



ELLIOTTBOROUGH

*A Study of the
Neighborhood by
Way of 16 & 18 Rose
Lane*

in fulfillment of the HP611 ~~graduate program in~~ graduate program in
Historic Preservation at Clemson University / College of Charleston
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INTRODUCTION

Charleston's neighborhood of Elliottborough sits within the Charleston Neck, just north of Spring Street. Upon walking its streets, the occurrence of alleyways and courts number toward the conspicuous. Alleys tell a particular story about the formation of a city because they typically result from natural movement through the city, rather than planning. Alley residents commonly represent the working class, featuring modest houses and crowded streetscapes. One Elliottborough road, Rose Lane, demonstrates such uniformity in its economic development, inhabitants, and appearance.

The Upper Peninsula, including Elliottborough, remained largely undeveloped during the eighteenth century. With the exception of a few plantations, the area was devoid of residents during the period. A few industrial sites such as an arsenal, barrel factory, and cemeteries operated as well. Around the mid-nineteenth century, development began in earnest. The formation of Rose Lane, including the lots at 16 and 18 Rose Lanes, arose around this time. Development carried into the twentieth century and Elliottborough exists today as a largely residential area.¹ In a concentrated study of 16 and 18 Rose Lane, I will outline the history of the properties at 16 and 18 Rose Lane, as well as the individuals associated with them, and the context of the greater Elliottborough significance.

¹ Historic Architectural Resources Survey of the Upper Peninsula, Charleston, S.C.: Final Report. (Mount Pleasant, SC: Brockington and Associates, Inc., 2004), 69.

SUMMARY OF FINDINGS

Carolina Beginnings:

In 1663, eight affluent Englishmen received the Carolina charter, establishing an American colony in what is now North and South Carolina. Hoping to make great profits off the land, the Lords Proprietors concentrated their development efforts on the port of Charles Town, modern-day Charleston. The deep drop-off along the Charleston harbor lent access to deep-hulled cargo ships. In addition, the town's position at the convergence of the Ashley and Cooper Rivers allowed planters to move their products efficiently down-river toward the port. The flow of supply and demand from both the trade routes and the interior increased.

Charleston acted as the first stop in the American colonies for merchants traveling north from the Caribbean. While traders brought slaves and sugar from the Caribbean, along with English-made goods, the Lowcountry plantations churned out profitable cash crops such as rice and indigo. Charleston benefited from the massive colonial port industry and grew quickly. Barnard Elliott became one of the many affluent gentlemen to make a life as a Charleston planter. Eventually, his land formed what came to be known as Elliottborough.

Formation of Elliottborough:

Barnard Elliott, born in 1698, lived within St. Philip's Parish in Charleston. He received there a tract of roughly 32 ½ acres on April 5, 1754 from an estate sale including a 250 acre plantation on the Charleston Neck. The land came from an original Lords Proprietors' grant in 1694. Living as a planter, Elliott had two marriages and at least five children. His most famous

child, Lieutenant Colonel Barnard Elliott, Jr., became a Revolutionary War hero and died fighting at Fort Moultrie in 1778. He had the honor to attend the Provincial Congress and orate the first reading of the Declaration of Independence in Charleston on August 5, 1776.² Although never owning his father's lands on the neck by deed, his prowess and bravery in the war led the property to be known as the Elliott Lands, or Elliottborough.³

Upon his death, Barnard Elliott, Sr.'s will devised his tract to his four daughters, Elizabeth, Mary, Aramintha, and Catherine after the death of their mother in 1768. Both Aramintha and Catherine remained unmarried at the time of the division; however, Catherine soon married the Reverend William Percy in 1776. Three years later, Aramintha deeded her claim on roughly thirty-six acres of the Elliott Lands to William Percy, once he began to expand his holdings. The property butted and bounded to the east on lands which William Percy already owned through his marriage to Catherine. In the same 1770s period, surveyors sliced streets into the Elliott tract, like Rose Lane.⁴ The total land which William Percy amassed on the Charleston Neck eventually became known as the Percy Lands.⁵

The Percy Lands:

Rev. William Percy died around 1820, leaving his seven children the rights to the said Percy Lands. His eldest child, Barnard Elliott Percy, received the lots containing 16 and 18 Rose Lane only after much effort. Because all seven of the children, their spouses, or their children all

² Adam Ferrell, "How did 'S' become part of Elliottborough?" *The Post and Courier*, February 20, 2003. From vertical files located at the Historic Charleston Foundation Archives, Charleston, S.C.

³ Buist, Moore, Smythe, & McGee (Charleston, S.C.), Title abstract and plat books, 1854-c. 1960, (400.00) South Carolina Historical Society, Book N, 170.

⁴ Samuel Gaillard Stoney, *This is Charleston: A Survey of the Architectural Heritage of a Unique American City* (New York: Carolina Art Association, 1960), 129.

⁵ Buist, Moore, Smythe, & McGee, Title abstract and plat books, 1854-c. 1960, Book N, 171-72.

staked a claim in the bill of partition, the Percy Lands division became a lengthy, messy procedure. The third oldest child, Anne, married Thomas Jessen, giving him ownership over the property directly adjacent to Barnard. However, they both are believed to have died before the division. The fourth child, Selina, married a Lewis and both died before the partition process. Anne and Selina left their heirs unknown, further complicating the division. Following William Percy's death, a proceeding entered the Court of Equity to determine the partition of the Percy Lands. By 1848, Barnard E. Percy secured the lots of 16 and 18 Rose Lane. Fearing anymore "difficulty from the infant children coming of age," Barnard E. Percy sold many of his lots almost immediately.⁶

The Allan Years:

Alexander Allan bought the current 16 and 18 Rose Lane in a transitional period between 1848 and 1852. The process took so long because Allan had to mortgage the properties to Master of Equity, James Tupper, and secure their ownership again by repayment.⁷ Also, Allan purchased the Rose Lanes properties from Barnard E. Percy and the Executors of William Percy's estate. Therefore, claims to land in the area, such as that of Thomas Jessen had to be made defunct before Percy and Allan could complete the conveyance.

Referred to as "some of the smaller and later holdings on the neck," Elliottborough and the Percy Lands by this time sat within the section boundaries of Spring, Line, Coming, and

⁶ Buist, Moore, Smythe, & McGee, Title abstract and plat books, 1854-c. 1960, Book N, 174-77.

⁷ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book K13, p. 353.

Rutledge Streets.⁸ Around the same time, Rose Lane, likely named for the nearby 1729 grant given colonial planter, Thomas Rose, accelerated its development. Though only stretching two blocks between Spring and Line Streets, Rose Lane's lower block emerged around 1848 while its upper block remained undeveloped until about 1852.

The Allans held the two properties for many years. When Alexander Allan died, the lot rights transferred to his wife, Isabella Campbell Allan, who immediately turned the properties over to her son, James. The proportions of the lots remained constant all that time, fronting on Rose lane 26'6" and the same on the back line, running 81'8" along the North line, and 81'5" on the South line. After the death of James Allan, the properties passed to his wife, Amey S. Allan, who sold the properties to two separate owners after a few years of ownership.

The 1880s:

In 1886, a deadly earthquake ravaged Charleston. In the wake of the Civil War's destruction, the natural disaster only served to throw the city into greater poverty and destitution. The city sent officials around to collect data for a comprehensive damage assessment of Charleston. 16 and 18 Rose, still under James Allan's ownership, demonstrated their structural integrity. The wooden houses moved and swayed with the tremors, whereas masonry fought the vibrations to stay rigid. Reported with all four good walls and adequate roofing, the only negative remark noted that the chimney tops should be prepared.⁹

⁸ Charleston Yearbook, 1881 [microfilm], South Carolina Room, Charleston County Public Library, Charleston, S.C., p. 379.

⁹ Butler, Nicholas Michael, ed. *The City of Charleston's Executive Relief Committee for the Earthquake of 1886: Money Vouchers for Work Done, September 1886 through 1887*. Charleston, S.C.: Charleston County Public Library, 2007.

The Nature of Tenants in the Twentieth Century:

Until 1899, no white person lived in 16 or 18 Rose. Male tenants commonly held jobs as laborers, draymen, carpenters, or drivers. Their wives usually worked as laundresses or otherwise did not work. As white tenants, fireman George Brothers and his wife Meta presented an anomaly on a street almost completely African-American. The couple stayed for only the year of 1899 and 16 Rose sat vacant the next year.¹⁰ Their brief stay may not reflect any negative feelings they held for the neighborhood because most tenants in the two houses up to that point stayed no longer than that.

From 1904 to 1906, two laundresses lived at 16 and 18 Rose. Susan Swinton occupied 16 Rose while Katherine Robinson lived at 18 Rose Lane.¹¹ Their arrival and departure are peculiar considering whether or not they knew each other before they became neighbors and whether a friendship may have developed between them. It was uncommon for women to live on their own during that period. Women's suffrage only occurred in 1920, showing how limited a woman's opportunities were at the turn of the century without a male counterpart to assist them. Additionally, the women both worked as laundresses, a job often completed from within their own homes. As two independent women sharing the same lifestyle and the same property line, it seems improbable that the two did not at least communicate on a regular basis.

