in 1805, Christopher Gadsden stipulated, "all my lands, houses, wharfs and stores in Charleston to keep together for seven years after my decease. Then executors to divide my estate real and personal, as well as my Negroes, into nineteen equal parts or

Figure 6: Natural high water line
Source: "Mr. Gadsden's Neighborhood," 12.

[8] Alice R. Huger Smith and D.E. Smith, *The Dwelling Houses of Charleston, South Carolina,* (Charleston, SC: The History Press, 2007), 145.
[9] Fick, 26.
[10] Fick, 2.
[11] Ibid.

shares, being the number of grandchildren now have."[12] The family made the decision to immediately sell the land "because of the interest on debts and legacies due exceeded the income and profits of Christopher Gadsden's estate, they petitioned for sale of the whole of the real and personal estate. All heirs and debtors acquiesced and the court ordered all the estate to be sold at public auction."[13] In 1806 Joseph Purcell platted Christopher Gadsden's estate into six wharf lots and 197 residential lots.

The Neighborhood

The convergence of Ansonborough, Mazyckborough and Gadsdenboro has been an area of constant change since European settlement in the late 17th century. Beginning as marshland, the neighborhood has been farmland, a neighborhood serving as transition housing for immigrants, public housing, and a commercial stop on the way off of the peninsula today. The area was formally incorporated into the city of Charleston in 1783 when Boundary (Calhoun) Street became the northern edge of the city.[14] These newer areas of the city were designed with wider streets including East Bay and Boundary, easing the passage of goods entering from Gadsden's Wharf and preventing the spread of fire.[15] The area surrounding 342 East Bay has been referred to as Middlesex Village, Gadsden's Federal Green and General Gadsden's Lands. East Bay Street is listed early as simply Bay Street and Inspection Street appears on a 1774 plan of Gadsden's Middlesex Village as a primary route to the Wharf. The street would have aligned with the center of the wharf being an important passage into town. The name Inspection has been consistent since 1795 and may be the oldest road in the neighborhood.[16]

---

[12] Christopher Gadsden, *Will, South Carolina Room, Charleston County Public Library,* Book 30, pages 869-873.
[13] Fick, 29.
[14] Bastain, 29.
[15] Kimberly Grimes and others, *Between The Tracks: The Heritage of Charleston's East Side Community,* Leaflet 10 (Charleston, SC: The Charleston Museum, 1987), 5.
[16] Bastain, 110.

The middle decades of the nineteenth century brought great ethnic and racial diversity to the neighborhood. This area was more appealing than other neighborhoods lower in the peninsula because "rents were lower, real estate was more available and less expensive, and new houses could be built of wood, a practice prohibited within the city limits" and "the typical urban lot featured several support structures in addition to the main lot."[17] The neck saw an influx of residents after the 1861 fire, continuing through the Civil War by families and individuals trying to escape the chaos of the Lower Peninsula. As more people moved, "properties located west…of Washington Street tended to be populated by elite planters and their families…and by upper-middle class or upper class owner-occupants."[18]

The twentieth century brought a major shift to the neighborhood. With the increasing racial and ethnic diversity, the neighborhood became a draw for many artists. The area bounded by Laurens, Charlotte, Concord and Meeting streets was used as a recreational field for recreational field for neighbors. Woodcut artist Charles W. Smith reflects, "I went about my task of portraying some of the scenes which delight the eye and satisfy the soul. It is my earnest hope that in these woodcuts I have succeeded in some measure in conveying not only the scenes but the spirit and charm of Old Charleston."[19] The property immediately to the east of 342 East Bay served as the "Ansonborough Homes" Federal Housing Project from 1940 until the project was condemned and demolished in 1992. Flooding and stagnant water was first identified as an issue for the

Figure 7: Woodcut by Charles Smith
Source: *Old Charleston: Twenty-Four Woodcuts*

[17] Grimes, 3 and 9.
[18] Bastain, 7.
[19] Charles W. Smith, *Old Charleston: Twenty-Four Woodcuts.* (Richmond, VA: The Dale Press), *forward.*

neighborhood in the 1860, because of the location on the in filled marsh.[20] The city has been heavily criticized for removing the housing as residents saw it as a step toward gentrifying the area and forcing minorities further up the neck of the peninsula. The former Ansonborough Homes site is now high-end residential space and the rest of the neighborhood is used commercially.

342 East Bay Architectural Description

342 East Bay Street is a traditional center hall Charleston single house. The 2 ½ story frame structure sits one full story off the ground. The ground floor is brick; stuccoed on the west façade and Flemish bond courses on the north and south. The east is covered in clapboard. The structure has a terne metal roof with a parapet over the piazza. The piazza has five support columns and turned balusters. There are louvered shutters on the openings to the piazza, however they are missing from the west/street façade. The ground floor is entered through a door directly below the primary door, or through a modern door in the east wall. The ground floor also would have had openings on the south façade to the area under the piazza. The openings were changed to windows at an unknown date, and the lower half has been framed in and covered with clapboard. Seven stuccoed columns at the ground level support the two-story piazza and addition above. There is no interior access between the ground floor and the primary level. A staircase running up to the first level of the piazza on the south facade reaches the primary door. The piazza runs the majority of the south side of the house; the piazza originally wrapped the south and east facades of the house but was closed in sometime during the early 20th century on the east.

Figure 8: Street level under piazza, original south fenestration
Source; Anna Simpkins

[20] Bastain, 11.

The house boasts federal details, though some have been altered over time. The primary door is flanked by sidelights with a fanlight above. The stair hall has a room to west and three rooms to the east; the original parlor and two additional rooms that were created when the piazza was enclosed. The front parlor historically had a fireplace that has been completely framed in, protruding into the room from the north wall. The house had five original fireplaces. The west facade is a double bay with 6/6 windows. There are also 6/6 windows flanking the boxed out fireplace.

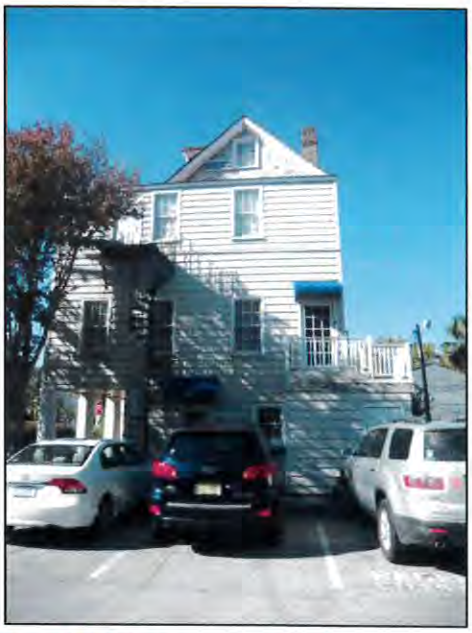


Figure 9: Spiral staircase on east façade
Source: *Anna Simpkins*

Five pane French doors open onto the piazza. The French doors are no longer operational after being painted shut. Some panes of glass appear to be historic. The rear parlor has the same French doors opening to the piazza and 6/6 windows flanking the fireplace. A Victorian and mantle and coal stove were inserted into the original firebox. The room on the northeast corner of the house is used for storage and has an exterior door, providing access to the parking lot below. The room to the southeast is an office. A bathroom was installed in the hall underneath the stairs in the early 1990s. The stairs ascend along the west wall to a landing before turning along the east wall. There is a broad landing at the second floor with access to the second story of the piazza. The rooms flanking the second floor landing are identical to the first level. The third floor is one large room with a window in each gable end and five dormers opening to the south. A spiral staircase was added to the east façade in 1991 to serve as a fire escape for the third and second stories. Few records of major alterations could be located.

