



43 Elizabeth Street

A HISTORY

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ARCHITECTURAL DESCRIPTION

Located on the West side of Elizabeth street, which buds and bounds Ann Street, the parcel at 43 Elizabeth Street measures 30' in front and in depth on the east and west lines 60' and it sits in the Mazyck-Wraggborough neighborhood.¹ This simple, Georgian style structure faces East, and is used as a single-family residential space. The front façade shows bilateral symmetry, with two, six over six, double-hung sash window bays on each floor. The shutters are the only differentiation from the first and second floor windows, the first-floor sporting security shutters and the second-floor shutters are more decorative.

Contiguous to the south side of the structure is a screened-in, single floor piazza where the only door to enter in to the property is located. The screen on the piazza is the same shiplap siding that is used on the main house and fashions a balustrade that covers the roof of the piazza. The piazza door has six raised panels, the bottom two identical while the two top panels are smaller in size. There is a simple, white painted door surround and a tin over-hand above the door to add detail and protection from the elements upon entry.

The overhang above the door is the same red folded tin found on the structures gable roof. This red painted tin is a very common and preferred material used in Charleston. Within the pediment of the gable is a vent leading in to what can only be attic space. The cornice on the roof is mundanely decorated and is the same design as the window casements.

Notable, are the similarities between the houses on Elizabeth Street. It is clear these structures have been restored over time and have become gentrified to create a more aesthetically pleasing appearance, so to encourage people to move in to the neighborhood.

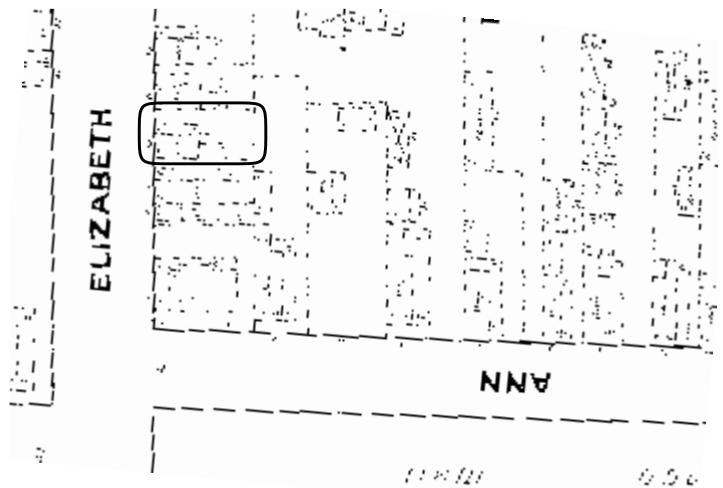


FIGURE 1: CIRCLED IS PARCEL, 43 ELIZABETH. SANBORN IMAGE COURTESY OF CHARLESTON COUNTY LIBRARY (JUNE 1888, SHEET 27)

¹ Charleston County, Records of the Register of Mesne Conveyance (RMC), Charleston, South Carolina, Deed Book W68, p. 48.

INTRODUCTION

Charleston, South Carolina was founded in 1670 by English settlers, and quickly grew to be one of the most prosperous seaports on the East coast. Charleston's agrarian economy thrives through the mid-nineteenth century, specifically with the production of rice, cotton, and indigo. Charleston grew to be a city known for its beauty and architectural character, however, the city was devastated by major fires, the Revolutionary War, the Civil War, and with the destruction of hurricanes.²

Even with all of these setbacks, the city gradually rebuilt its economy through the increase of trade and industry. As the city continued to prosper, more people migrated in to the Carolina's and with this repopulation, the need for a new style of building was needed to fit the incredible influx of residents. At this point, the Charleston Single house begins to appear all over South Carolina.

It is unknown who was the first to build this type of structure, but this urban house form is very closely related to Charleston history. The signature characteristics of this form as stated by Gene Waddell consists of, "two or more stories of the same plan with a central stair hall between two rooms on each floor and an entrance opening directly into the hall.... It also typically has its narrow end to the street, a piazza along one of its longer sides, and back wall chimneys."³ There are many different interpretations of the single house due to the stylistic preferences of the time, the income of the residence of the house, and many other factors, but they always stick to the aforementioned floor plan.

Accompanied with the linear floor plan, the single house is typically accompanied by a piazza for the very rational reason of providing privacy and to mitigate the hot, humidity of the summer months. Typically found around Charleston as two-stories, 43 Elizabeth, is unusual in that it displays a single story, screened in piazza. Because of this unique feature, this property has been studied in depth and this structures report will, hopefully, shed light on 43 Elizabeth's evolution as a structure, lives of the residence, and various points of interest that make it a piece of Charleston history.

² Jonathan H. Poston, *Buildings of Charleston* (Columbia, South Carolina: University of South Carolina Press, 1997) 25-26.

³ Jonathan H. Poston, *Buildings of Charleston* (Columbia, South Carolina: University of South Carolina Press, 1997) 37.

WILLIAM WRAGG

Born in 1714 in South Carolina, William Wragg, son of Samuel and Marie (DuBose) Wragg, steadily became one of the most influential men in Charleston. Inheriting a barony after his father's death, he lived the life of a profitable gentleman, working as a colonial official and Loyalist leader. Wragg lived a life of educated adventure, one story declaring, when William was four years old, him and his father were captured by Blackbeard on a voyage to England. They were released only after supplying the pirates with the drugs stored on the ship.⁴



FIGURE 2: PORTRAIT OF WILLIAM WRAGG BY JEREMIAH THEUS (1719-1774). ACQUIRED BY CHARLESTON S.C. IN 1953. FOUND ON ANCESTRY.COM

Settling in Charleston, he was a staunch supporter of the crown and stayed loyal throughout the Revolution. A contemporary of his time said of him, "He would have been a real ornament to Sparta or Rome in their most virtuous days."⁵ His hard work and dedication made him many friends throughout his life, one in particular named John Skene.