A few years after the laundresses moved on their way, another independent woman appeared on Rose Lane. The first white resident since George Brothers, the new arrival stood out in more ways than one. In 1911, Amey Allan conveyed 18 Rose Lane to Meta Ludwigs,

¹⁰ Charleston City Directory, 1899, South Carolina Room, Charleston County Public Library, Charleston, S.C.

¹¹ Charleston City Directory, 1904-1906, South Carolina Room, Charleston County Public Library, Charleston, S.C.

adding 2 feet onto the South line in the process. Meta Ludwigs became the first homeowner of the sister houses to take up residence in the neighborhood rather than lease the house to free colored people. Having spent the end of the nineteenth century living two blocks over on Laurel Street, Meta Ludwigs stayed on Rose Lane for a lengthy nine years before moving out in 1922 and selling the property by 1926.¹²

Meta Ludwigs held the property for many years before selling the property for only five dollars to Harriett W. Burn. The price increased again in 1952, whenever she sold the lot to Jennie Ackerman, who sold the lot again within the month for a \$1,000 profit. Leon N. Green, 18 Rose's first black property owner, held and lived at the house with his wife, Lucille. They lived at 18 Rose for just under thirty years before selling the property to Onica Colleen Fields on 1981 for just \$500 less than what he paid for it originally.¹³ The similar price shows how the real estate market in Elliottborough remained constant through the 1960s and 1970s.

In ~~1989~~ 1989, Hurricane Hugo struck the Atlantic Coast with an iron fist. As a coastal city, Charleston took a particularly hard hit from the storms destructive winds and rains. Following the hurricane, the city logged a damage assessment for all effected houses in Charleston. 16 and 18 Rose, perhaps because of their placement away from the water or within the protective confines at the center of the block, did not receive damage reports. Supposedly, the structures held up well enough not to warrant assessment.

Onica Fields eventually conveyed the house to The Field Family Group, LLC, for only one dollar in 2000. She likely intended to gift it to them, but needed some form of transaction to

¹² Charleston City Directory, 1912-1921, South Carolina Room, Charleston County Public Library, Charleston, S.C.

¹³ RMC, Charleston, S.C. Deed Book L124, p. 360.

document the official ownership switch on paper. In 2003, the Field Family Group, LLC, deeded the land to the France Brown AME Church at a price of \$9,400, just three years after they bought it. The land had become much more valuable in those years, with conveyance costs growing three times what they had been around 1950. Francis Brown AME Church sat adjacent to 18 Rose on the next block, sharing a back property line. It is unclear whether the building was in a state of disrepair when the church acquired the property, but by the time of its next conveyance in 2010 to Matthew S. Leist, the house sat almost in ruin.¹⁴ Matthew Leist is now in the process of working with Charleston's Board of Architectural Review to create a preservation plan and transform 18 Rose Lane into his personal residence. The future of 18 Rose remains uncertain, but the rear addition from 1944 will likely be demolished, making room for a new two-story addition and an interior reconfiguration.¹⁵

16 Rose Lane followed a similar trend in ownership, seeing an impressive length of homeowners as residents in the house. In 1911, Amey S. Allan sold the property to Peter A. Seres for \$800. He rented the house to tenants. Some of the most interesting included white resident and chain gang guard William Diers and his wife, Mamie, in 1917. The next year, black couple John Boyce and his wife, Mary, moved in until 1921. John worked as a janitor at the Citadel.¹⁶ Most notably, black couple Joseph Singleton and his wife, Pearl, moved into 16 Rose between 1932-34. Joseph was born on September 15, 1906 to parents Calib Singleton and Julia Murray. He married Pearl Scott in Charleston on October 21, 1925. He worked for the Greer Drug Company for many years, as a porter, truck driver, and packer. He continued his residence

¹⁴ RMC, Charleston, S.C. Deed Book 0155, p. 937.

¹⁵ Charleston Board of Architectural Review, 18 Rose Lane file. S.C. Dept of Archives and History.

¹⁶ Charleston City Directory, 1917-1921, South Carolina Room, Charleston County Public Library, Charleston, S.C.

at 16 Rose at least until 1961, when, his wife having died, Joseph welcomed a new roommate into the house, Ms. Betty Wengate, a maid at the Medical College Hospital.¹⁷ Mr. Singleton moved away from Rose Lane by 1968, although he died later in March of 1981.¹⁸ Joseph acted as a steady tenant during his marriage. An explanation for his decision to leave Rose Lane behind after so many years may have been the result of the difficulty in paying the rent alone or in finding appropriate roommates. As long as Joseph stayed at 16 Rose, he found a reliable landlord in Peter Seres, who continued to own the property until his death in the 1980s.

Seres' executors sold the property to the Marion C. Fennessey d/b/a Fort Sumter Realty Company in 1985. The Realty Company unloaded the property to the Trustees of the Francis Brown AME Church for the price of \$525,000 in 1995. The conveyance meant that 16 and 18 Rose reunited under one ownership once again. After ten years of use, the church may have decided to perform a charitable act by providing shelter for someone, because they sold 16 Rose Lane to Richardine Jenkins in 2005 for only five dollars. Whatever the purpose of the transaction, Ms. Jenkins did not stay on the property long, because she conveyed 16 Rose to its current owner, Cathleen Nixon, in 2008 for \$251,250. Ignoring the five dollar donation, the price difference on the lot sky rocketed from 1995 to 2008.

Recent Ownership:

The most recent market estimate places the value of 16 Rose Lane at \$224,000. 16 Rose Lane paid annual taxes between \$1,200 and \$1,300 in the years 2009 to present. 18 Rose Lane

¹⁷ Charleston City Directory, 1934-1961, South Carolina Room, Charleston County Public Library, Charleston, S.C.

¹⁸ Ancestry.com "Joseph Singleton," April's Family Tree, http://search.ancestry.com/cgi-bin/sse.dll?gl=ROOT_CATEGORY&rank=1&new=1&so=3&MSAV=0&msT=1&gss=ms_f-2_s&gsfn=joseph&gsln=singleton&mswpnftp=charleston&uidh=62c&mssng0=pearl (accessed November 26, 2012).

possesses sparse recent tax information because the nonprofit Francis Brown AME Church owned the house until 2011. The most recent year of taxes called for a sum of \$803.02. 18 Rose's most recent market estimate sits at only \$57,000, which when compared to 16 Rose Lane, suggests in figures what the two structures show physically. 18 Rose Lane currently sits in disrepair, dilapidated and dangerous. With boarded windows, vegetation-infested mortar, and "NO Trespassing" signs, the original mid-nineteenth century house compares unfavorably to its neighbor.

16 Rose Lane's current house came from the lot of 7 Ashe Street, the road directly to Rose Lane's east side. The house relocated about 1985 with special placement instructions as ordered by Charleston's Board of Architectural Review.¹⁹ Research did not indicate the fate of the original house at 16 Rose Lane. 18 Rose presents a safety hazard to residents in its current state, but by sheer existence, 18 Rose Lane appears to have outlasted its sister house.

ARCHITECTURAL DESCRIPTION

First appearing on the 1852 Bridgens and Allen map of Charleston, the houses at 16 and 18 Rose Lane shared identical building qualities.²⁰ Being owned at the time by the same family, the two structures along with that situated at 14 Rose Lane probably underwent the same design and construction process. Built as tenements, 16 and 18 Rose Lane exemplified the typical Charleston single house. The two-story wood structures originally featured one-story

¹⁹ Charleston Board of Architectural Review, 18 Rose Lane file. S.C. Dept of Archives and History

²⁰ Surveyed by R.P. Bridgens and Robert Allen, *An Original Map of Charleston, South Carolina*, [microfilm], Hayden Brother and Company, 1852. S.C. Room, Charleston County Public Library.

south-facing piazzas.²¹ The houses longest sides stretched away from the street and hosted south-side piazzas. The dimensions read 32 feet long, 16 feet wide, and 22 feet high.²² The house raised two stories to double the square footage inside. By first accessing the door at the west end of the piazza, visitors could then proceed across the main entryway beyond. Each house possessed five bays with a central first floor door.

The two houses used frame construction and gabled roofs, originally employing shingle roofing material although both currently have metal roofs. The piazza at 18 Rose has suffered significant structural damage, so that the style of the house cannot be determined by examining windows, which are boarded shut. Also, the railing along the second-story piazza is likely not original, using only horizontal beams to fill the space in place of pickets. Even the doors offer little information about what may once have framed the piazza. The street-facing door is missing, with only a modern brick laid in common bond to create a crude door surround. The main door into the house is also boarded up. The house seems to sit directly on a concrete slab foundation, but greater structural systems may be hidden. The clapboard siding and simple sills fit with the style of single house construction during the mid-nineteenth century. The greatest architectural feature of the house is the parapet atop the piazza and the open pediment shaping the gable roof.