Joseph Purcell Surveyed

The chain of title is complete back to 1806 when Joseph Purcell surveyed Christopher Gadsden's estate planning six wharf lots and 197 residential lots. The property at 342 East Bay Street was platted as lot 59 by Purcell. Robert Blakely was the first owner of the divided Gadsdenlands, purchasing lots 59, 60, 61, 67, 68, 71 and 72.[21] The lots were purchased in 1806 for an unknown amount. James Cooper purchased lots 59 & 60 from Robert Blakely in 1807 with concessions of $8000.00.[22] Cooper already owned lot 61. Through this sale, Cooper conditioned that Blakely build a "palisade, fence, kitchen, stable, chain house, dwelling house…[and] privy" on the property.[23] It is unclear whether or not any of these items were built and if so for how long they stood. Cooper appears to have used the property for agricultural purposes. James cooper sold lot 59 to Miss Sarah Broeske in 1818 for an unknown amount. The deed makes reference to a "dwelling house and outbuildings," but this could be generic language.[24] At some point, Sarah Broeske lost the property and the next sale was conducted through the Master in Equity. The Master in Equity "facilitates relatively quick and inexpensive means of litigation resolution for non-jury matters. The Master hears most foreclosure cases." The term is six years and the county funds the position.[25] Master in

Figure 10: Purcell Survey of Gadsdenlands, Lot 59
Source: "Mr. Gadsden's Neighborhood," 111.

[21] Buist and Buist Property Records (1914), 18.456, "Gadsden Plat," *South Carolina Historical Society*, 456.
[22] Ibid., 456.
[23] Charleston County, South Carolina, Register of Mesne Conveyance, Deed Book U7, page 339.
[24] R.M.C, Deed Book Y8, page 392.
[25] Charleston County, South Carolina. "Council Info: Master In Equity." www.charleston county.org/departments/master-in-equity/index.php.

Equity Edward R. Laurens sold the lot to Mary Cooper, James Cooper's widow in 1850.[26] Based on land values in the Charleston County Ward Books and architectural details from the structure suggest the house was built in the early 1850s.

Caroline P. Huard

Caroline P. Huard purchased the property from Mary Cooper and her son George in 1856 for $2,500.00. It is unclear whether the house was built at this time or not, but Caroline is listed as living at "East Bay, corner Inspection" in 1859.[27] Mrs. Huard had been widowed in 1838 and was left property around the city. She lived at 342 East Bay until her death in 1889. Caroline maintained the home through the Civil War. The Upper Peninsula suffered less physical damage than other areas of the city during the War and remained an important neighborhood for commercial activity.[28] Though the house was unaffected by the Charleston fire of 1861, it suffered earthquake damage in 1886. On the evening of August 31, a 7.3 magnitude earthquake shook Charleston.[29] This neighborhood saw fairly light damage compared to other areas of the Lowcountry. Total property damage for the city was estimated at $5-6 million.[30] Since structural damage was so severe, the city offered repair vouchers to damages suffered in the earthquake. Contractors flocked to the city to aid in repair work. The city recorded damages done with suggested repairs to stabilize properties. The city kept record of vouchers that were submitted and what work was completed. The record shows Mrs. Huard as owner of a frame dwelling at 342 East Bay. Each façade is recorded as being in "good" condition. The report for chimney condition reads, "top down on front chimney. Rear chim'y must come down one story."[31] The damage was estimated at $75 and recommendation of

---

[26] R.M.C., Deed Book C12, page 477.
[27] Charleston City Directory, (1859).
[28] Grimes, 23.
[29] United States Geological Survey, "Historic Earthquakes: Charleston, South Carolina," www.earthquake.usgs.gov.
[30] Ibid.
[31] 1886 Earthquake Damage Report, "342 East Bay," *South Carolina Room, Charleston County Public Library.*

repairing the chimneys to make the structure safe.[32] The corresponding record for vouchers collected for earthquake damage record Caroline P. Huard redeeming voucher #1438 on November 15, 1886. She was given $400 to repair 342 East Bay, and an additional $570 for three properties she owned on Broad Street.[33] Caroline died in June 1889 and her executors sold her estate in 1892.

Figure 11: 1888 Sanborn
Source: University of South Carolina, Digital Library

The Castens Family, 1892-1924

Carsten H. Castens purchased the property in 1892 for $3,150.00. Carsten and his wife Anna immigrated to Charleston from Germany in the 1880's The property passed through the Castens family for the next 98 years. The Upper Peninsula had been a draw for a diverse population since the mid nineteenth century, "German and especially Irish immigrants in increasing numbers staked a claim on the Neck, competing for jobs with colored people, slave and free."[34] Carsten and Anna had lived in the neighborhood, at the northeast corner of Inspection and Concord for ten years prior to purchasing 342. They selected the neighborhood as a place to raise their family and begin a grocery business. Although Carsten purchased the property in 1892, he and his family lived elsewhere, and ran an established grocery store in the city. Occupancy records for who was living at the property from the 1890's-1920s have not been located. It is possible that the Castens relied on the property as

[32] Ibid., 4.
[33] Ibid., 135.
[34] Grimes, 2.

a source of rental income in the post-war years when the Neck was facing a housing shortage. Values depreciated and "rental property was an especially promising investment."[35]

For the first quarter of the 20th century, the family ran C.H. Castens and Son grocery from their residence at 524 Meeting Street.[36] After Carsten retired, his son Christopher took over the business while his wife; Florence was the secretary for Marjenhoff Baking Company, a prominent bakery in Charleston. Little is known about the subject property for this time, but improvements were being made to the neighborhood as Charleston continued to recover in the post-war years and expand northward on the peninsula. The neighborhood was plumbed sometime after 1912 when an outbreak of typhoid fever spurred the need for improved the need for new water systems.[37] Flooding and stagnant water continued to be an issue on the former marshlands. Carsten Castens died in 1916, and the title to 342 East Bay transferred to his son Christopher in 1920. Carsten's will could not be located through public record so it is unclear what the stipulations were for the dispersal of his estate. His widow Anna died in 1920, likely leaving the property to her son and daughter-in law.

Figure 12: C.H. Castens & Son Advertisement
Source: Charleston City Directory, 1901, page 25.

Figure 13: Marjenhoff Baking Co, 149 Church
Source: Lowcountry Digital Library

[35] Grimes, 25.
[36] Charleston City Directory, (1901), 347.
[37] Grimes, 28.

The Castens, 1925-1948

The Castens family is first listed as living at 342 East Bay in 1925. Christopher and his wife Florence moved in with their children, Ethel, George Albert and Christopher Norman. Christopher's sister Anna also lived with the family.[38] The family appears to have been active in the city. After leaving the grocery business when his mother died, Christopher worked as a salesman for H.D. Rambke Company, a wholesale confectioner in Charleston.