Along with inheriting a barony from his father, Wragg acquired a large plot of land in 1768 from John Skene by will. Skene was related to William, through a marriage to Judith Wragg. They had a deep-seated friendship, which can be appreciated from John Skene's will, which declares, "I do give and bequeath all my Real and Personal Estate to my most Worthy and dear ffrd William

Wragg esqr: escepting [sic] Tom the Elder... that he resides at the plantation of William Wragg Esqr: either to Hunt Shoot or wait on him, and I do hereby

⁴ *Dictionary of American Biography*, Base Set. American Council of Learned Societies, 1928-1936, Article acquired from South Carolina Room, Charleston County Public Library.

⁵ *Dictionary of American Biography*, Base Set. American Council of Learned Societies, 1928-1936, Article acquired from South Carolina Room, Charleston County Public Library.

WILLIAM WRAGG

Appoint nominate and constitute my most Worthy and dear friend William Wragg Esqr: my sole Executor.”⁶

With the death of his father and the death of John Skene, William becomes one of the wealthiest men in South Carolina, with a property amount of over 12,000 acres. While also growing politically, he starts a family, marrying twice. First to Mary Wood in 1740, having four children together: Mary, Judith, Sarah and Samuel. His second marriage to Henrietta Wragg in 1769 produced no children.⁷ At this point in his life, William has a family and a promising business career.

However, as political unrest continued during the Revolution, Wragg voiced dissent towards the Continental Congress. He was ordered to not leave his barony and once America’s fight for freedom began, he was banished from the colonies. Leaving his land and family, Wragg boarded a ship to Amsterdam with Samuel, an infant at the time. During the trip, a massive storm hits giving cause for the members of the crew and passengers on the ship to question whether they would make it to their destination. While the crew and Samuel were rescued, William Wragg drowned on September 2, 1777.⁸ William was cast out of society for his loyalty to the crown but the admiration he won from his friends and family stayed intact. Specifically, a very prominent figure named William Loughton Smith.

⁶ “Will of John Skine,” Wills of Charelston County, Will Book 1767-1772, 385-386. South Carolina Room, Charleston County Public Library.

⁷ “William Wragg: Facts,” *Ancestry.com*, 1997-2017
<https://www.ancestry.com/family-tree/person/tree/3897976/person/24224012839/facts>

⁸ Frank Durham, “William Wragg, Indefatigable Loyalist,” *The News and Courier X*, (1963): 6-c

WILLIAM LOUGHTON SMITH

Grandson to William Smith who settled in the New World around 1690, William Loughton Smith who was born in 1758 had to grow up quickly with his mother, Anne (Loughton) Smith, passing when he was two and his father, Benjamin Smith, passing when he was twelve. Loughton, learning from his father and grandfather, who both showed a knack for business and a knowledge for politics, began schooling at Middle Temple, in Geneva, and then moved to London to study law.⁹

Once settled in Charleston, he settled down and married Charlotte Izard who bore two kids before passing in 1792 and he methodically worked on establishing his political career. He stayed in local politics before being elected to the First Congress.¹⁰ He was a known Federalist, who had many published works throughout his career under his name, as well as, under a pseudonym. One particular pseudonym of his named Phocion, wrote on the subject of Neutral-Rights in the pamphlet titled, *The Numbers of Phocion*. Smith created this identity to speak more liberally on political issues he might not be so open with otherwise. An example of this freedom of opinion is when Phocion claims:



FIGURE 3: PAINTED BY GILBERT STUART (1755-1828). COURTESY OF GIBBES MUSEUM OF ART/CAROLINA ART ASSOCIATION

But when he [Phocion] saw a prejudiced, indiscreet, and disingenuous administration, making hasty strides to a calamitous war, inflaming the public mind by artful misrepresentations, perverting claims, substituting false and colorable statements to historical and legal truths... it became a duty of the first magnitude to call into exertion the little talent and

⁹ *Dictionary of American Biography*, Base Set. American Council of Learned Societies, 1928-1936. Article acquired from South Carolina Room, Charleston County Public Library.

¹⁰ *Dictionary of American Biography*, Base Set. American Council of Learned Societies, 1928-1936. Article acquired from South Carolina Room, Charleston County Public Library.

WILLIAM LOUGHTON SMITH

information he [Phocion] may possess, and to employ them in stemming a torrent, which menaced no less than our property, our safety, our independence.¹¹

Similar to William Wragg, Smith was very resolute in his political opinions and was more than willing to share them to the public. Just like Wragg, this caused unpopularity when he voiced his distaste for Thomas Jefferson and the Jeffersonian Republican Party, and promptly, his pamphlets and beliefs eventually caused a protest to which he was burned in effigy.¹² Even with his personal unpopularity, Smith's business sense, intuition and industry won him five Congressional elections, which he served for until 1797.¹³ During this capricious career, Smith began a family, marrying Charlotte Wragg, daughter of William Wragg, in 1805.¹⁴ This union with Charlotte encouraged many business acquisitions between Wragg and Smith.

¹¹ Phocion, *The Numbers of Phocion*, (Charleston, South Carolina: originally published in Charleston Courier, revised and corrected at Courier Office, 1806), 64

¹² South Carolina ETV Commission, "William Loughton Smith," *Knownitall.org*, 2017. <https://www.knowitall.org/photo/william-loughton-smith-history-sc-slide-collection>

¹³ *Dictionary of American Biography*, Base Set. American Council of Learned Societies, 1928-1936. Article acquired from South Carolina Room, Charleston County Public Library.

¹⁴ *Dictionary of American Biography*, Base Set. American Council of Learned Societies, 1928-1936. Article acquired from South Carolina Room, Charleston County Public Library.