16 Rose Lane, by all indication in early Sanborn maps, spent much of its lifetime mimicking 18 Rose Lane. Until the properties first became split between two owners in 1911, the properties looked identical. Each two-story wood structure had a one-story piazza,

²¹ City of Charleston. City Tax Assessment Ward Books, Charleston, S.C., Ward 8, 1852.

²² Charleston Board of Architectural Review, 18 Rose Lane file. S.C. Dept of Archives and History.

occupied the same amount of square footage, and sat in the same location on their lots with the same angle toward Rose Lane. By 1944, however, 18 Rose Lane had a one-story addition off the back of the house and 16 Rose had only a one-story piazza.²³

Today, the structure standing on the lot at 16 Rose Lane is not the original house, but rather moved to its location from an adjacent property on Ashe Street around 1985. Coming from one block away, the nature of the house still fits within the purview of Elliottborough. The current house is a two-story frame tenement, patterned after the single house model. It stands at 2x3 bays with a gable roof and a two-story back of porch addition. The house is clad in weatherboard and displayed 6x6 sash windows. A two-story piazza with a façade parapet, Tuscan columns, and square balusters defines the north side of the house. Scars on the weatherboard suggest the possible removal of a fourth bay. The same house appears on the 1872 Drie's View, but not on the 1852 Bridgens and Allen map.²⁴

SIGNIFICANCE OF PROPERTY

Today, 16 and 18 Rose Lane are significant for their contributing qualities to a working class, late nineteenth to early-twentieth century neighborhood. As with many of the houses in Elliottborough, they do not stick out. They follow the pattern of single houses down the street and rise to a modest height for their position to the streetscape. Their architectural detail is almost non-existent. 16 and 18 Rose epitomize the Charleston working man's house—simple

²³ Digital Sanborn Maps, Charleston, S.C.: Sanborn Fire Insurance Company, 1902 and 1944. [microfilm] S.C. Room, Charleston Country Public Library.

²⁴ Charleston Board of Architectural Review, 18 Rose Lane file. S.C. Dept of Archives and History.

and adequate. The two houses serve not to undermine the context of Charleston's history as the exception, but to reinforce its expectations as the rule.

Although Elliottborough did not boast the unique architectural gems living in the city's original historic district, the neighborhood's lucrative real estate and proximity to downtown's shopping and restaurants created a gradual rent hike that residents could not match. In Elliottborough's recent past, Charleston citizens and outsiders alike have shown interest in the neighborhood's well-being. A *Post and Courier* article from January 2002 documented the Episcopal Diocese's Community Housing Development Organization and its efforts to revitalize Elliottborough. Teaming up with the Historic Charleston Foundation, the two groups attempted to renovate nine houses in the area to make Elliottborough homes more affordable. The project aimed to bring back residents who were forced out of the neighborhood and only allowed a buyer's annual income to sit between \$25,000 and \$47,000.²⁵

Adversely, as early as 1992 commercial developers Horizon Properties and SBF Architects sought to raise affordable housing units for twenty-two families on an undeveloped lot on Ashley Street in Elliottborough. Residents expressed concern for overcrowding and tax hikes that they could not afford. Other affordable housing plans aimed for the corner of Cannon and St. Philip Streets. Organizations like the Neighborhood Impact Initiative and the Home

²⁵ "Elliottborough homes more affordable," *The Post and Courier*, January 17, 2002, Elliottborough Vertical File: Rose Lane, Historic Charleston Foundation Archives, Charleston, S.C.

Ownership Program seek to maintain Elliottborough's rich fabric, valuing both the buildings and their residents.²⁶

The City of Charleston now sees Elliottborough and its buildings as a way to make a statement about downtown. Because the neighborhood sits strategically near main corridors like Meeting, King, St Philip Streets, it sets the mood for travelers into downtown. The city wants to positively affect Elliottborough and indirectly downtown with restorations to protect the historic houses and create an entryway to the city. At the same time, in order to preserve the downtown district, the city plans to push all demands for new development to the Uptown district.²⁷ Even currently, Rose Lane hosts the typical and less financially-successful Charleston citizen. The street still exudes a livability that invigorates the area and brings a charming sense of reality to the city.

FURTHER RESEARCH

While the property research conducted for 16 and 18 Rose Lane extends a great deal into the annals of history, plenty of research remains to be done. While the history of Elliottborough traces ownership back to the proprietary period, this report contains a chain of title reaching only to the point at which the Allan family attained the properties in the early 1850s. In 1861, a legal assistant created a chain of title up to the partition of the Percy lands but follows the path of other properties in the area thereafter. In order to use the document with

²⁶ Patricia B. Jones, "Elliottborough wary of development," *The Post and Courier*, November 19, 1992, Elliottborough Vertical File: Rose Lane, Historic Charleston Foundation Archives, Charleston, S.C.

²⁷ HLW/Planning Partnership, *Uptown District: Urban Design Study, Charleston, S.C.*, Zoning Division, Department of Planning and Urban Development, City of Charleston, S.C.

confidence, extensive fact-checking should be conducted at the Charleston County Register Mesne Conveyance concerning the cited deeds and wills.

Additionally, the story of 16 and 18 Rose Lane exists not only within the structures but with the people who lived in them. Serving chiefly as rental properties until almost the mid-twentieth century, the two neighbors played host to a multitude of individuals, predominantly African-Americans. Because many tenants stayed only one or two years, little research defines their experiences on Rose Lane. A study aimed toward a greater understanding of the lifestyle and day to day activities on Rose Lane would help scholars and the public to grasp the significance of the original structures that still stand there.

CONCLUSION

Elliottborough deserves respect regarding early American development. Though not a part of the original Charles Town settlement, nor contained within the Walled City ~~1701-1828~~, Elliottborough plays a distinct role Charleston's history. Originally the closest plantations to town before its expansion, the area encompasses both a rural and urban history unique to Charleston. With predominantly affluent white owners and African-American blue collar tenants until well into the twentieth century, Rose Lane shared the life experience of free colored people. They worked for people like their landlords and retreated to live amongst one another at the end of the day.

In a way that most of Charleston's greatest architectural achievements cannot relate, Rose Lane's line of single houses holds a history of the initially rare free black citizen. Set against the wealthy mansions along the Battery or the boisterous businesses on Broad Street, historic preservationists sometimes too easily overlook the Uptown districts. This report serves as the jumping point for a comprehensive and holistic approach to understanding the creation and formation of Elliottborough through the ages. With such knowledge, people will better appreciate the unique culture that is Charleston.

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APPENDICES

Appendix 1: Chain of Title for 16 and 18 Rose Lane:

Annotated Chain of Title: 16 Rose Lane, Charleston, SC

04/30/1848 (Deed Date)

Grantor: Barnard E. Percy et al Heirs

Grantee: Estate of William Percy

Book & Page: A12-382

Type: Deed of Partition

Lot: Percy Lands

Barnard Percy and his Heirs became the executors of the Estate of William Percy, who received the "Percy Lands" parcel in conjunction with his arrival to Charlestowne in order to create the St. Paul's Parish for the Episcopal Church. William Percy died in 1819, closely following his return to England from the colonies. The deed of partition found in Book A12 divides his lands among several Charlestonians, including Barnard Percy.

07/28/1857 (Deed of Record)

Grantor: Alexander Allen

Grantee: James Tupper, Master of the Court of Equity

Book & Page:

Type:

Lot: Front on Rose Lane 80'; same on back line; 87' on the South line; 81'8" on the North line

Alexander Allen owed \$706.00 to James Tupper, the Master of "the Honorable the Court of Equity," for the district of Charleston. He used the purchase of the Rose Lane property to alleviate half of the said debt with the following clause, "the said Alexander Allen in consideration of the said debt or sum of Three Hundred and Fifty-Three Dollars for better securing payment of the same, with interest, unto the said Master in Equity, and to his successors and assigns, according to the condition of the said band: And also in consideration of the further sum of one dollar, like money, to me, the Alexander Allen by the said Master in Equity..."

07/28/1857 (Deed Date)

Grantor: James Tupper, Master of Equity Court

Grantee: Alexander Allen

Book & Page: K13-353

Type: Mortgage

Lot: Front on Rose Lane 80'; same on back line; 87' on the South line; 81'8" on the North line

James Tupper, Master of the Court of Equity in Charleston, sold the parcel of land on Rose Lane to Alexander Allen for the price of \$530 as a part of the negotiations to forgive his debt via mortgage. They carried out the transaction on the day that Alexander Allen sold the same property on Rose Lane to James Tupper for half the price of his overall debt sum. Barnard E. Percy's rights of the estate of William Percy shifted to James Tupper, decreeing that "...when the said Court, after a full hearing thereof, and mature deliberation in the premises, did Order, Adjudge and Decree, that the Estate ___ particularly said Court hereinafter mentioned and described, should be sold by the Master officer on the terms and for the purposes mentioned in the ___ order and Decree ___ in the Court made ally of which, one referring to in the Registry of the said Court will appear..."