Figure 15: Ethel Castens, only picture of Castens family that could be located
Source: Ancestry.com

Figure 14: C.D. Franke & Co
Source: Lowcountry Digital Library

Charleston Dry Dock and Machine and C.D. FRANKE & CO carriage builders in Charleston employed his sons.[39] The Charleston Dry Dock and Machine wharves were located along the cooper river from Calhoun to south of Inspection Street, where Gadsden's Wharf had formerly stood. Christopher made some alterations to the property, spending $225.00 in 1936 for the "addition of one room 10' x 12' to a three ½ story brick & Frame d dwelling, also remodel porches."[40] This work is possibly the section of the piazza that has been enclosed on the southeast corner of the house, or a bathroom that was added to the north side of the house, extending out from the stair landing between the first and second floors. After Christopher died shortly after in 1938, Anna, Florence and Ethel Castens negotiated the transfer of the property to George Castens in 1948 for the grand sum of $10.00.[41] Florence died in 1949.

---

[38] Charleston City Directory, (1925/1926), 154. *Anna Castens is sometimes listed as Tina or Christina*
[39] Charleston City Directory, (1929), 188.
[40] City of Charleston, "Application for Building Permit," *Inspection Division, Building Permit Indexes, City Records Management* Permit #305, July 25, 1936.
[41] R.M.C. Deed Book E50, page 113.

The Castens, 1949-1990

George Albert and Christopher Norman Castens[42] continued to live at 342 East Bay while the former worked his way up from secretary for Charleston Shipbuilding and Dry Dock Company to paymaster at the State Ports Authority and the latter worked as a clerk for the US Post Office. Changes to the property during this time were minor, changes to the exterior paint color and repairs to the tin roof. Sanborn Fire Insurance maps show that the two story brick out building was demolished sometime in the early 1950's. No information has been located on the secondary structure or what it was used for during the roughly 100 years that it stood. George owned properties on St. Philip and Sheppard streets[43] in Charleston and when he married in 1958 he moved elsewhere, selling 342 East Bay to his brother Norman for $1.00.[44] By this time much of the once densely populated residential neighborhood was gone. Norman lived at 342 with his wife

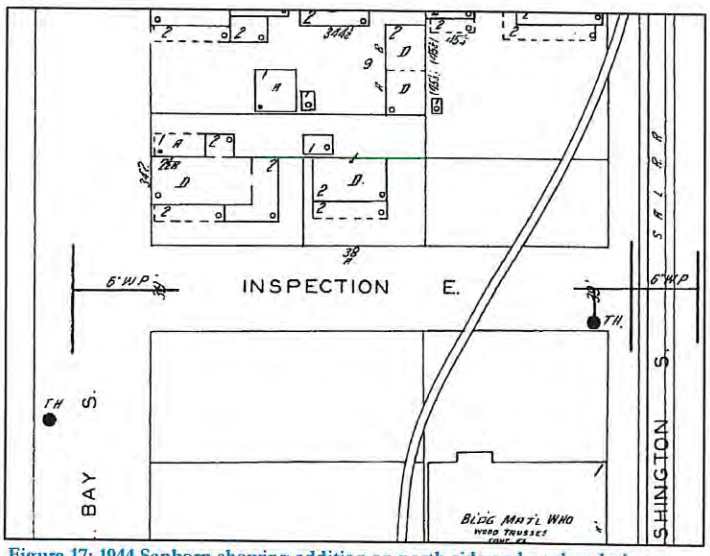


Figure 17: 1944 Sanborn showing addition on north side and enclosed piazza
Source: CCPL, Digital Sanborn Maps

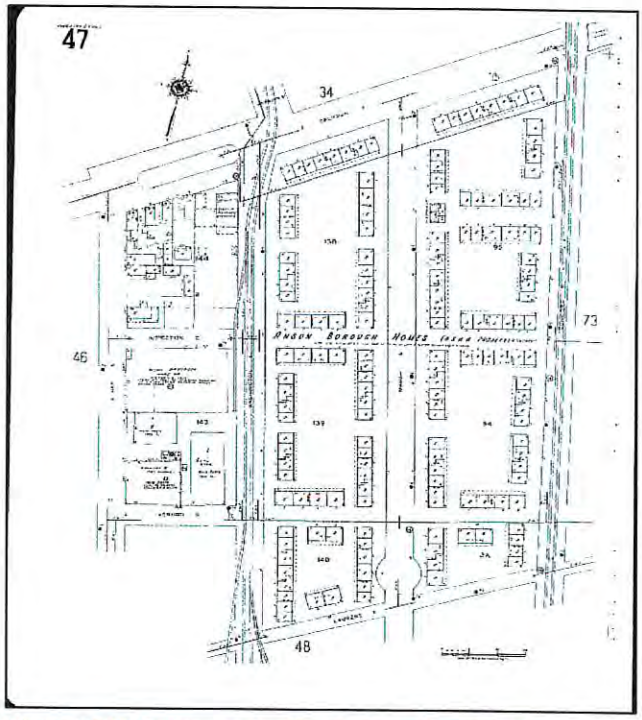


Figure 16: 1955 Sanborn, out building had been demolished
Source: CCPL Digital Sanborn Maps

[42] The brothers are referred to by first or middle name interchangeably in records.
[43] College of Charleston, "Lowcountry Digital Library." www.lcdl.library.cofc.edu.
[44] R.M.C Deed Book H66, page 293.

Larie until 1985. He died in 1987. From 1986 to today, the single house has been a commercial structure. Larie sold the property to David F. Haygood in 1990 for $167,500.[45] This sale marked the end of two eras; both the ownership of the Castens family passing the property through three generations and also the final shift of the once bustling residential neighborhood on the upper peninsula to almost entirely commercial use.

Today

The property has been consistently used as office space since the late 1980's, serving hair salons, dental offices, insurance offices and law offices among others. Despite the change in use, the property has maintained historic integrity with owners and occupants taking great care to keep historic features intact, including interior molding, French doors, flooring and exterior details on the piazza. Lyles & Lyles Attorneys currently occupy the primary, second and third stories and the ground floor is used as storage.

Significance

The property is significant because it is one of the few remaining historic structures built on the early plots laid out by Joseph Purcell of Christopher Gadsden's lands. The single house serves as a reminder of the long and constantly shifting dynamic of the neighborhood. As development moved north on the peninsula, 342 East Bay will be an interesting property to continue to watch. With vacant lots to the north all the way to Calhoun Street, the area in the future could be pushed towards dense development.

[45] RM.C. Deed Book S196, page 506.

Bibliography

1886 Earthquake Damage Report. "342 East Bay." South Carolina Room, Charleston County Public Library.

Ancestry.com. "Castens."

Bastian, Carole Uehlinger, William B. Barr, Cynthia J, Miller and Richard P. Lanhan. "Mr. Gadsden's Neighborhood: An Historic Data Recovery Study of Portions of the Residential Wharf-Front Neighborhood of Gadsdenboro (1850-1880). *Barr & Associates.* Charleston, SC: East West Concord Park, LLC, 2009.

"Borough Houses." Signage at 35 Calhoun Street, Charleston, SC 29401.

Buist & Buist Property Records, 1914. (18.456) Gadsden Plat, pages 456-459. *South Carolina Historical Society.*

Charleston City Directories, 1835-2014. *College of Charleston Special Collections* and *South Carolina Room, Charleston County Public Library.*

Charleston County South Carolina. "Council Info: Master In Equity." www.charlestoncounty.org/departments/master-in-equity/index.php.

Charleston County South Carolina. *Register of Mesne Conveyence.* Deed Books, O.T Wallace County Office Building.