DIVISION OF REAL ESTATE

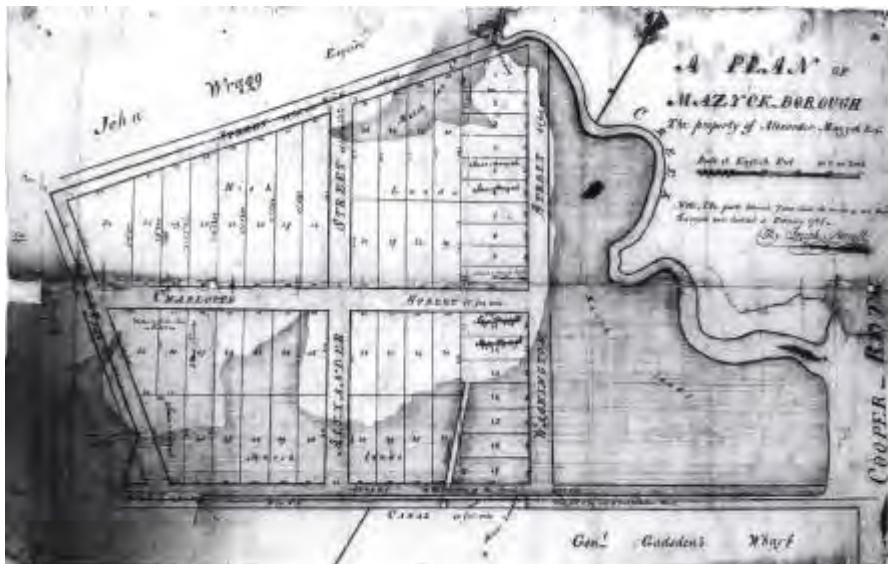


FIGURE 4: PLAN OF MAZYCK-BOROUGH. MAP PROVIDED BY SOUTH CAROLINA HISTORICAL SOCIETY

The Wragg family had multiple properties around South Carolina, many of which budding and bounding Mazyck-borough, a plan that can be seen in figure 4. With these thousands of acres to work and more travelling

for work than staying in Charleston, the property William Wragg acquired from John Skene was slowly planned out. Due to Wragg's banishment from the province of South Carolina, he composes a Will for the distribution of his land on Elizabeth and the rest of his personal estate which pronounces:

Both my real and personal estates in the said province to John Wragg, Gabriel Manigault, Stephen Cater and Fenwicke Bull Esq as trustees for the benefit of my wife Henrietta Wragg and her children by me empowering them as the same time to sell or join in the sale of all or any part of the premises as my wife should in writing direct and appoint and that the said estates or moent should be subject to such uses and trusts as in the said are mentioned...¹⁵

Prior to Wragg's distribution of wealth, William Loughton Smith came into possession of multiple properties due to his marriage settlement with Charlotte. This inheritance of land is referenced in a declaration of trust which declares:

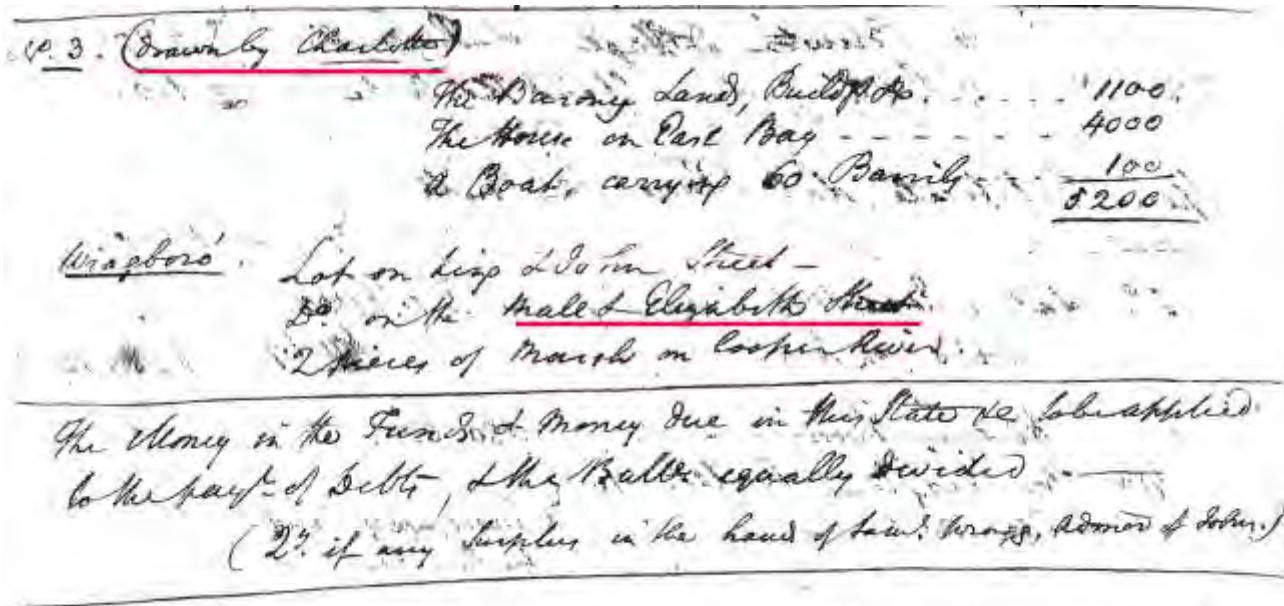
The property of my [Smith] intended wife Charlotte Wragg, were settled on the said Charlotte Wragg and the issue of the marriage, and whereas it is agreed in the said marriage settlement that it shall be lawful for one with

¹⁵ "Will of William Wragg," Wills of Charleston County, Vol. 19 1780-1783, 3. South Carolina Room, Charleston County Public Library.

DIVISION OF REAL ESTATE

the consent and approbation of the trustees therein married to sell and dispose of all or any of the said lots.¹⁶

With the death of William Wragg, his remaining real estate was divided into three lots by Charlotte, Henrietta and Elizabeth. This allocation of property and all wealth on said properties can be found in a census drawn up at the time of apportionment. This census explains the "lot on the Mall and Elizabeth Street" as being drawn up by Charlotte Wragg and is represented in figure 5.¹⁷



40.3. (Drawn by Charlotte)

The Wragg Land, Built up.	1100.
The House on Pearl Bay	4000
A Boat, carrying 60. Barrels	100
	<u>5200</u>

Wragg's. Lot on King & John Street -
do. on the Mall & Elizabeth Street.
2 pieces of Marsh on Cooper River.