08/22/1879 (Deed Date)

Grantor: Alexander Allen
Grantee: Isabella Campbell Allan
Book & Page: V12-618
Type: Will
Lot:

08/22/1879 (Deed Date)

Grantor: Isabella Campbell Allan
Grantee: James Allan
Book & Page: V17-346
Type: Conveyance (inter alia)
Lot:

05/08/1908 (Deed Date)

Grantor: James Allan
Grantee: Amey S. Allan
Book & Page: —
Type: Will
Lot:

02/21/1911 (Sale Date)

Grantor: Amey S. Allan (James Allan, Est (al))
Grantee: Peter A. Seres
Book & Page: O25-323
Type: Conv.
Lot: Front on Rose Ln 26'6"; same on back line; 85'3" on South line; 83'3" on North line

\$800

02/23/1911 (Sale Date)

Grantor: Peter A. Seres (Executor of State)
Grantee: Marion C. Fennessey d/b/a Fort Sumter Realty Company
Book & Page: L96-251
Type: Conveyance
Lot:

04/09/1985 (Sale Date)

Grantor: Marion C. Fennessey d/b/a Fort Sumter Realty Company
Grantee: Marion C. Fennessey
Book & Page: L144-142
Type: Conveyance
Lot: 26'6" front on Rose Lane; 87" depth

08/01/1986 (Deed Date)

Grantor: Marion C. Fennessey
Grantee: Trustees of Francis Brown AME Church
Book & Page: H156-539
Type: Conveyance
Lot:

\$5,500

May 17/1995 (Deed Date)

Grantor: Marion C. Fennessey

Grantee: Trustees of Francis Brown AME Church (Rev. G.W. Hayward, Jr., Louis Drayton, Joseph Grant, Robert Culton, Thomas Manigault, Johnny Sheppard, Joseph Frasier, Eartha Culton, Mary Richardson, Claretta Cash)

Book & Page: L255-147

Type: Conveyance

Lot:

\$25,000

March 24/2005 (Deed Date)

Grantor: Trustees of Francis Brown AME Church (Rev. G.W. Hayward, Jr., Louis Drayton, Joseph Grant, Robert Culton, Thomas Manigault, Johnny Sheppard, Joseph Frasier, Eartha Culton, Mary Richardson, Claretta Cash)

Grantee: Richardine W. Jenkins and Patrice S. Brown

Book & Page: F530-538

Type: Conveyance

Lot:

\$5

June 23/2008 (Deed Date)

Grantor: Richardine W. Jenkins and Patrice S. Brown

Grantee: Cathleen Nixon

Book & Page: V662-704

Type: Conveyance

Lot: On Rose Lane, 26'6" by the same on the back line; on the South line 85'3", on the North line 83'3"

\$251,250

Annotated Chain of Title: 18 Rose Lane, Charleston, SC

04/30/1848 (Deed Date)

Grantor: Barnard Percy et. al Heirs

Grantee: Estate of William Percy

Book & Page: A12-382

Type: Deed of Partition

Lot: Percy Lands

plat in A36?

07/14/1857 (Deed Date)

Grantor: Alexander Allen

Grantee: James Tupper, Master of the Court of Equity

Book & Page:

Type:

Lot: Front on Rose Lane 26'6"; same on back line; 81'8" on North line; 81'5" on South line

07/28/1857 (Deed Date)

Grantor: James Tupper, Master of the Court of Equity

Grantee: Alexander Allen

Book & Page: K13-353

Type: Mortgage

Lot: Front on Rose Lane 26'6"; same on back line; 81'8" on North line; 81'5" on South line

05/24/1848 plat by Robert K. Payne, as 2 lots in B 96 & 103

08/22/1879 (Deed Date)

Grantor: Alexander Allen

Grantee: Isabella Campbell Allan

Book & Page: V12-618

Type: Will

Lot: Front on Rose Lane 26'6"; same on back line; 81'8" on North line; 81'5" on South line

08/22/1879 (Deed Date)

Grantor: Isabella Campbell Allan

Grantee: James Allan

Book & Page: V17-346

Type: Conveyance (inter alia)

Lot: Front on Rose Lane 26'6"; same on back line; 81'8" on North line; 81'5" on South line

05/08/1908 (Deed Date)

Grantor: James Allan

Grantee: Amey S. Allan

Book & Page: ---

Type: Will

Lot: Front on Rose Lane 26'6"; same on back line; 81'8" on North line; 81'5" on South line

All real estate but property on Rutledge Ave

02/24/1911 (Deed Date)

Grantor: Amey S. Allan

Grantee: Meta Ludwigs

Book & Page: O25-326

Type: Conveyance

Lot: Front on Rose Lane 26'6"; same on back line; 81'8" on North line; 83'5" on South line

\$800

11/30/1926 (Deed Date)

Grantor: Estate of Meta Ludwigs

Grantee: Harriett W. Burn

Book & Page: Z31-191

Type: Conveyance (from Will)

Lot:

\$5; Renunciation of Dower

03/19/1952 (Deed Date)

Grantor: Harriett W. Burn (individually and as executor)

Grantee: Jennie Ackerman

Book & Page: B55-199

Type: Conveyance

Lot:

\$2,500; mortgage on 02/28/1948 in Q46-390

04/17/1952 (Deed Date)

Grantor: Jennie Ackerman

Grantee: Leon N. Green, Jr.

Book & Page: D55-75

Type: Conveyance

Lot:

\$3,500; 02/21/1952 plat by Joseph Needle

01/16/1981 (Deed Date)

Grantor: Leon N. Green, Jr.

Grantee: Onica Colleen Fields

Book & Page: L124-360

Type: Conveyance

Lot:

\$3,000

07/18/2000 (Sale Date)

Grantor: Onica Colleen Fields

Grantee: The Field Family Group LLC

Book & Page: N351-189

Type: Conveyance

Lot:

\$1

6/18/2003 (Sale Date)

Grantor: The Field Family Group LLC

Grantee: Francis Brown AME Church

Book & Page: 0454-201

Type: Conveyance

Lot: fronting Rose Lane 26'6"; same in back line;

\$9,400

11/07/2010 (Sale Date)

Grantor: Francis Brown AME Church

Grantee: Matthew S. Leist

Book & Page: 0155-937

Type: Conveyance

Lot: fronting Rose Lane 26'6"; same in back line;

\$75,000

Appendix 2: Images of a Compiled History of the Elliott Lands, recorded in 1861.

Abstract of Title

Half that lot of Land situated on the East side of Laurel Street, City of Charleston and known as Lot Number One hundred and twelve, and one half of, Lot Number One hundred and nineteen in a Plat of the Percy Lands made by order of the Court of Equity by Robert H. Payne, City Surveyor and dated 28th May 1848. and now on record in the Meane Conveyance Office Charleston District in Plat Book "A" No. 1, page 86. Measuring and containing in front on Laurel Street Sixty feet (60) and One Hundred feet in depth and be the same more or less. Bounding North on Lot Number One Hundred and five. East on Lot Number One Hundred and thirteen and a portion of Lot Number One Hundred and twenty. South on portion of Lot Number One Hundred and nineteen. (and) West on Laurel Street.

Lords Proprietors of
the Province of South
Carolina.

To

James Mortel Boulard.
de Verrent.

Grant dated March 14th
1694 of a plantation of
250 Acres on the Neck
of Charleston.
Grant Book No. 6 p 54

James Mortel Boulard
de Verrent

To

William Smith

Release dated
of above
Plantation

The above are partly recited in the Release below stated to Barnard Elliott. The Grant and Release are both stated before the Establishment of the Office of the Register of Meane Conveyance, and are consequently not recorded in that Office. They may be of record in the early books of the

Secretary of States Office, but being stated, it was not worth hunting up the old books which are much scattered, some being in Columbia, some in Charleston, in the Secretary of States Office, in two places & others are lodged in the Preliminary Office, And very few of them when discovered are legible.

William Smith

Will dated 30 August 1710
devises the above plantation
to his two Sons ^{H^m} John Smith

William Smith

Will dated 30 December
1741 orders a sale of a portion
of his moiety in order to
pay debts &c. Peter Taylor and
several others appointed Execu-
tors. Peter Taylor survived all
his Co Executors

John Smith

Will dated 6th September 1763
orders a sale of a portion of
his moiety of the above
Plantation in order to pay
debts &c. Margaret Smith,
Andrew Smith, Joseph
Smith and Elijah Prioleau
nominated Executors.

Peter Taylor surviving
Executor of William
Smith & Margaret
Smith, & Elijah
Prioleau Exors of
John Smith

To
Bernard Elliott
H. 60 Bk 6.6 p. 546

Released dated 5 April 1764, All
33¹/₂ Acres part of a Tract of 350 Acres
situate, lying and being on Charles
Town Neck, which said 33¹/₂ Acres
is ^{the} B. Northely on lands of John Ingham
Eastely & Westely on other part of the
said tract of 350 Acres & Southely
or laid out by agreement for the
use of several lots sold on to be sold
by the Breved Path

This description & the Plat which accompanies it are too vague and too ancient in its boundings to identify it certainly with the Lands afterwards known as Elliott Borough. But I may reasonably believe as from not finding any other Lands held by Barnard Elliott on Charlestown Neck & he appears to have been very particular in recording his Titles. The only point of identification is the Southernly boundary on lands laid out for the use of several Lots sold to the Broad Path. This was evidently a Street or Road & Elliot Street is the Southern Boundary of Elliott Borough. The Broad Path was the old name for King Street. I am also induced to believe the number of Acres should have been stated to be 32 1/2 Acres. For it so called by Barnard Elliott in his Will and so shown to be by the surveys.