Charleston County South Carolina. "Tax Records: 342 East Bay." www.sc-charleston-county.governmax.com/SVC/.

City of Charleston. "Application for Building Permit." *Inspection Division, Permits Indexes.* City Records Management. 1932-1981.

City of Charleston. "Staff Review." *Board of Architectural Review.* 1991-2004.

City of Charleston Records Management. "342 East Bay." Vertical file.

College of Charleston. "Lowcountry Digital Library." www.lcdl.library.cofc.edu.

Death Index, 1821-1926. South Carolina Room, Charleston County Public Library.

Fick, Sarah. "Gadsden's Wharf: Preliminary Historical Investigations." Charleston, SC: City of Charleston, 2013.

Gadsden, Christopher. *Will.* South Carolina Room, Charleston County Public Library. Book 30, pages 869-873.

Grimes Kimberly, Dale Rosengarten, Martha Zierden, and Elizabeth Alston. *Between the Tracks: Ther Heritage of Charleston's East Side Community.* The Charleston Museum Leaflet Number 30. Charleston, SC: The Charleston Museum, 1987.

Huard, Stalinas. *Will* 1838. South Carolina Department of Archives and History, Columbia, SC. Microfilm. Roll 41, Pages 823-824.

Lamble, H.S. 1882 Plat of Charleston. South Carolina Room, Charleston County Public Library.

Lyles & Lyles LLC, Attorneys and Counselors at Law. "Charleston Development and Construction Law Lawyers." www.lylesfirm.com.

National Park Service. "Community Buildings: Historic Charleston's Religious and Community Buildings." www.nps.gov/nr/travel/Charleston/community.htm.

Pinckney, Paul. "Lesson Learned from the Charleston Quake: How the Southern City was Rebuilt Finer than ever Within Four Years." *San Fransisco Chronicle.* May 6, 1906. Virtual Museum of the City of San Fransisco. www.sfmuseum.org.

Sanborn Fire Insurance Maps, 1884-1955. South Carolina Room, Charleston County Public Library and University of South Carolina, Digital Library Collections.

Smith, Alice R. Huger and D.E. Smith. *The Dwelling Houses of Charleston, South Carolina.* Charleston, SC: The History Press, 2007.

Smith, Charles W. *Old Charleston: Twenty-Four Woodcuts.* Richmond, VA: The Dale Press. College of Charleston Special Collections.

Steedman, Marguerite Couturier. "How the city grew." Charleston County Public Library. www.ccpl.org/content.asp?name=site&catID=6062&parented=6046.

United States Geological Survey. "Historic Earthquakes: Charleston, South Carolina. www.earthquake.usgs.gov.

Ward Books 1852-1890. Wards 3 & 5, Charleston, SC. *South Carolina Room, Charleston County Public Library.* Microfilm YRB-019.

Property Address: 342 East Bay
Date: Fall 2014

Chain of Title Record

Date	Deed	Grantor	Grantee	Type	Lot Size	Price	Comments
12/30/2005	Book: S 567 Page: 855	JRC 342 LLC	342 East Bay LLC	Sale		$1,700,000.00	
7/7/2004	Book: F 501 Page: 581	Ansonborough Square Limited	JRC 342 LLC	Sale		$1,350,000.00	
7/1/1993	Book: Y 228 Page: 735	Haygood, David Franklin	Ansonborough Square Limited	Partnership		$1.00	
9/18/1990	Book: S 196 Page: 506	Castens, Larie K.	Haygood, David Franklin	Sale		$167,500.00	
12/2/1987	Book: E 87 Page: 1078	Castens, Norman Christopher	Castens, Larie K.	Will		WILL	
9/10/1958	Book: H 66 Page: 293	Castens, George Albert	Castens, Norman Christopher	Sale	NE Corner of East Bay and Inspection	$1.00	
1/23/1948	Book: E 50 Page: 113	Castens, Anne C.H., Florence M. and Ethel Castens Baxley	Castens, George Albert	Sale		$10.00	
3/27/1920	Book: Z 29 Page: 326	Castens, Christopher Henry	Castens, Florence M.	Sale	40' East Bay x 120' Inspection	$2,000.00	Husband to Wife
10/20/1892	Book: R 21 Page: 165	Huard, Caroline P. (d. 6/18/1889)	Castens, Carsten H.	Sale	40'East Bay x 100'Inspection	$3,150.00	
7/17/1856	Book: R 13 Page: 293	Cooper, George and Mary	Huard, Caroline P.	Sale		$2,500.00	Mother and Son
1/6/1850	Book: C 12 Page: 477	Laurens, Edward R., Master in Equity	Mary Cooper	Sale	40x120	$13,840.00	Mary is James Cooper's widow
8/13/1818	Book: Y 8 Page: 392	Cooper, James	Broeske, Sarah	Sale	40x120		
7/3/1807	Book: U 7 Page: 339	Blakely, Robert	Cooper, James	Sale	40x120	$8,00.00	

Annotated Chain of Title

March 1806, area on SE corner of Boundary and East Bay surveyed by Joseph Purcell for the purpose of sale of the Christopher Gadsden's Estate. Land platted into six wharf lots and 197 residential lots.

July 3, 1807
Grantor: Robert Blakely
Grantee: James Cooper
Book & Page: U7-339
Type: Conveyance
Lot: 60x120

In this sale Cooper conditions that Blakely will build a "palisade, fence, kitchen, stable, chain house, dwelling house…[and] privy" on the property. I do not think any of these are the house that stands today.

August 13, 1818
Grantor: James Cooper
Grantee: Sarah Broeske
Book & Page: Y8-392
Type: Conveyance
Lot: 10x120

Mentions "dwelling house and outbuildings" on the property. 1850 record makes reference to Sarah Broeske and a change in 1837, I have been unable to locate when property went from Broeske to Laurens. 1818 record references C12-477.

January 1, 1850
Grantor: Edward R. Laurens (as Master of Equity)
Grantee: Mary Cooper
Book & Page: C12-477
Type: Conveyance
Lot: 40x120

Based on property values listed in ward books the house appears to have been built around this time. The first listing of someone living at the property is Caroline P. Huard in 1859.

July 17, 1856
Grantor: Mary and George W. Cooper (Mother and Son)
Grantee: Caroline P. Huard
Book & Page: R13-293
Type: Conveyance
Lot: 60x120

Caroline purchased the property independently. She completed $400 worth of work in November 1886 to repair chimney damage sustained in the earthquake.

October 20, 1892
Grantor: Caroline P. Huard (d. 1889) - Executors: Cecile Countess de Choiseul et al heirs, Caroline A. Huard, Albina H. Huard
Grantee: Carsten H. Castens
Book & Page: R21-165
Type: Conveyance
Lot: 40x100

Carsten H. Castens is a grocer and runs a saloon at 10 Inspection St (corner of Concord). He emigrated from Germany with his wife Anna – family not living at 342 until 1925.

March 7, 1920
Grantor: Christopher Henry Castens
Grantee: Florence M. Castens
Book & Page: Z29-326
Type: Conveyance
Lot: 40x120

Christopher Henry Castens is the son of Carsten. I have been unable to locate Carsten's will to determine when property went to Christopher. Carsten died in 1916 and his wife Anna died in 1920. Christopher lived until 1938 so why the property was transferred to Florence while they were both still living is unclear.

