



171/173 EAST BAY

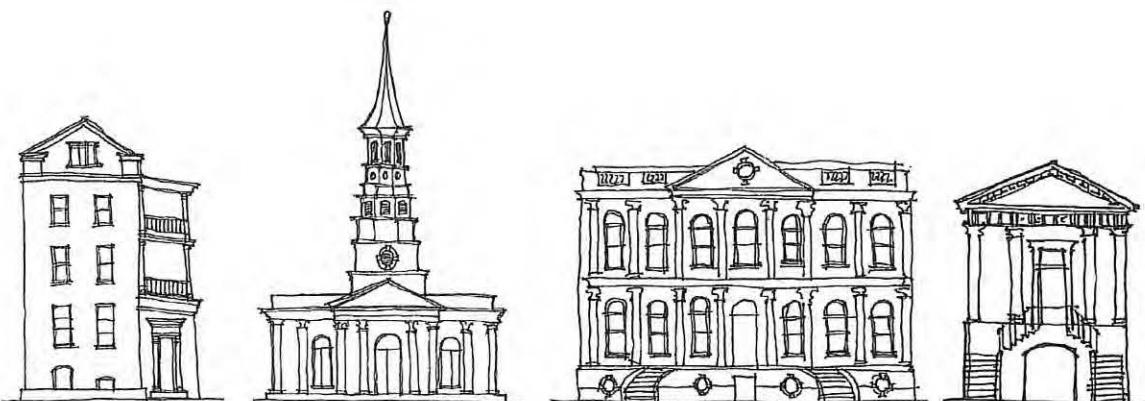
AMANDA JANE ASHBURN
CLEMSON/COFC MSHP
HISTORICAL RESEARCH METHODS
KATERINE SAUNDERS PEMBERTON
FALL 2014

CONTENTS

Forward	2
Introduction	3
The Formation of Charles Town	4
A Brief History of Lot No. 32	7
A Property Divided	10
Blossoming Again	14
Conclusion	15
Photography Bibliography	16
Appendix	17
Annotated Chain of Title	24
Chart of Deeds	29
Bibliography	30

FORWARD

The following research was conducted for the Clemson/College of Charleston MSHP program for the fall 2014 “Historical Research Methods” class under Professor Katherine Pemberton. The class was tasked with researching Charleston’s historic “Bay Street”, not only focusing on a specific property, but in the broader context of economic and city growth. From the initial Grand Modell Lot. No 32, to 171/173’s current life as Blossom restaurant and paved lot, this data has been meticulously gathered. There are breaches in the chain of title and sparse data on the built material located on the property throughout time, however, the author feels this essay is as complete as possible with the current information.



GRADUATE PROGRAM IN HISTORIC PRESERVATION

CLEMSON
UNIVERSITY

COLLEGE *of*
CHARLESTON

INTRODUCTION

The property of 171/173 East Bay has experienced a long and vibrant history. The ocean can no longer be seen from this once sea-side property. Land fill has edited the geography, as well as the feel of the location. It has witnessed the rise and fall of the fortification walls and the effects of two major wars. Commerce has long been the purpose of this area. As the area exists throughout time, it has housed various mercantile shops and offices. No information has been found stating the property was ever a residence or tenement, and this suggests the property, due to proximity to the wharfs, was mainly used as a storage and business facility. This theory is reinforced by the affluent men who have owned this property. Two generals, a chief justice and a number of central businessmen, all with grand estates in which they resided, have brought this property into their possession.

THE FORMATION OF CHARLES TOWN

In Europe as the Prince of Wales, Charles II, seized the English throne, the seeds of present-day Charleston were sown. The power games of the monarchy had been soothed and the adventurous men who fought so passionately turned to a desire to explore. In 1663, Charles II granted the territory of Carolina to eight loyal supporters. These men were former generals and stern businessmen. He gave them each the title of Lord Proprietors. Lord Anthony Ashley Cooper, Earl of Shaftesbury, rose to lead his fellow Lord Proprietors, assisted by his secretary, John Locke.¹

The peninsula began to be settled in the 1670's, though it did not become officially relocated until

ten years later. There was an earlier settlement close by, however

Oyster Point offered protection, and ease of shipping goods. This area, which is the current day lower peninsula of Charleston, was chosen to be a more permanent settlement. A city plan, the Grand Modell, laid out a gridded lot town system with a public square. The lots were developed slowly, as they were granted in England. The owner would then gather their belongings and travel by ship, leaving an undeveloped lot until they arrived. The rise of the 1690's saw over a hundred houses built on Oyster Point, and plans for further fortifications.²