The Money in the Funds & Money due in this State be distributed
to the part of Debt, & the Balles equally Divided
(2d. if any surplus in the hand of said Wragg, Admin of Debts.)

FIGURE 5: WRAGG FAMILY PAPERS (1722-1859), ACQUIRED FROM THE ADDLESTONE LIBRARY IN THE SOUTH CAROLINA HISTORICAL SOCIETY.

¹⁶ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book D8, p.149.

¹⁷ Wragg Family Papers, 1722-1859 (1118.00), Addlestone Library, South Carolina Historical Society.

BUSINESS ON ELIZABETH STREET

With this assortment of ownership, a Declaration of Trusts is composed for the lot “on the mall of Wraggborough fronting sixty feet and 200 feet on Elizabeth Street.”¹⁸ The multiple owners being: William Loughton Smith and Charlotte Wragg of one part, Gabriel and Joseph Manigault of the second part, and James Ladson and Nathaniel Heyward of the third part.¹⁹ After this division of Trust was finalized, all parties chose to sell and William Loughton Smith conveys:

All that lot or parcel of ground in Wraggborough fronting on the Mall and situate at the corner of Anne & Elizabeth Streets and measuring sixty feet in front on said Anne Street and two hundred feet in depth along Elizabeth Street and which said lot is part or parcel of a large lot in the plan of Wraggborough situate on the Mall coloured yellow and marked B.²⁰

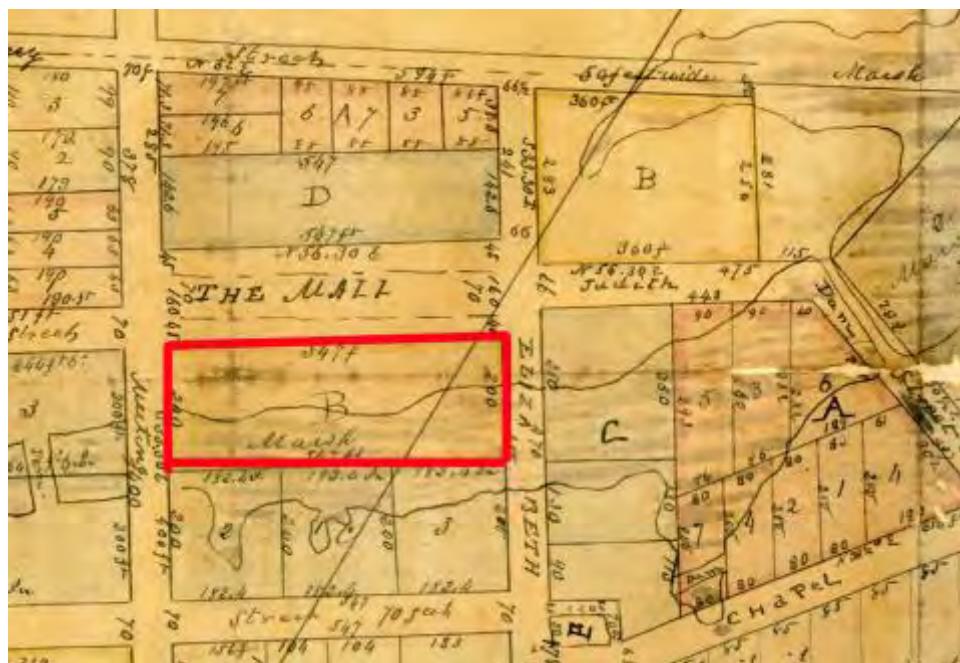


FIGURE 6: JOSEPH PURCELL. PLAT OF WRAGGSBOROUGH ON WEST SIDE OF COOPER RIVER, MCCRADY PLAT COLLECTION, CHARLESTON, S.C. PLAT NO. 543, ORIGINAL 1801, REDRAWN 1859. CHARLESTON

¹⁸ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book D8, p.149.

¹⁹ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book D8, p.149.

²⁰ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book X7, p.176.

BUSINESS ON ELIZABETH STREET

Smith sells this parcel to John and Catherine Spring and the deed references all the trustees of the property and it stipulates, for this purchase, 700 dollars must be paid, along with a bond of mortgage; the property is immediately conveyed to the Springs for one dollar by Gabriel, Joseph, James and Nathaniel.²¹

Living on the property for twenty years, the death of John Spring brings about legal discourse for his wife, Catherine Spring. Catherine was taken to court by creditors of John and a full hearing took place. The final decree by the court dictated the deed to the land on the west side of Elizabeth Street must be sold and all proceedings would first be appropriated to the payment of the debts and the remaining balance, if any would be “distributed according to the post nuptial settlement.”²² Accordingly, the property was sold at a public auction for \$1800 to Mr. John Gordon of Charleston on June 17, 1828. Baring this single incident, the land continues a mundane property existence.

As the years progress, Elizabeth Street passes hands from Gordon to John Baptiste Petitval in 1830,²³ from Petitval to Caroline and Harriet Blawyer in 1833,²⁴ from the Blawyer’s to Reverend Thomas G. DuPont in 1846.²⁵ It is not until 1848 that the Elizabeth Property stumbles into another legal predicament. At this time, after the death of Reverend DuPont, his wife, Constantia DuPont, files a bill of complaint and the property is conveyed to Christian Erickson by Edward R. Laurens, Master’s in Equity of the court, for a price of \$5000, the money being evenly dispersed between Constantia and the Laurens Equity Firm.²⁶ Until Erickson acquires the property, it continues to be sold as a 60 feet by 200 feet lot, with the dwelling house and all outbuildings included. Inhabiting the land for four years, he decides to divide the property into smaller, 30 feet by 60 feet lots and sell

²¹ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book D8, p.149.

²² Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book U9, p.409.

²³ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book B10, p.479.

²⁴ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book F10, p.154.

²⁵ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book W11, p.525.

²⁶ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book A12, p.515.

BUSINESS ON ELIZABETH STREET

them at a cheaper price.²⁷ It is at this moment that 43 Elizabeth was created and that we see more of the working class move in to the land.