January 23, 1948
Grantor: Anne C.H. Castens, Florence M. Castens, Ethel Castens Baxley
Grantee: Norman Christopher Castens and George Albert Castens (Brothers)
Book & Page: E50-113
Type: Conveyance
Lot:

Florence sells property to her two sons, Norman and George. All three are living in the home at the time. Norman is a clerk at the US Post Office. Christopher's sister Anna is also living at the house (Sometimes Tina or Christina).

September 10, 1958
Grantor: George Albert Castens
Grantee: Norman Christopher Castens
Book & Page: U7-339
Type: Conveyance
Lot: NE Corner of East Bay and Inspection

George releases his portion of the property to Norman for $1 and moves to another property he owns in town with his new wife.

December 2, 1987
Grantor: Norman Christopher Castens (d. 1987)
Grantee: Larie K. Castens
Book & Page: E87-1078
Type: Will
Lot:

Unable to locate Norman's will on Microfilm at CCPL. Larie also moves out in 1987 and the house is used commercially.

September 18, 1990
Grantor: Larie K. Castens
Grantee: David Franklin Haygood
Book & Page: S196-506
Type: Conveyance
Lot:

David F. Haygood invested money into fixing up the property during his ownership in 1991. See additional pictures.

July 1, 1993
Grantor: David Haygood Franklin
Grantee: Ansonborough Square Limited
Book & Page: Y228-735
Type: Partnership
Lot:

July 7, 2004
Grantor: Ansonborough Square Limited
Grantee: JRC 342 LLC
Book & Page: F501-581
Type: Conveyance
Lot:

December 30, 2005
Grantor: JRC 342 LLC
Grantee: 342 East Bay LLC
Book & Page: S567-855
Type: Conveyance
Lot:

Current owner and occupant is Lyles and Lyles, LLC

List of Figures

Figure 1: Aerial view of 342 East Bay Street, c. 2010. *Source: Google Maps.*

Figure 2: Charleston's Grand Model Plan c.1680, property is roughly ¼ mile north. *Source: Charleston County Public Library.*

Figure 3: 1917 drawing of the original plantations on the peninsula. *Source: Mr. Gadsden's Neighborhood.*

Figure 4: Design for "Gadsden Flag." *Source: Google.*

Figure 5: Christopher Gadsden. *Source: Google.*

Figure 6: Natural high waterline. 342 falls just above line. *Source: Mr. Gadsden's Neighborhood.*

Figure 7: Woodcut of Gadsdenboro neighborhood. Exact location unknown, house closely resembles 342. *Source: Old Charleston: Twenty-Four Woodcuts.*

Figure 8: Ground level under piazza facing west, south façade. Evidence of doorway where window has been inserted. *Source: Anna Simpkins.*

Figure 9: East façade of 342. *Source: Anna Simpkins.*

Figure 10: Joseph Purcell 1806 survey of Christopher Gadsden's land. *Source: Mr. Gadsden's Neighborhood.*

Figure 11: 1888 Sanborn Fire Insurance Map listing lot as 342 with main house and brick outbuilding. *Source: University of South Carolina Digital Library.*

Figure 12: C.H. Castens & Son advertisement in the 1921 City Directory. Although the Castens' owned 342, they were not yet living there. *Source: 1901 Charleston City Directory.*

Figure 13: Marjenhoff Baking Co at 149 Church. Florence Castens was employed by the major bakery in town prior to living at 342. *Source: Lowcountry Digital Library.*

Figure 14: Ethel Castens, date unknown. This is the only picture of the Castens family that could be located. Inquiries about the family through Ancestry.com were unanswered. *Source: Ancestry.com.*

Figure 15: Customer slip from C.D. Franke & Co carriage builders. Norman was employed as an office boy prior to the depression. *Source: Lowcountry Digital Library.*

Figure 16: 1944 Sanborn Fire Insurance Map. Addition has been added to north side and piazza is enclosed. Both structures on the property are listed as dwellings. *Source: CCPL.*

Figure 17: 1955 Sanborn Fire Insurance Map. Back building at 342 has been demolished and "Ansonborough Homes" development has been built. *Source: CCPL.*

City Directory Records- 342 East Bay

-1859 *First mention of any owner living at the property*
(Page) "Huard CP Mrs. H. East Bay, corner Inspection"

-1869/1870
(Page 61) **Grocers, retail** "Castens C.H. 3 King"
(Page 104) "Castens, C.H. grocer, 3 King"

-1875/1876
(Page 84) "Castens, Chas. H., grocer, Inspection, cor. Concord"
(Page 332)**Grocers, family** "Castens, CH Concord cor inspection"

-1877/1878
(Page 176) Castens Charles H., grocer, Inspection, ne corner Concord"
(Page 495) **Grocers** "Castens C.A. Inspection, ne corner Concord"

-1878/1879
(Page 182) "Charles H. Castens, grocer, inspection, ne corner concord"

-1889
(Page 145) "Castens C.H., grocer & saloon, 10 inspection r. same"
(Page 593) **Grocers** "Castens CH, 10 Inspection"
Saloons "Castens CH, 10 Inspection"

-1890
(Page 270) "Castens Carsten H, grocer and saloon, 19 Inspection, r same"
(Page 700) **Grocers, retail** "Castens CH, 10 Inspection"
(Page 714) **Saloons** "Castens CH, 10 Inspection"

-1891
(Page 316) "**Gastens Carsten H, grocer and saloon 10 Inspection, r same**"
(Page 785) **Grocers, retail** "**Castens CH 10 Inspection**"
(Page 803) **Saloon** "**Castens CH, 10 Inspection**"

-1892
(Page 279) "**Casten Carsten H, grocer and saloon, 10 inspection, r same**"
(Page 698) **Grocers, retail** "Castens CH, 10 Inspection"
(Page 717) **Saloons** "Castens CH, 10 Inspection"

-1893
(Page 282) "Casten Carsten H, grocer and saloon, 10 Inspection, r same"
(Page 729) **Grocers, retail** "Casten CH 10 Inspection"
(Page 749) **Saloons** "Casten CH 10 Inspection"

-1894
(Page 242) "Castens Carsten H, groceries, etc 10 Inspection, r same"
Grocers "Castens Carsten H, Jr, clk CH Castens, r same"
*no longer listed as saloon

<1895-1900 directories identical to 1894>

-1901
(Page 347) "Castens Carsten H, CH Castens & Son, r 524 Meeting"
"Castens Christopher H, CH Castens & Son r 524 Meeting"
"Castens CH & Son, Carsten H & Christopher H castens, grocers, etc 524 Meeting"

-1903
(Page 276) "Castens Carsten H (Anna), C H Castens & Son r 524 Meeting"
"Castens Christopher H, C H Castens & Son r 524 Meeting"
"Castens C H & Son, Carsten H & Christopher H Castens, grocers etc, 524 Meeting"

-1904
(Page 290) "Castens Carsten H (Anna), (C H Castens & Son), r 524 Meeting"
"Castens Christopher H (C H Castens & Son), r 524 Meeting"
"Castens C H & Son (Carsten H & Christopher H Castens), grocers, 524 Meeting"

-1905
(Page 220) "Castens Carsten H (Anna), retired, r 524 Meeting"
"**CASTENS CHRISTOPHER H JR, GROCER 524 MEETING,** r same"