Barnard Elliott

Will. Devises a small tract of about 32 Acres of Land to his four daughters, Elizabeth, Mary, Amarintha & Catherine after the death of their Mother.

Mrs Barnard Elliott died in 1768.

Elizabeth Elliott married Richard Boken Baker and died before the division. Mary Elliott married Guerin; he died before the division. Amarintha Elliott was unmarried at the time of the division. Catherine Elliott was unmarried at the time of the division.

Between Richard
Boken Baker
Mary Guerin
Amarintha Elliott &
Catherine Elliott.
R. M. C. B. No 4 pp 6

Division dated 20 May 1774 of the 32 Acres of Land devised by Barnard Elliott. Richard Boken Baker drew as the share of his deceased wife No 1. Mary Guerin drew No 11 & exchanged with Amarintha Elliott. Amarintha Elliott drew No 11 & exchanged with Mary Guerin. Catherine Elliott drew No 4.

That lat annexed to this abstract will show the divisions referred to in the above Partition or Division

Catherine Elliott
William Percy
To

Barnard Elliott &
Richard Bowen Baker
Trustees.

Sec of State's Office No 115
Recd Books S.S. p. p 257

Deed of Marriage Settlement
dated 17 May 1776, conveyed to
the Trustees, All those 9 Acres
of Land or thereabouts sit-
uate, lying and being, abo-
one mile from Charles Town
on the west side of the high
road leading therefrom
B & B, on a road running

through the same & lands of Daniel Cannon
and Son lands now or late of Paulins Lowrider
upon several trusts mentioned & among them
after the death of Catherine Elliott & William
Percy to such issue of the said Catherine Elliott
as should appoint by deed or will.

Catherine Percy (Elliott)

Died before her husband
and made no disposition
of the above lands, either
by deed or will. The heirs-
men whom she left will be
stated in another part
of this Settlement.

William Percy

Died about 1820.

Amarintha Elliott
To

William Percy
Pat. H. C. B. & F. 105
pp 455

Release dated 27 February 1779 all
that piece, part or parcel of Land
containing in breadth from
to acres more or less & in depth from
to acres more or less, being one fourth
part of a certain lot of Land
situate, lying and being near
Charles Town, containing 3 6
Acres more or less. But lying to

the North on lands now or late
of James Hunter, to the South on a
street or road, to the East on lands
of William Percy, & to the West on
lands late of the Estate of Mary Garrow

William Percy
Ord. off Book 3
P 393

Will dated 8 December 1818, Devises
his lands to his children. With
respect to his lands on Charleston
Neck, he orders his Executors
not to sell, but to lease, and to
sell and partition only when
a majority of his descendants
shall think it for their ad-
vantage, to do so

The children of Catherine Elliott & William
were the following, viz.

1 Barnard E Percy

He was alive at the time
of filing the bill below
stated & was then living
in England.

2 Harriett E. C.

Married Webb, he was
dead but she was alive
at the time of filing the
bill & was then living
in England.

3 Anne

Who married Thomas
Gesson, she was dead &
it was believed that he
was dead at the time of
filing the bill. Their des-
cendants were unknown.

4 Selina

Who married Lewis, both
dead at the time of filing
the Bill. Their descen-
dants were unknown.

5 Elizabeth

Who married W. Turnbull

1

Catherine &c.

7 Sophia

She was dead at the time of filing the Bill. He was alive and with Sidney Turnbull and Elliott Turnbull the only two of her children who lived to attain majority was residing in England. The other children died under age & unmarried. Who married John B. Campbell. Both were dead at the time of filing the Bill. The children were John B. Campbell, Phoebe Wife of Arthur S. Gibbs and Catherine Wife of Paul Hamilton. Who married John Gerard. Both were dead at the time of filing the Bill. Their children were Lucia wife of Edward Lowndes, Sophia (who died during the conduct of the proceedings) Henry, John B. Elliott, Octavius Edward and Emma. The three last being minors when the Bill was filed.

John B. Campbell,
Arthur S. Gibbs &
Phoebe his Wife, and
Paul Hamilton &
Catherine his Wife.

vs

Barnard E. Percy.
Harriet E. Webb.
William Turnbull.
Sidney Turnbull.
Elliott Turnbull.
Thomas Raimbridge Exor
William Percy.

Bill in Equity filed 27 April 1897
Sets out the above facts. Stated that the heirs of Anne Benson & Selina Lewis were unknown & prays a partition of the lands held under the above Marriage Settlement & Will; that the shares of Anne Benson & Selina Lewis may be partitioned to them, to be claimed by their heirs at law when discovered. Affidavit of the absence from the State of Barnard E. Percy.

Edward Lounness
 Lucia his Wife, Sophia
 Guerard, Elliott Guerard,
 Henry Guerard, Octavius
 Guerard, Edward
 Guerard & Emma Guerard

Marriett & Webb, William
 Turnbull, Sidney
 Turnbull, Elliott Turn-
 bull & Thomas Bainbridge
 being made, an order
 was entered for publication
 21st February 1848. Answer
 from Bernard & Percy and
 signed by them, filed 16
 March 1848. Bill taken
 pro confesso against
 the Turnbills & Bainbridge.
 16 March 1848 James W
 Gray appointed Guardian
 ad Litem, of the Heirs
 Octavius, Edward & Emma
 Guerard, and the same
 day their answer was signed
 and filed, 16 March 1848
 Answer of Edward Lounness
 and Lucia his Wife, John
 Guerard, Elliott Guerard &
 Henry Guerard was filed
 but it was not signed by
 any of them, Sophia Guer-
 ard died shortly after the
 filing of the Bill, 17 March
 1848. Master Lounness reported
 who were entitled as distri-
 butors. Same day a decretal
 order confirmed the Masters
 report and a Writ of Per-
 titution was ordered to issue
 30 June 1848 Commissioners
 report filed wherein inter-
 est was allotted to John
 Guerard, Lots 10837, 91, 102 &
 127, so marked on the plan

accompanying their returns
designated by the letter R, 30
June 1848, Return of Commissioners
confirmed.

The lots partitioned to John B Campbell will
appear in the plat annexed to this Abstract,
with the lots on which it borders, it is marked
with red lines.

John B Campbell
Arthur S Gibbs &
Phoebe his Wife.

and Paul Hamilton &
Catherine his Wife

vs

Barnard E Percy,

Harriett E Webb &

W H Webb, Selina P

Webb, Percy S Lewis,

Cecelia E Henderson,

William Hickie & James

Hickie & Horatio P

Webb, John Henderson,

The heirs at law of

Selina Lewis & their

respective husbands

& Thomas Pesson, the

husband of Anne

William Turnbull,

Elliott Turnbull,

Sidney Turnbull,

Thomas Bainbridge,

Edward Lowndes &

Lucia his Wife, John

Guerrard, Elliott

Guerrard,

Henry Guerrard,

Octavius Guerrard

Edward Guerrard & Emma

Guerrard the two last minors

Bill in Equity filed March
1850. States that doubts are
expressed by purchasers of
the soundness of title to the
lots partitioned under the
above proceedings, because
the heirs of Selina Lewis &
Anne Pesson were not repre-
sented in the Bill. States the
discovery of the heirs of the
Pesson in her husband &
of the heirs of Mrs Lewis &
making them parties to the
Bill, prays a confirmation of
the Partition. Affidavit of the
absence from the State of the
heirs of Mrs Lewis, of Thomas Pesson,
of the Turnbulls & of Thomas
Bainbridge being made, an
order for publication was entered
1st July 1850. Ordered that the
Bill be taken pro confesso as
against the absent defendants.
Same day answer of Barnard E
Percy & Harriett E Webb filed,
but not signed by them.
Same day answer of Edward
Lowndes & Lucia his Wife,
John Guerrard, Elliott Guerrard
Henry Guerrard, Octavius

Guarard filed, but not signed by them, 13th Dec. 1849. Decree by Chancery in confirms all the proceedings in the first Bill, Orders it obligatory on the parties thereto, declares the parties not represented in the first Bill bound by the Partition & declares that purchasers under any of those named in the first Bill shall be declared harmless for inequality and safe in their titles.

To neither of these Bills are the answers of the Guarards signed. No Decree can therefore bind them according to the recent decisions of the Court of Equity. The heirs of Mrs Lewis & of Mrs Pesson are doubtless estopped by the last Bill, they being represented as classes. And Barnard & Percy & Harriett & Webb are estopped by their answers being signed to the first Bill. The Guarards alone are at liberty to contest. I do not think that this could be done in a Court of Common Law, as their interest was an undivided one & so calling for the aid of a Court of Chancery. And the very strong decree in the latter Bill would render it a matter of much difficulty to oust one who purchases on the faith of it.