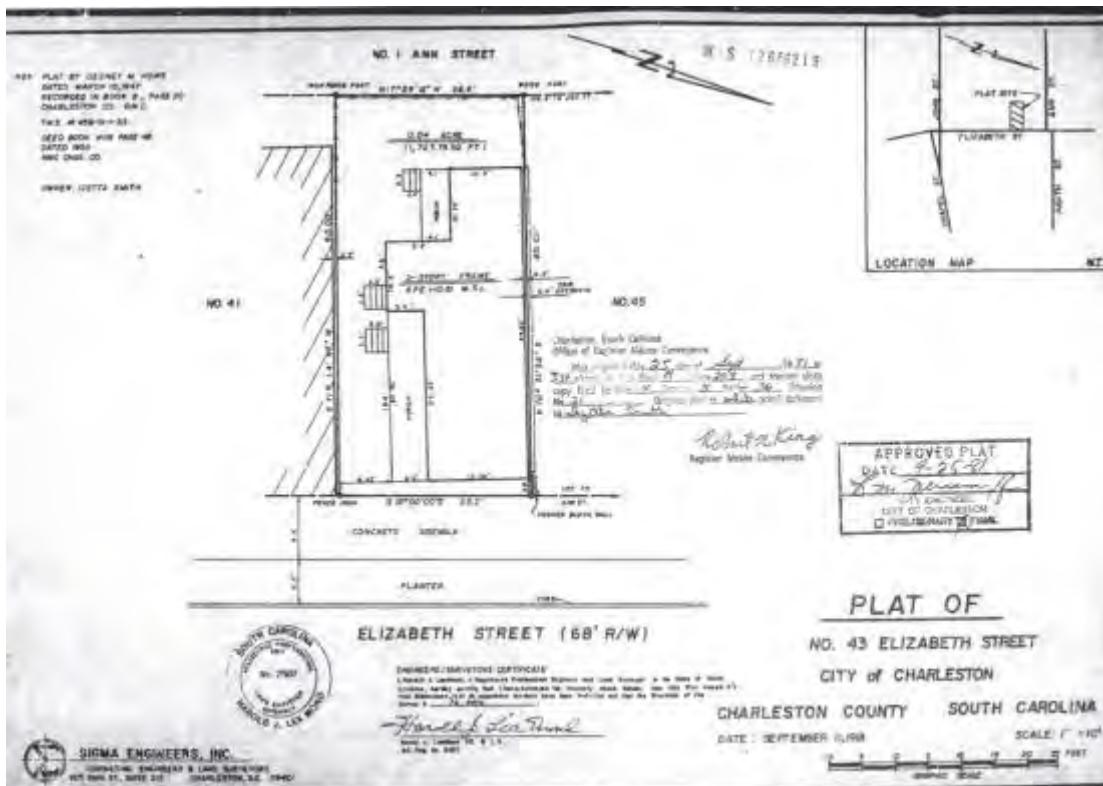


FIGURE 7: GEDNEY M. HOWE. PLAT OF 43 ELIZABETH STREET, PLAT NO. 41, MARCH 10, 1947, CHARLESTON, COUNTY RMC, DEED BOOK 8, P.20.

²⁷ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book X12, p.61.

THE PAWLEY'S

The Pawley family was the first to own the structure at 43 Elizabeth Street. Purchasing the land for \$1100, Mrs. Rebeccas Pawley bought "all that lot, piece, and parcel of land, situate, lying and being on the West side of Elizabeth Street" widowed and as a free black woman.²⁸

(Figure 7) Living in 43

Elizabeth until her death, Rebecca Pawley and her family were very intelligent. Rebecca was very savvy and knew the issues that might arise for a free family of color. She made sure her sons and daughters would have a place to live even after she passed. Suitably, in 1860 Rebecca gave the estate to Benjamin Pressley as a trustee in the life estate for her daughter Matilda Pawley, a minor at the time. Arranged in the Court of Common Pleas, Matilda's property share is sold to Presley for one dollar. The death of Rebecca in 1879 grants 43 Elizabeth to her remaining children and grandchildren who continue to reside there until 1890.²⁹

Taking after his mother, James C. Pawley, becomes the business head of the family. James becomes a lawyer and makes certain all the Pawley's ducks are in a row when it comes to legal dealings, including their property on Elizabeth Street. This can be seen in deed F21, a Power of Attorney record, which is drawn up to give legal ownership to James C. Pawley rather than all of the decedents of Rebecca Pawley: Laura F. Williams, James C. Pawley, Georgiana and W.M. Johnson, Mary Jane Perry, John A. Porter, and Elizabeth Thompson. This document gives James the authority to sell the property to whomever for however much money he chooses without the permission of the other heirs.³⁰ Following the legal

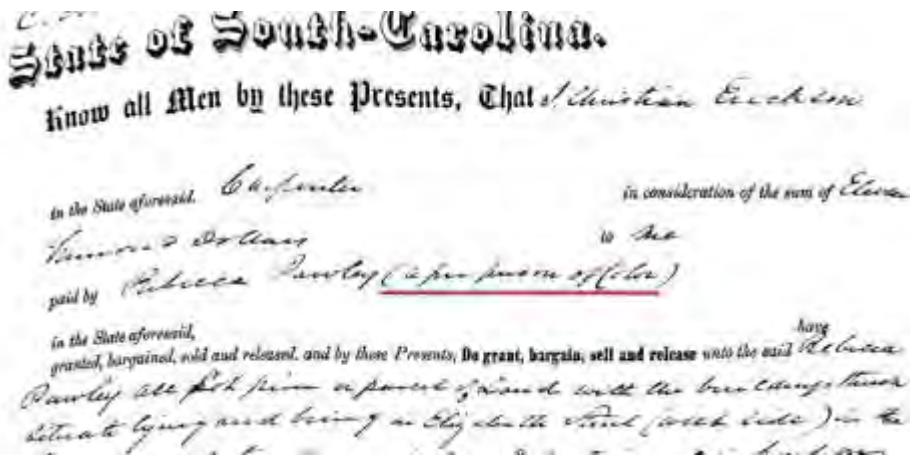


FIGURE 8: CHARLESTON COUNTY. RECORDS OF THE MESNE CONVEYANCE (RMC), CHARLESTON, S.C. DEED BOOK X12, P.61.