-1907
(Page 211) "Castens Carsten H (Anna), retired, r 524 Meeting"
"Castens Chris H Jr (Florence), grocer, 524 Meeting, r same"
"Castens Katherine Miss, r 524 Meeting"

-1910
(Page 217) "Castens Carsten H (Anna), retired, r 524 Meeting"
"Castens Chris H (Florence), grocer 524 Meeting, r 524 ½ same"

-1911
(Page 225) "Castens Carsten H (Anna), retired, r 524 Meeting"
"Castens Chris H (Florence), grocer 524 Meeting, r 524 ½ same"
"Castens Christina Miss, r 524 Meeting"

-1914
(Page 211) "Castens Anna C H Miss, r 524 Meeting, tel 706J"
"Castens Carsten H (Anna), retired r 524 Meeting, tel 706J"
"Castens Chris H (Florence), grocer 524 meeting, tel 107J, r 524 ½ same"

-1915
(Page 213) "Castens Anna C H Miss, r 524 Meering, tel 706J"
"Castens Carsten H (Anna), grocer 524 Meeting, r same, tel 706J"
"**CASTENS FLORENCE M MRS,** prest MArjenhoff Baking Co, r 149 Church tel 3903L"

-1916
(Page 218) "Castens Anna C H Miss, r 524 Meeting"
"Castens Carsten H (Anna), grocer 524 Meeting, r same, tel 2942L"
"Castens Florence M Mrs, prest Marjenhoff Baking Co, r 149 Church, tel 399"
"Castens C Henry J (Florence M), whol candy and crackers, 149 Church, r 151 Church"

-1917
(Page 218) "Castens Anna Mrs, grocer 524 Meeting, r same, tel 3942W"
"Castens Anna C H Miss, r 524 Meeting, tel 3942W"
"Castens C Henry (Florence), bakery 522 Meeting, tel 2170, r same, tel 3942W"

-1918
(Page 219) "Castens Anna, wid C H, r 524 Meeting, tel 3942W"
"Castens Anna C H Miss r 524 Meeting"
"Castens Christian H (Florence M), whol candy 524 Meeting, tel 3942W: r 149 Church, tel 399"
"**CASTENS FLORENCE M MRS,** v-prest and sec Marjenhoff B Co, r 149 Church, tel 399"
"Castens Tina Miss, r 524 Meeting, tel 3942W"

-1920
(Page 235) "Castens Anna C H Miss, r 524 Meeting"
"Castens Christian H (Florence), whol candy, r 72 King"
"Castens Florence M Mrs (South End Bakery) r 72 King"
"Castens Tina Miss, r 524 Meeting"

-1921
(Page 249) "Castens Christian H (Florence), whol candy, r 524 Meeting"

-1924
(Page 283) "Castanes Chris H (Florence), salsmn I Ginsburg, h 51 Cannon"
"Castens Ethel Miss, h 51 Cannon"

-1925/1926 *First listing of Castens at 342*
(Page 154) "Castens Cristopher, student h 342 E Bay"
"Castens Christopher H (Florence) slsmn, h 342 E Bay"
"Castens George A, student, h 342 E Bay"
"Castens Tina Miss, h 342 E Bay"

-1927
(Page 176) "Castens Christopher H (Florence) trav slsmn H D Rambke Co h 342 E Bay"
"Castens Ethel Miss h 342 E Bay"
"Castens G Albert h 342 E Bay"
"Castens Norman C h 342 E Bay"
"Castens Tina Miss h 342 E Bay"
(Page 838) **Confectioners, retail** "Rambke H D Co Church & Cumberland"

-1928
(Page 183) "Castens C Henry (Florence) slsmn H D Rambke Co h 308 E Bay"
"Castens Ethel Miss h 342 E Bay"
"Castens G Albert clk Chasn [Charleston] DD & M Co h 342 E Bay"
"Castens Norman student h 342 E Bay"
"Castens Tiva Miss h 342 E Bay"
(Page 187) "**Charleston Dry Dock & Machine Co** 106-116 Concord..." Founders & Machinists
(Page 868) **Confectioners, Wholesale** "Rambke H D Co, 158 Church"

-1929
(Page 188) "Castens C Henry (Florence) slsmn H D Rambke Co (Inc) h 342 E Bay"
"Castens G Albert clk Chasn D D & M Co h 342 E Bay"
"Castens Norman office boy C D Franke & Co (Inc) h 342 E Bay"
"Castens Tina Miss h 342 E Bay"
(Page 264) "**FRANKE C D & CO (INC)** carriage material steel iron & carriage bldrs tools machinery & automobile equipment 170-172 Meeting..."

-1930
(Page 189) "Castens C Henry (Florence) slsmn H D Rambke Co (Inc) h 342 E Bay"
"Castens G Albert clk Chasn D D & M Co h 342 E Bay"
"Castens Norman office boy C D Franke & Co (Inc) h 342 E Bay"
"Castens Tina Miss h 342 E Bay"

-1931
(Page 221) "Castens C Henry (Florence) slsmn H D Rambke Co (Inc) h 342 E Bay - ph 2492"
"Castens G Albert h 342 E Bay - ph 2492"
"Castens Norman clk Knobeloch's Gro r342 E Bay - ph 2492" [grocer @ 83 Coming]
"Castens Tina Miss h342 E Bay - ph 2492"

-1932
(Page 90) "Castens Albert clk H D Rambke Co Inc r342 E Bay tel 2492"
"Castens C Henry (Florence) slsmn H D Rambke Co Inc h342 E Bay tel 2492"
"Castens Norman clk John W Knobeloch r342 E Bay tel 2492" [grocer @ 83 Coming]
"Castens Tina r342 E Bay tel 2492"

-1934
(Page 211) "Castens Albert h 342 E Bay – ph 2492"
"Castens C Henry (Florence) slsmn H D Rambke Co Inc h 342 E Bay – ph 2492"
"Castens Norman clk Knoblock's Gro h 342 E Bay - ph 2492" [grocer @ 83 Coming]
"Castens Tina h342 E Bay – ph 2492"

-1936
(Page 107) "Castens A C H r 342 E Bay"
"Castens Carson H (Florence) slsmn H D Rambke Co Inc h 342 E Bay"
"Castens Geo A r 342 E Bay"
"Castens Norman C clk J W Knobeloch r 342 E Bay"

-1938
(Page 130) "Castens Anna C H Miss r 342 E Bay"
"Castens C Norman clk John W Knobelock r 342 E Bay"
"Castens Florence (wid C H) h 342 E Bay"
"Castens G Albert cost acct Chasn Shpbldg & D D Do h 342 E Bay"]

-1940
(Page 154) "Castens Anna C H Miss r 342 E Bay"
"Castens C Norman clk John W Knobeloch r 342 E Bay"
"Castens Florence A (wid C H) H h 342 E Bay"
"**Castens G Albert sec-treas Charleston Shipbuilding & Dry Dock Co r 342 E Bay – dial 9580**"

-1942
(Page 152) "Castens Anna C H Miss r 342 E Bay"
"Castens Florence A (wid C H) h 342 E Bay"
"Castens Geo A asst supt Chasn Shpbldg & D D Co r 342 E Bay"
"Castens Norman C clk John W Knobelock's r 342 E Bay"

-1944-45
(Page 229) "Castens Albert ofc Chasn Shpbldg & DD Co r 342 E Bay"
"Castens Florence M (wid C H) h 342 E Bay"
"Castens Tina [Anna] Miss r 342 E Bay"
"Castens Norman C clk USPO r 342 E Bay"