Rev B & Percy
To
Nitchell King
Charles & Hubert &
Charles Parker
Recorded R. M. L.
B 12 p 615

Conveyance by Lease & Release
March 13 1849. Recites these proceedings in Equity that he is desirous of selling the property to prevent any difficulty from the infant children coming of age & he conveys to them all lots marked R in the plat, including nos 112, 119 & 126, which includes the lot now under examination, in Trust to sell & dispose of the said land as soon as possible &

their receipts to be good without the purchaser seeing after the application of the money paid

Mitchell King
Charles V. Hubert
Charles Parker
Trustees of
Rev B B Percy
to
Wm. C. Dukes

Conveyance, Nov. 6, 1849
for \$930
Conveys Lots Nos 83, 111 & 112
Recorded, R. M. & C.
G 12, P 460

The Same
to
Wm. C. Dukes

Conveyance Nov 6, 1849
for \$980. Conveys Lots
Nos 118, 119, & 126, Recd R. M. & C.
G 12, P 458.

Wm. C. Dukes &
James M. Caldwell,
Agreement,
Recorded R. M. & C.
G 12, P 479.

Dated September 28, 1857.
Relates that the Percy Lots
were bought in common
gives to Wm. C. Dukes among other
Lot, 112 & the North half of
Lot, 10119

John R. Dukes
P & H Dukes &
James M. Carson
Executors of
Wm. C. Dukes
to
Lewis D. Turner

Conveyance of Lot
1112 and North half of
Lot 119, dated Feb 18th 1869
N 12 - 100 -
Cays \$675. Property
at the head of this street.

Mortgages. None appear on record unsatis-
fied for past twenty (20) years, as
appears by annexed certificate of
Register. No same Conveyance,
Judgments. None seem to be on record in
Court of Common Pleas.

appears by annexed certificate of Clerk of that Court. None unsatisfied are on record in U.S. Court for the past twenty (20) years.
 Monies Debts. None unsatisfied are on record for last twenty (20) years.
 Taxes The Taxes due the City on this property as of 1st Jan 1869 are unpaid. So also are the taxes due the State under the recent assessment.

I think the above represents a clear marketable title, and that upon some satisfactory arrangement being made about the taxes due, Mr. No. Turner may comply with the terms of his purchase.

Chas. C. S. Co.
 April 13th 1869

Augustine Smythe.

Meeting Street, 111 & 117

Abstract of Title to House and Lot in Meeting Street purchased by Chas. Mills Esq. from Mrs. Harriot Elliott, Hamill, Mrs. Sarah M. Pringle and William W. Hamwell Esquire.

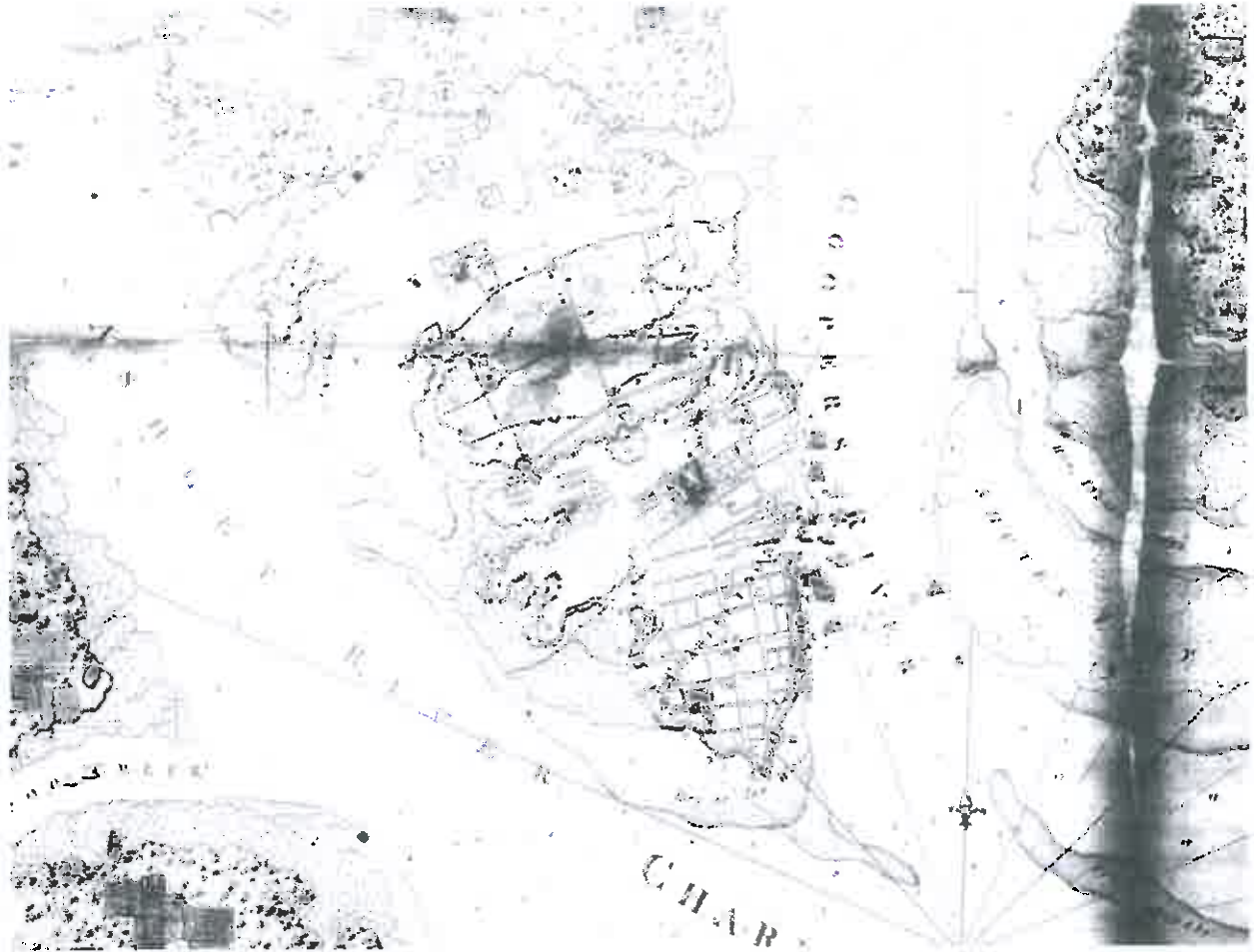
1721
 Feb 2

Abraham Eve To Mathurine Bogart (Mathurine Bogart) One third of three acres called Schenck's Square. Butting and Bounding to the North on Benjamin Whitaker, to the South on part of said Square. To the East on a Street which leads by the old Church, and to the West on another Street, which leads to the entrance of the broad path. Recorded in Book "B" p 167

732
 Dec 1

Mathurine Bogart, his Will proved March 20th 1784. Devises all his real estate to his Wife Susannah for life. remainder to his daughter Elizabeth, Wife of Bernard Elliott, and charges the same with the yearly payment of \$40 proclama. money to the Minister