²⁸ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book X12, p.61.

²⁹ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book U18, p.525.

³⁰ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book F21, p.305.

THE PAWLEY'S

paperwork, James Pawley et.al. proceeds to sell 43 Elizabeth, a 30 feet by 60 feet lot and all buildings on the lot, for \$1005 in 1891.³¹ It is at this time the building's history becomes less glamourous, as families come and go and the structure changes due to its surrounding environment and neighborhood. The monotony of the everyday takes over the lives and structure at 43 Elizabeth.

³¹ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book F21, p.369.

ORDINARY EXCITEMENT

A prime example of this bit of excitement in a land of monotony is when Hurricane Hugo hit Charleston in 1989. The Strongest hurricane to hit the Carolina's at the time, the cost in damages was between 8 and 10 million dollars.³³ The business of Elizabeth Street became a normal humdrum of activity, the working class being the prominent residence of the area and who were majorly affected by Hugo, which can be read in the Damage Assessment form completed by the Historic Charleston Foundation. Completed in 1890 by Lund, McCallum and Rowe, 43 Elizabeth was "very damaged" by Hugo with major damage occurring to the attic, piazza roofing, and gutter system and minor damage to almost every other area of the house. The roof was reported to be 100% gone post inspection.³⁴



The roof damage can be seen in Figure 8, an image provided by the Historic Charleston Archives.

Taking months to even assess the damage to the property, it would have taken much longer for the Pawley's, the owners of 43 Elizabeth, to rebuild. It would have made more sense, economically to sell, which they did a year later in 1891.³⁵ Post Hugo seemed a good time financially for people to sell their properties rather than invest in the reconstruction of their homes. This influx of realstate investment might have been the beginning of gentrification in many of the areas around the Charleston Peninsula.

FIGURE 9: PHOTO PROVIDED BY HISTORIC CHARLESTON FOUNDATION VERTICLE FILES WITH, HURRICANE HUGO ASSESSMENT FORM.

³³ Tim Armstrong, "Hurricane Hugo," *National Weather Service*, September 16, 2014, <http://www.weather.gov/ilm/HurricaneHugo>

³⁴ 43 Elizabeth Hurricane Hugo Assessment Form, c.1890. From Verticle Files located at the Historic Charleston Foundation Archives, Charleston, SC.

³⁵ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book F21, p.369.

ORDINARY EXCITEMENT

Elizabeth street and the surrounding area were mainly inhabited by the working class white and black citizens of Charleston. As seen in Figure 9, the houses are typical Charleston single houses, with little detail and no flash. The houses are utilitarian, used and purchased for a family to live and grow, to come home from working during the day and relax. Walking down Elizabeth Street today, there would be a different atmosphere.



FIGURE 10: PHOTO PROVIDED BY HISTORIC CHARLESTON FOUNDATION DIGITAL PHOTO COLLECTION. FROM LEFT TO RIGHT: 35 (NOW GONE), 37, 39, 41, 43, 45, 47, 49 ELIZABETH.

With the lots in this area of the city selling for 300,000-600,000 dollars, an owner would have to be living with a pretty sizable income.³⁶ Along with the initial purchase of the property, an owner would get the responsibility of living in a historic district and following the zoning guidelines set forth by the city and, occasionally, by the various historic foundations in Charleston. This can cause a large income dent depending on the quality of the structure and how well the previous owners kept the house. The question is, why has the cost of living in Charleston risen?

In short, Charleston has become a fast-growing tourist destination because of the vast history that surrounds the peninsula. The structures that have been preserved during the years and the history we choose to share with the community

³⁶ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book D375, p.400.

ORDINARY EXCITEMENT

every day is the cause for this increase of tourism. The invasion of tourism correlates with the increase in city wide revenue, which only encourages the city and historic societies to push for renovation and improvement to conform neighborhoods to the tastes of a higher/middle class taste the tourists prefer.³⁷ This gentrification, which is represented in Figure 11, brings in tourism but it also increases the cost of living of the area, increases real estate prices and pushes out families and businesses that have been residing in Charleston for decades. As shown in Figure 10, the real culture of the area has been covered up by a fairy tale social construct of what tourists think Charleston was like rather than what it truly was.



FIGURE 11: FIGURE 11: THE GENTRIFICATION OF ELIZABETH STREET, PHOTO PROVIDED BY AUTHOR, KERRI ROSS. NOVEMBER 2017. FROM LEFT TO RIGHT: 41, 43, AND 45 ELIZABETH STREET.

³⁷ "Gentrification," *English Oxford Living Dictionary*, last modified in 2017. <https://en.oxforddictionaries.com/definition/gentrification>

CONCLUSION

The extensive history of Elizabeth Street and, more precisely, 43 Elizabeth Street reflects to deep rooted history of downtown Charleston. The area of some of the wealthiest men in the country, turned in to a haven for the working class after a long day of work. The house shows the sorrows of the old world and shows the progressive economic prosperity of the new world. The parcel itself, along with the surrounding buildings and neighborhood show the change in the belief of history with the very apparent institution that is gentrification.

Additional research can still be done to get a better understanding of the most recent residence of 43 Elizabeth. With an effort to acquire oral histories with the occupants to discover what possible reasons they have for living in the area, what they might know about the prior owners, and how they feel about the change of the neighborhood and how we, as a society, portray the history of the area to incoming tourists, we might better understand the past while also presenting something to the future. Supporting evidence to the gentrification of the area could lead in to a more in depth analytical paper on the changing history of the region and how we might share this history in the future.

ANNOTATED CHAIN OF TITLE

NOTE: THE TRANSACTIONS THAT OCCUR BETWEEN 1810-1839 ARE THE SAME AS THE ONES THAT OCCUR FOR PROPERTY 41 ELIZABETH STREET. PROPERTY REPORT WRITTEN BY KYUNHAE KWON. RESEARCH OF THESE TWO PROPERTIES WERE COMPLETED TOGETHER.