-1948
(Page 190) "Castens Christopher N clk USPO r 342 East Bay"
"Castens Florence M (wid C H) H r 342 East Bay"
"Castens Geo A r 342 East Bay"
"Castens Norman C clk USPO r 342 East Bay"
"Castens Tina Miss H h 342 East Bay"

-1950-51

(Page 29) "Castens Geo A H paymstr State Porrts Authority h 342 E Bay"
"Castens Norman C r 342 E Bay"

-1955
(Page 67) "Castens G Albert paymstr State Ports Authority r 342 E Bay"
"Castens Norman C sub clk USPO h 342 E bay"

1958
(Page 80) "Castens Christopher sub clk USPO h 342 E Bay"
"Castens Lila Mrs alterations The Bandbox r 342 E Bay"

-1961
(Page 129) "CASTENS
--NORMAN C (Larie K) CLK P O H342 EAST BAY ST"

-1968
(Page 129) "CASTENS
--NORMAN C (Larie K) CLK P O H342 EAST BAY ST"

-1969
(Page 137) "CASTENS
--NORMAN C (Larie K) CLK P O H342 EAST BAY ST 723-1565"

-1970
(Page 110) "CASTENS
--NORMAN C (Larie K) CLK P O H342 EAST BAY ST 723-1565"
-1971
(Page 109) ""CASTENS
--NORMAN C (Larie K) CLK P O H342 EAST BAY ST **O** 723-1565"

-1972
(Page 101) "CASTENS
--NORMAN C (Larie K) CLK P O H342 EAST BAY ST **O** 723-1565"

-1973
(Page 103) "CASTENS
--NORMAN C (Larie K) CLK P O H342 EAST BAY ST **O** 723-1565"

-1974
(Page 99) "CASTENS
--NORMAN C (Larie K) CLK P O H342 EAST BAY ST **O** 723-1565"

-1975
(Page 100)"Castens C Norman (Larie K) retd h342 E Bay St **O** 723-1565"

-1976

(Page 103) "Castens Norman C & Larie K; retd h342 E Bay St **O** 723-1565"

-1977
(Page 112) "Castens Norman C & Larie K; retd h342 E Bay St **O** 723-1565"

-1978
(Page) "Castens Norman C & Larie K; retd [retired] h342 East Bay Street"

-1985
(Page) "Kastens Norman C & Larie K; retd [retired] h342 East Bay Street"

-1986
(Page) 342 East Bay
"Systems Engineering Associates Corp Consltg engs"

-1987
(Page 158) 342 East Bay
"342 Systems Engineering Associates Corp engineering"

1988-1990 342 is not listed in city directories.

-1991
(Page) 342 East Bay
"341-342 vacant (3 Hses)

-1992
(Page 131) 342 East Bay
"342 vacant"

-1993
(Page) 342 East Bay
"342 vacant"

-1994
(Page 122) 342 East Bay
"HAYGOOD FRANK ASSOCIATES"

-1996
(Page 100) 342 East Bay
"HAYGOOD FRANK ASSOCIATES INC"

-1997
(Page 155) 342 East Bay
"342 HAYGOOD FRANK ASSOCIATES INC broker"
"STATE FARM INSURANCE ins"

-1998
(Page) 342 East Bay
"CLEAR SEAS COMUNICATIONS"
"Haygood David F **4** ♦"
"HAYGOOD FRANK & ASSOCAITES subdvdrs dvlprs"
"LYLES JULIE L chiropractor"
"MCQUEENY TOM INSURANCE STATE FARM ins agts'svcs"
"McQueeney Thomas 3 ♦"
"PRUDENTIAL CAROLINAS REALTY real est agts'mgrs"
"**N**Smith Amanda H ♦"
"A WRITERS CHOICE book stores"

-1999
(Page 39) 342 East Bay
"**N**Day Richard A"
"Haygood David F & Kristi **5** ♦"
"HAYGOOD FRANK ASSOCIATES subdvdrs dvlprs"
"LYLES DR JULIE L ofcs clns chrprctr"
"McQueeney Thomas W **4** ♦"
"PRUDENTIAL CAROLINAS RE real est agts'mgrs"
"STATE FARM ins agts'svcs"

-2000
(Page 34) 342 Not Verified
"HAYGOOD FRANK ASSOCIATES developers"
"Jarvis J D"
"JARVIS J DENNIS CPA cpa"
"MC QUEENEY TOM INSURANCE ins agts brokers'serv"
"McQueeney Thomas W **6** ♦"

-2001
(Page 30) 342 East Bay
"DAY RICHARD A dentist"
"JARVIS J DENNIS CPA acct gaud bkpg"
"McQueeney Thomas W **7** ♦"
"McQueeney William T STATE FARM INSURANCE COMPANIES insurance agts brokers"

-2003
(Page 38) 342 East Bay
"BRIGHT SMILES dentists"

"JARVIS J DENNIS CPA accountants"
"McQueeney Thomas W **9** ♦"
"STATE FARM INSURANCE insurance"

-2005
(Page 43) 342 East Bay
"Haygood Kristi K **11**"
"JUPITER REALTY CORP real estate"
"OPUS HARL SALON beauty salons"

-2006
(Page 45) 342 East Bay
"OPUS HAIR SALON beauty salons"

-2007
(Page 45) 342 East Bay
"LYLES & LYLES non classified establishments"

-2009
(Page 45) 342 East Bay
"LYLES & LYLES non classified establishments"

-2010
(Page 45) 342 East Bay
"LYLES & LYLES attorneys"

-2011
(Page 45) 342 East Bay
"LYLES & LYLES attorneys"

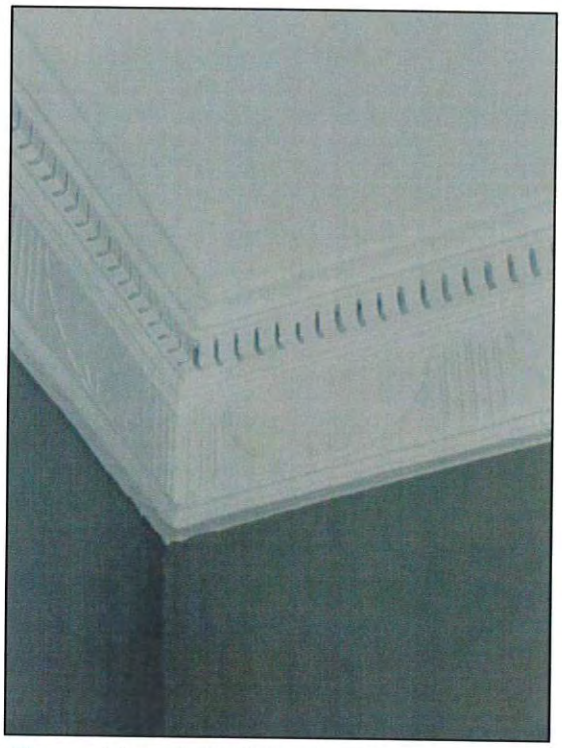
-2012
(Page 45) 342 East Bay
"LYLES & LYLES attorneys"

-2013
(Page 53) 342 East Bay
"STATE FARM INSURANCE insurance √"
"2 LYLES 7 LYLES attorneys √"