Appendix 3: Pertinent Maps Showing the Development of 16 and 18 Rose Lanes



1881 Yearbook (copied from Sir Henry Clinton's Map, 1780)

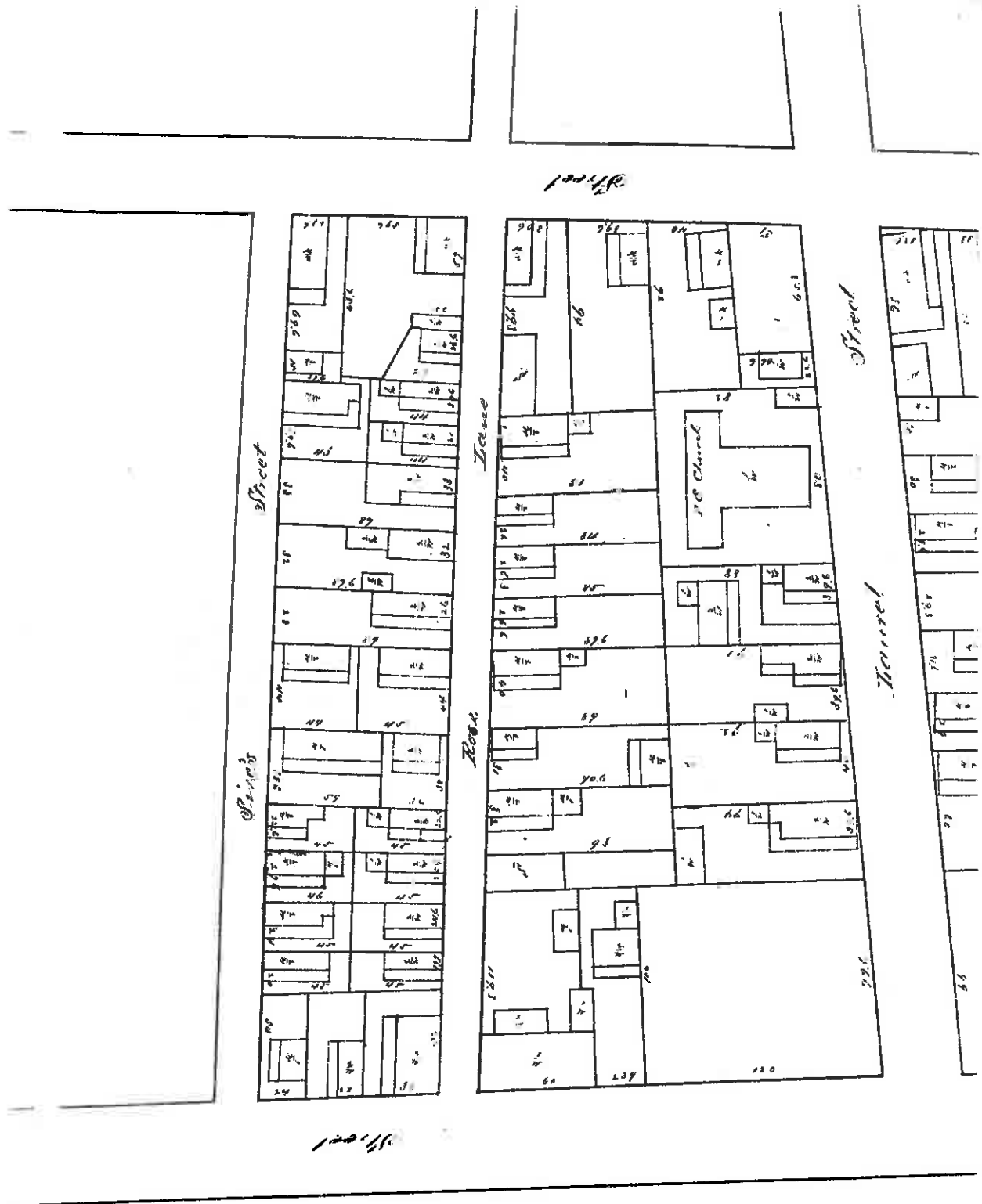


1852 Charleston Ward Book



1872 Bird's Eye view of Charleston



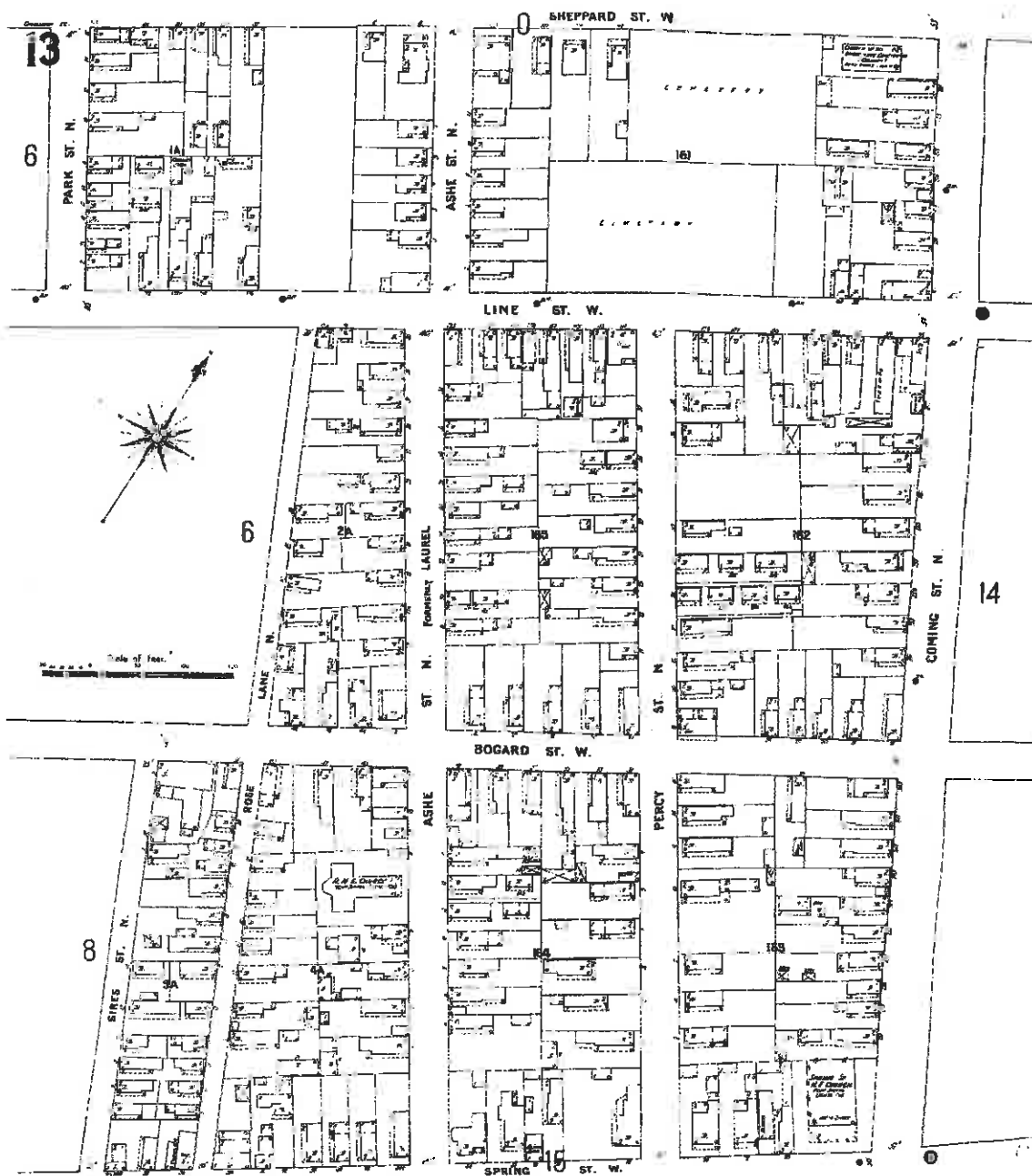


1882 City Engineer's Block Plats, Ward 11