January 1, 1810

Grantor: 1 part, Charlotte Wragg, 2 part, Gabriel and Joseph Manigault, 3 part, James Ladson and Nathaniel Heyward

Grantee: William Loughton Smith

Book & Page: D8-149

Type: Declaration of Trusts

Lot: On the mall of Wraggborough fronting sixty feet and 200 ft on Elizabeth Street

William Loughton Smith (1758-1812) was educated in Europe and was the first attorney in South Carolina to specialize in corporate law. His fortunes were made through representing British mercantile firms. He had two children with his first wife, Charlotte Izard and he remarried after her death. His second wife, Charlotte Wragg, was the daughter of William and Henrietta Wragg. William and Charlotte had two children together. He married Charlotte on December 19, 1805 and came into possession of multiple properties:

“Whereas by my marriage settlement executed on the nineteenth day of December in the year of our Lord one thousand eight hundred and five certain lots of land in WRaggsborough (as hereto specified) being the property of my intended wife Charlotte Wragg, were settled on the said Charlotte Wragg and the issue of the marriage, and the consent and approbation of the trustees therein married to sell and dispose of all or any of the said lots.”

The document goes on to specify the property:

“... also one lot on the mall of WRaggsborough fronting sixty feet on said mall, and cornering on Elizabeth Street and running in depth, along Elizabeth Street, two hundred feet...”

In the last will and testament of William Wragg, Charlotte's father and the father in law of William Loughton Smith, he states that he is compelled to leave the province of South Carolina for refusing to renounce his allegiance and obedience to his majesty King George the third:

“I conveyed both my real and personal estates in the said province to John Wragg, Gabriel Manigault, Stephen Cater & Fenwicke Bull Esq as trustees for the benefit of my wife Henrietta Wragg and her children by me empowering them at the same time to sell or join in the sale of all or any part of the premises as my wife should in writing direct and appoint and that the said estates or money should be subject to such uses and trusts as in the said deed are mentioned...”

While there is no surviving record of Henrietta's will, her property is eventually divided amongst her three daughters- Judith, Charlotte and Elizabeth Wragg, co-heiressess to William Wragg's vast estate. The real estate was divided into three lots and Charlotte's includes this piece of property.

December 19, 1808

Grantor: William Loughton Smith

Grantee: John and Catherine Spring

Book & Page: X7-176

Type: Conveyance

Lot: 60 x 200 feet

The deed references Joseph Manigault, Gabriel Manigault, James Ladson and Nathaniel Heyward, trustees of the various parts of the property, Smith acquired part of the property through marriage settlement. For \$700 and bond of mortgage, the property is conveyed to the Springs, \$1 is paid by John Spring to Gabriel, Joseph and Nathaniel:

"All that lot or piece of ground in Wraggborough fronting on the Mall and situate at the corner of Anne and Elizabeth Streets and measuring sixty feet in front on said Anne Street and two hundred feet in depth along Elizabeth Street and which said lot is part or parcel of a large lot in the plan of Wraggborough situate on the Mall coloured yellow and Marked B."

June 17, 1828

Grantor: Commissioner in Equity, Thomas Hunt for the late John Spring

Grantee: John Gordon

Book & Page: U9-409

Type: Conveyance

Lot: Lot of land and outbuildings in Wraggsborough near the city of Charleston 60x200 feet

Property was sold at public auction to pay off debts of the late John Spring on behalf of his widow, Catherine Spring for \$1800.

June 4, 1830

Grantor: John Gordon

Grantee: John Baptiste Petitval

Book & Page: B10-479

Type: Conveyance

Lot: 60x200 ft in Wraggsborough

John Gordon of Charleston sells the property to John Baptiste Petitval for the sum of \$2000, see B10 482 for Jane m. Gordon's release of power to John B. Petitval.

"...All that lot of land with the dwelling house and outbuildings thereon situate lying and being in Wraggsborough near the city of Charleston measuring and containing in front on

ANNOTATED CHAIN OF TITLE

the north sixty feetm and in depth two hundred feet more on __ butting and bouding to the north on the Public Mall, to the east on Street, to the south on lands of Robert Gibbes, and to the west on lands of Mr. Loughton Smith."

April 2, 1833

Grantor: John Baptiste Petitival

Grantee: Caroline and Harriet Blawyer

Book & Page: F10-154

Type: Conveyance

Lot: 60 x 200 feet

Caroline and Harriet Blawyer pay \$2500 for the lot of land and dwelling house in Wraggsborough bear the city of Charleston. The lot maintains its dimensions at 60x200 feet bounded by the Public Mall. The deed lists that the same property was conveyed to him by John Gordon Esquire.

November 21, 1846

Grantor: Caroline and Harriet Blawyer

Grantee: Thomas DuPont

Book & Page: W11-525

Type: Conveyance

Lot: 60 x 200 feet

The Blawyer's sell the property to Reverend Thomas G DuPont of Charleston, deed references the same property conveyed to them by John Baptiste Petitval dating April 2, 1833. The deed lists the following of the amount in full:

"Received November 21, 1846 from the Rev. Thomas G. DuPont two thousand five hundred dollars in full of the consideration money within mentioned \$1000, our bond to S.C. Society assured, \$500, his bond to s, \$578.75 sundry bills paid by him, \$321.25 cash. \$2500."

November 1, 1848

Grantor: Master in Equity, Edward R. Laurens

Grantee: Christian Erickson

Book & Page: A12-515

Type: Conveyance

Lot: 60 x 200 feet

ANNOTATED CHAIN OF TITLE

Bill of complaint was filed in the court by Constantia DuPont, widow of Reverend Thomas G. DuPont. Master in Equity for the district of Charleston, Edward R. Laurens, through court order, conveyed the house and lot to Christian Erickson.