Building Permits

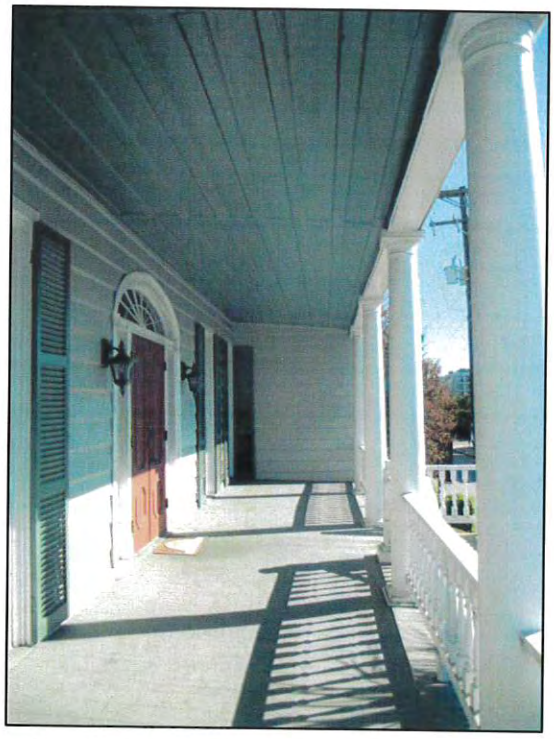
Applicant	Date	Permit #	Request	Action	Source
C.H. Castens	8/15/1932	305	Repair porch 3 story frame dwelling	approved	Records Management
C.H. Castens	7/6/1936	2794	Addition of one room 10' x 12' to a three ½ story brick & Frame d dwelling, also remodel porches.	approved	Recrods Management
G.A. Castens	9/13/1949	18815	To repair fence to front of lot	approved	Records Management
Norman & Albert Castens	4/15/1952	21922	Repair and paint a three story brick dwelling-tin roof	approved	Records Management
Norman Castens	7/11/1961	4611	Paint part of dwg.	approved	Records Management
N.C. Castens	9/24/1964	1510	Repair porches	approved	Records Management
Norman Castle	7/27/1970	A6642	Painting ext	approved	Records Management
Mrs. Larry Kasten	9/29/1976	B0451	Ext. repairs	approved	Records Management
Larry Calstein	1/26/1981	C0134	Exterior painting, no change in color, minor repairs.	approved	Board of Architectureal Review (BAR)
Frank Haygood	10/26/1990	SR-90-844	Dbl doors-red roof paint colors pickets-white white-pickets and rail gray-body teal-roof shutters-Charleston	approved by BAR and preservation officer	BAR
Kent Lesley (contractor)	4/9/1991	SR-91-234	Installation of fire escape, spiral stair coated in Charleston green finish paint	approved **see additional images for drawing	BAR
Peter Demos	4/17/1991	Sign Permit SR-91-280	Exterior signage for The Prudential Charleston Area Realty	approved per revisions to placement and spacing	BAR

Additional Images

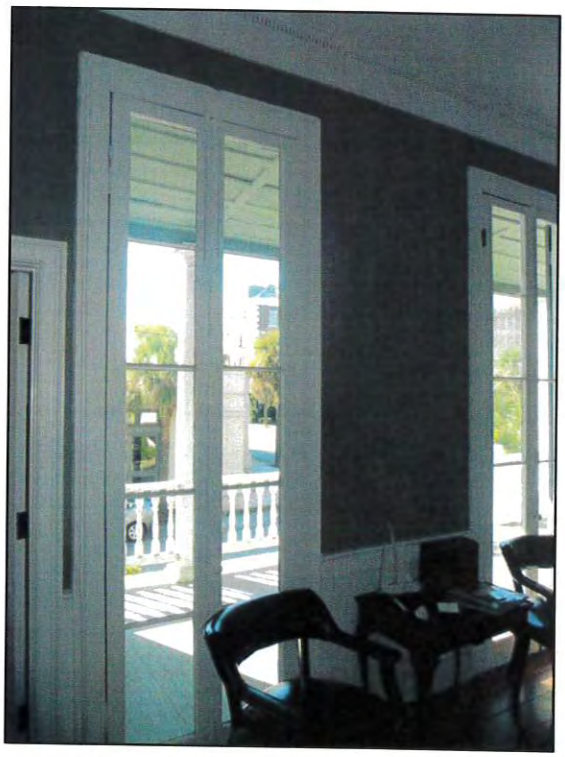


Gauge work & Dentils, East Parlor primary floor, 2014

Fireplace, East room ground floor, 2014

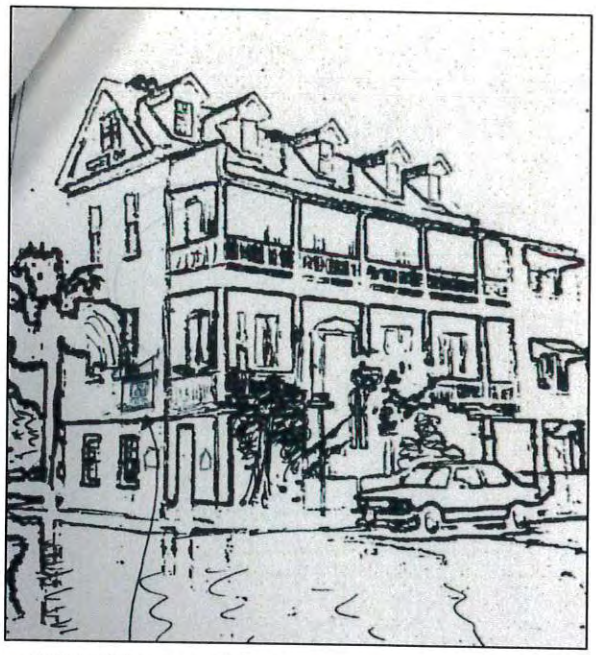


Piazza, primary floor, 2014



French Doors, exiting south onto piazza, 2014

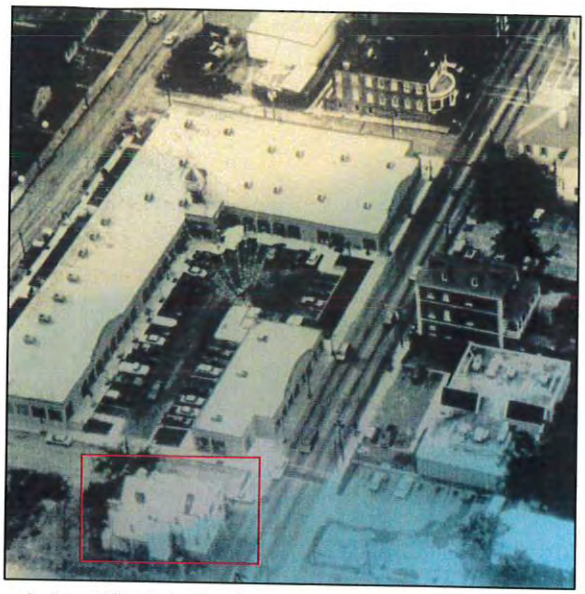
1991 exterior renovations



1995 sketch for proposed signage

Post 1991 renovation, north facade

Post 1991 renovations, west facade



Aerial c. 1990, likely taken for opening of Ansonborough Plaza, property south of 342. Picture is pre 1991 renovation- west chimney has not been repaired

South Façade, post renovation, April 1992

South façade, November 2014