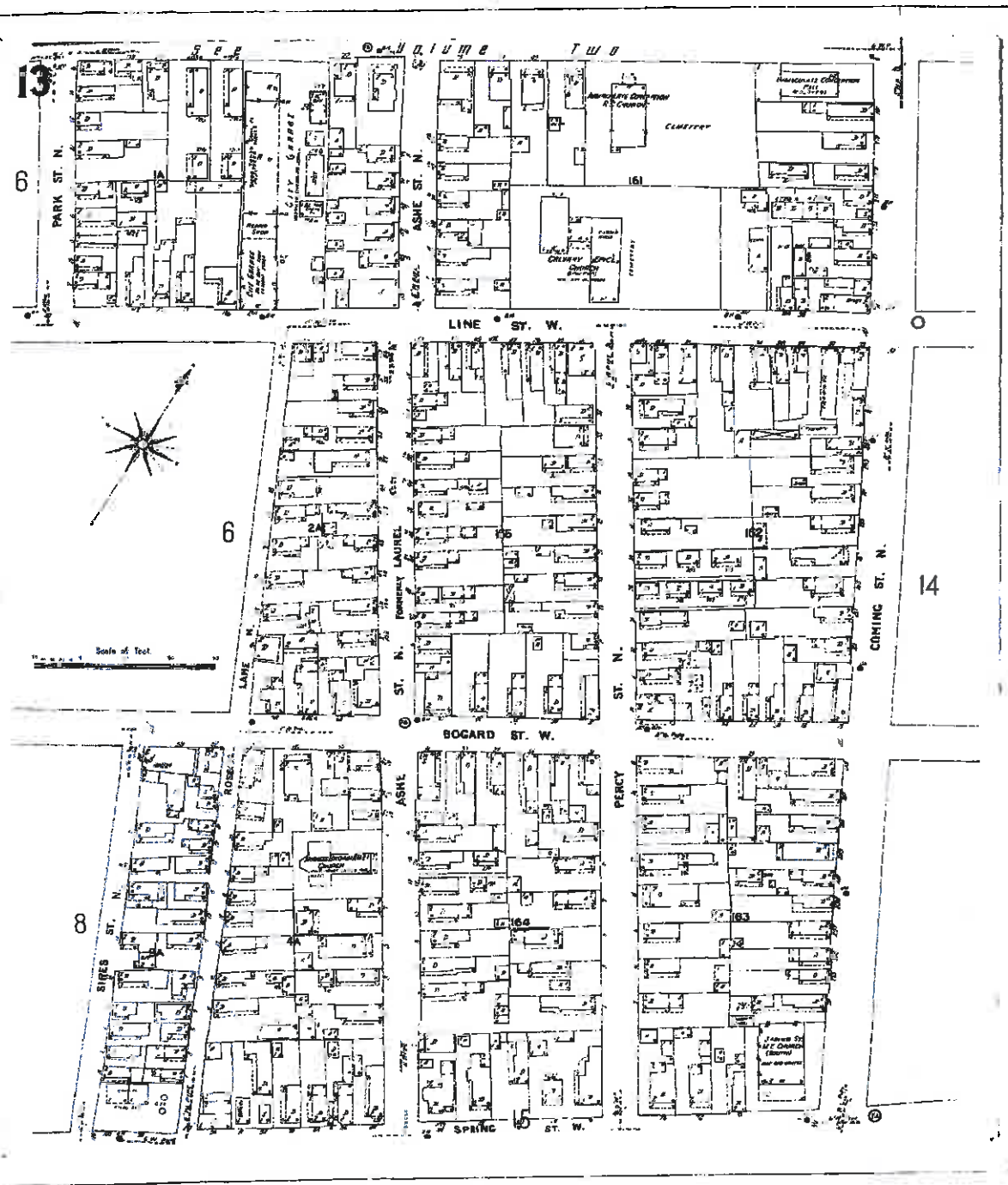
1883-1886 Charleston Ward Book

1902



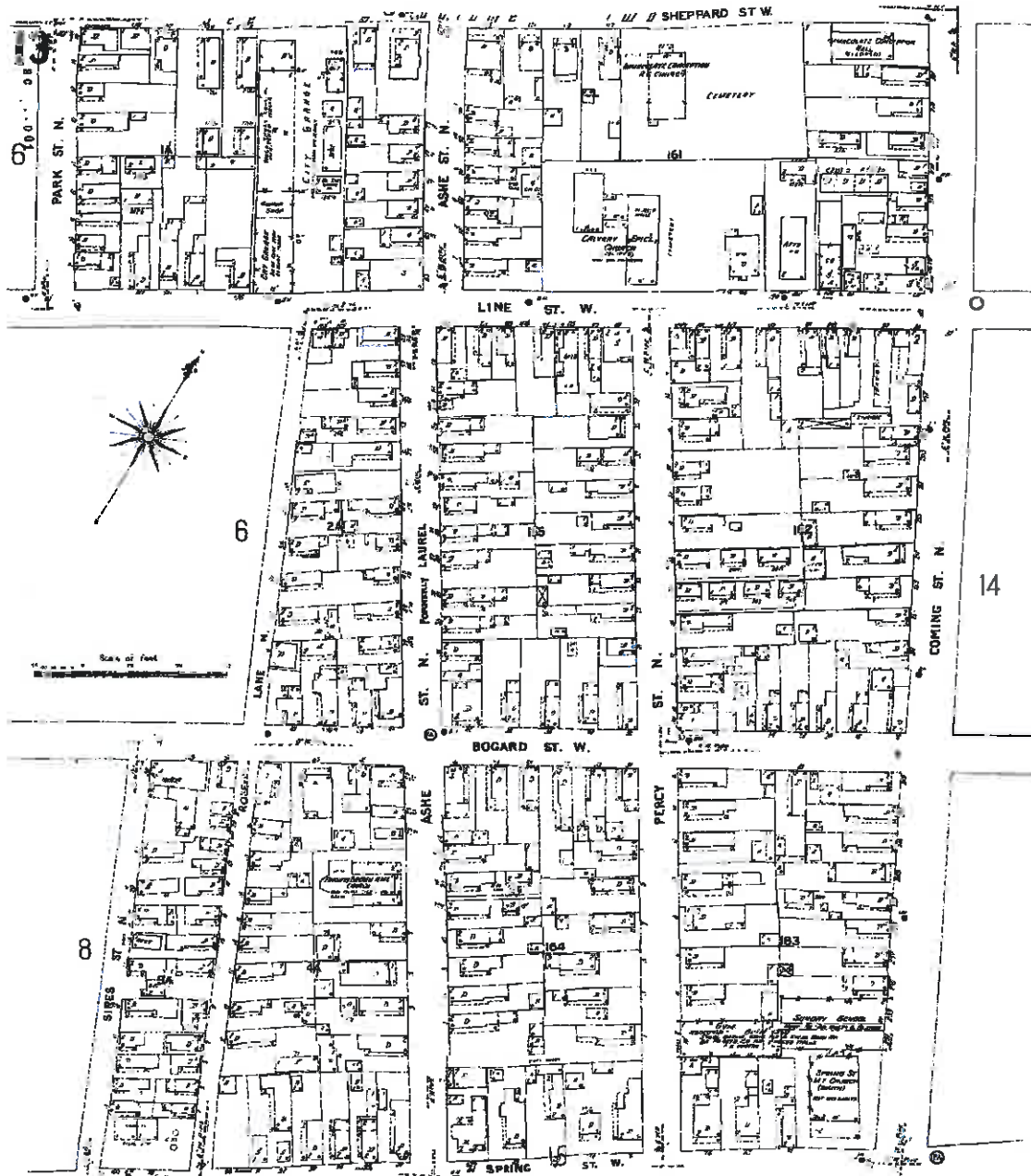
1902 Digital Sanborn Map, pg. 13

1902-Apr. 1944

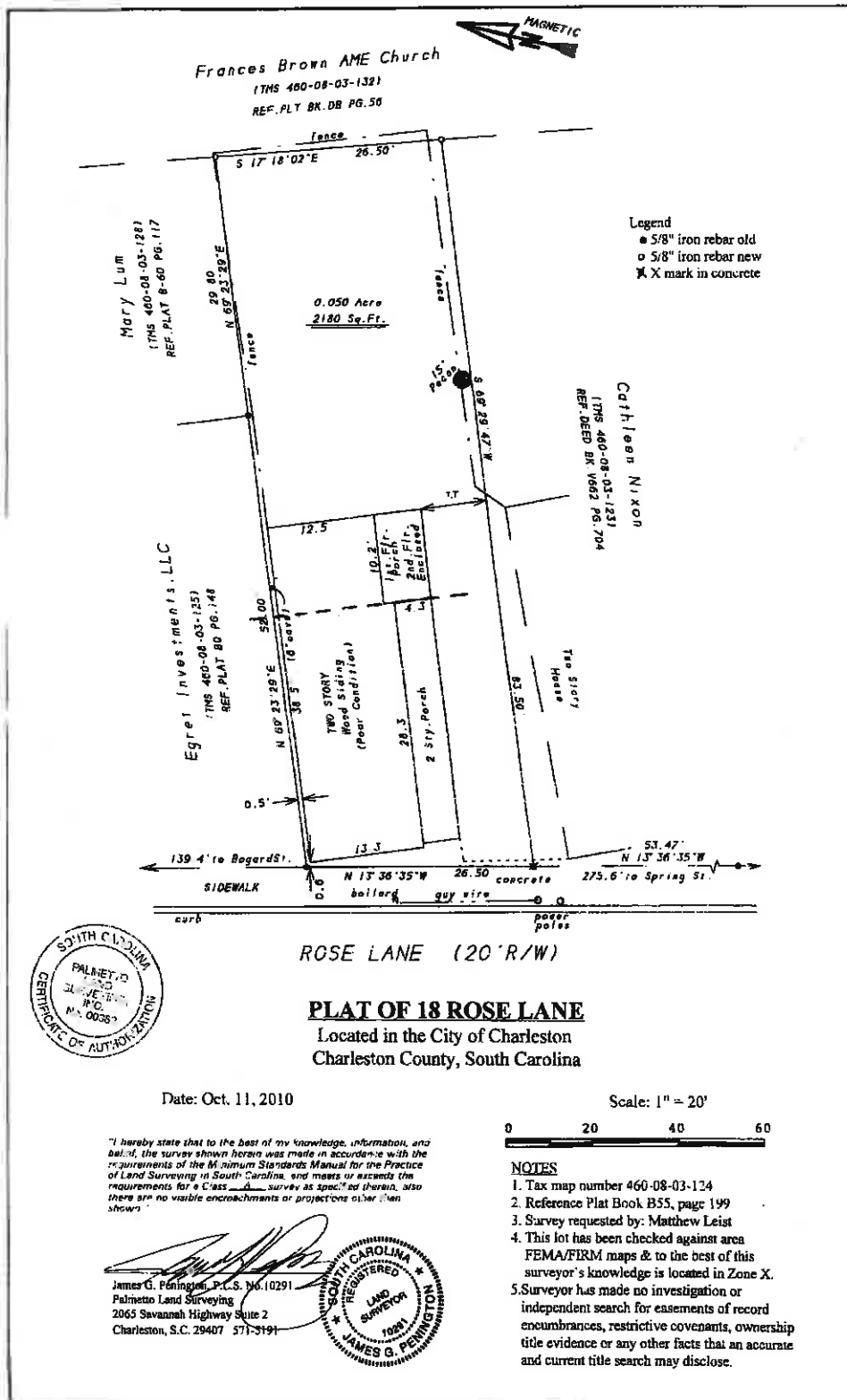


April 1944 Digital Sanborn Map, pg. 13

1902 Feb 1951



February 1951 Digital Sanborn Map, pg. 13



2010 BAR Plat of 18 Rose Lane