February 1853

Grantor: Christian Erickson

Grantee: Rebecca Pawley

Book & Page: X12-61

Type: Conveyance

Lot: 30' and in depth from East to West 60' more or less on Elizabeth Street

Rebecca Pawley purchasing as a free woman of color. Sell and purchase of \$1,100, all that lot, piece and parcel of land, situate, lying and being on the West side of Elizabeth Street, in the city of Charleston and State of South Carolina and known as No. 43 Elizabeth Street.

1860

Grantor: Rebecca Pawley

Grantee: Benjamin Pressley

Book & Page: U18-525

Type: holding in Trust of Kids

Lot: 30' and in depth from East to West 60' more or less on Elizabeth Street

Rebecca Pawley gives parcel to Benjamin Pressley as the trustee in the life estate for Matilda Pawlee, a minor, until she comes of age. This was arranged in Court of Common Pleas. The parcel was sold to Benjamin Pressley for \$1. Rebecca dies in 1879 and parcel goes to children and grandchildren via will.

1890

Grantor: Rebecca Pawley

Grantee: James C. Pawley

Book & Page: F21-305

Type: Power of Attorney

Lot: 30' and in depth from East to West 60' more or less on Elizabeth Street

ANNOTATED CHAIN OF TITLE

Rebecca Pawley dies in 1879 and the parcel goes to children and grandchildren: Laura F. Williams, James C. Pawley, Georgiana and W.M. Johnson, Mary Jane Perry, John A. Porter, and Elizabeth Thompson.

All the living children and grandchildren then give power of attorney to James Pawley, a lawyer, and now legal owner of parcel, who can sell to whomever for however he wants without say from other family members.

1891

Grantor: James C. Pawley et. al.

Grantee: Patrick Galvin

Book & Page: F21-369

Type: Conveyance

Lot: 30' and in depth from East to West 60' more or less on Elizabeth Street

Sell of parcel and all buildings on the lot for \$1,005.

1897

Grantor: Patrick Galvin

Grantee: Joseph H. Corcoran

Book & Page: H23-20

Type: Conveyance

Lot: 30' and in depth from East to West 60' more or less on Elizabeth Street

Sell of parcel and all buildings on lot for \$750. Evidence from directories in that time period show this parcel was used as rented space for Joseph Martin from 1897-1900.

1906

Grantor: Joseph H. Corcoran

Grantee: Julia A. Kiley

Book & Page: R23-266

Type: Conveyance

Lot: 30' and in depth from East to West 60' more or less on Elizabeth Street

ANNOTATED CHAIN OF TITLE

Sell of parcel and all buildings on lot for \$750. Evidence from directories in that time period show this parcel was used as rented space for Joseph Martin from 1897-1900.

1912

Grantor: Julia A. Kiley

Grantee: Eugene Opdebeeck

Book & Page: W25-334

Type: Conveyance

Lot: 30' and in depth from East to West 60' more or less on Elizabeth Street

Sell of parcel and all buildings on property for \$750.

1916

Grantor: Eugene Opdebeeck

Grantee: J A Patla

Type: Conveyance

Lot: 30' and in depth from East to West 60' more or less on Elizabeth Street

Sell of parcel and all buildings on property for \$5.00.

1934

Grantor: J A Patla

Grantee: Harry J. WanDelken and Addie V. WanDelken

Type: Conveyance

Lot: 30' and in depth from East to West 60' more or less on Elizabeth Street

Sell of parcel and all buildings on property for \$5.00.

ANNOTATED CHAIN OF TITLE

February/April 1938

Grantor: Addie V. WanDelken and Harry J. WanDelken

Grantee: Laura L. Brown

Type: Conveyance

Lot: 30' and in depth from East to West 60' more or less on Elizabeth Street

Sell of parcel and all buildings on property for \$625.00.

“Addie V. WanDelken.. did this day appear before me.... did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons, whomever, renounce, release and forever relinquish unto the within named Laura L. Brown..”

May 1942

Grantor: Laura L Brown

Grantee: Alexander W. Marshall

Book & Page: J43-569

Type: Conveyance

Lot: 30' and in depth from East to West 60' more or less on Elizabeth Street

Sell of parcel and all buildings on property for \$2,100.

December 1959

Grantor: Alexander W. Marshall

Grantee: Izetta Smith

Book & Page: J43-569

Type: Conveyance

Lot: 30' and in depth from East to West 60' more or less on Elizabeth Street

Sell of parcel and all buildings on property for \$4,000.

“All that lot, piece or parcel of land situate lying and being on the West side of Elizabeth Street in the City of Charleston and State of South Carolina, and known under the present street numbering of the City of Charleston as No. 43 Elizabeth

ANNOTATED CHAIN OF TITLE

Street; Measuring and containing in front on Elizabeth Street thirty (30) feet. And in depth on the east and west lines sixty (60) feet more or less..."

1985

Grantor: Izetta Smith

Grantee: Robert Henry Smith

Book & Page: J149-694

Type: Conveyance

Lot: 30' and in depth from East to West 60' more or less on Elizabeth Street

Sell of parcel and all buildings on property for \$90,000.

1992

Grantor: Robert Henry Smith

Grantee: Jim Crow

Book & Page: Z218-206

Type: Conveyance

Lot: 30' and in depth from East to West 60' more or less on Elizabeth Street

Sell of parcel and all buildings on property for \$30,000.

1997

Grantor: Jim Crow

Grantee: John H. Mayo

Book & Page: H285-524

Type: Conveyance

Lot: 30' and in depth from East to West 60' more or less on Elizabeth Street

Sell of parcel and all buildings on property for \$172,500.

ANNOTATED CHAIN OF TITLE

2001

Grantor: John H. Mayo

Grantee: Louis B. Wachsmuth and Kristin Scholz

Book & Page: D375-400

Type: Conveyance

Lot: 30' and in depth from East to West 60' more or less on Elizabeth Street

In the latest transaction to date, after a four-year period of ownership, John H. Mayo conveys the parcel of land with any and all buildings sitting on the property to Louis B. Wachsmuth and Kristin Scholz for \$300,000. There is an unclear connection between Wachsmuth and Scholz but both names appear on the lease. The current tenants of #4591301033 are using the parcel residentially.

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