King Charles the Second

¹ John Poston. "Buildings of Charleston: A Guide to the City's Architecture". University of SC. 1997.P 23

² ibid



Crisp Map (circa 1704)

The walled city of Charleston was fortified in the early 18th century. These bricked, earthen barriers stretched one and a half miles.³ The walls offered protection from assaults; pirate and otherwise.⁴ Outside the fortifications, the land was largely marshland. As the population grew, primarily due to the slave trade, the fortifications were taken down to allow further expansion of land development. The Crisp Map shows the fortifications in their prime. The contemporary peninsula has expanded due to land fill over the past 300 years. The walls extend from present day Granville Bastion on 40 East Bay to Cumberland Street and over to Meeting Street. Several sections have been excavated, lending accuracy to the historic maps available.⁵

³ Katherine Saunders Pemberton. "The Walled City of Charles Town", Historic Charleston Foundation, 2012,

⁴ Poston p 17

⁵ Pemberton.

An economic boom for Charles Town came in the 1730's. The city profited from the significant increase in commerce due to the rice and indigo industries. Slave trade increased rapidly, and brought wealth into the colony. Over forty percent of the slaves entering the North American continent, from 1700 through 1740, were doing so through the Charles Town ports. Plantations were set up further inland and the economics of the peninsula boomed.⁶

In 1783, Charles Town was officially named "Charleston". Bay Street increasingly proved to be a reflection of the economy of the entire city. The East Bay Street was the main area for shipping, trading and conducting business. The wharfs attracted money, and the merchants were all connected with the port. The more prosperous of the wholesalers owned ships and were conducting business on an international scale. "Exports rose almost 600 percent... from 1720 to 1769... (and) 300 to 400 ships annually arrived from and left Charles Town's harbor for ports in England, Holland, the West Indies, and the northern colonies.⁷ These ships were arriving at the wharfs located along the Cooper River. This commercial district flourished then, as it does today.

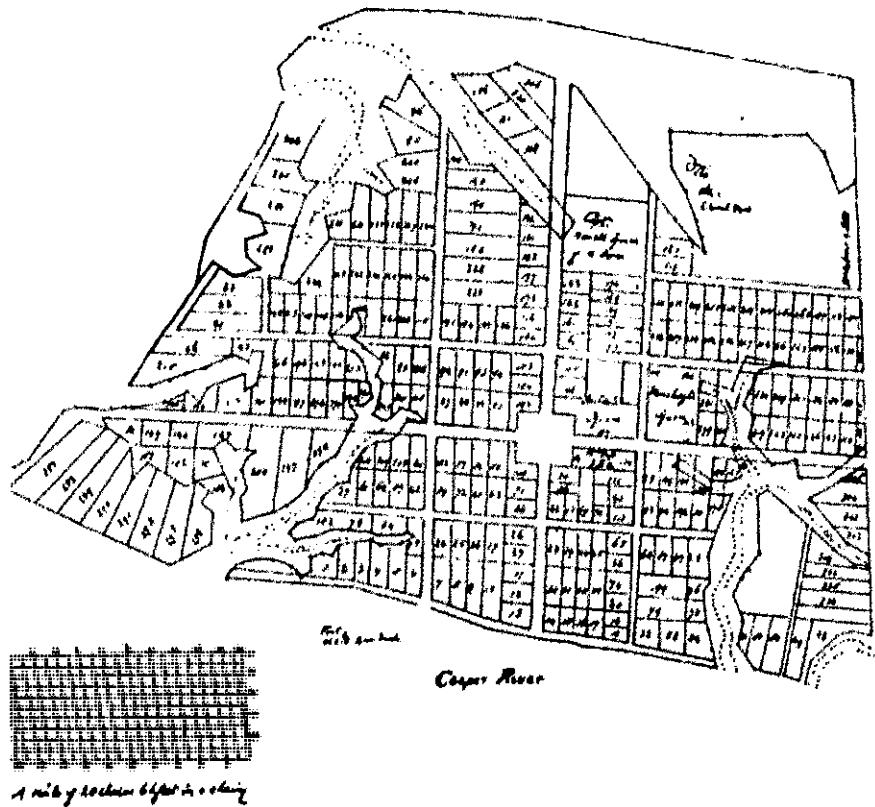


An image of a Charleston Wharf

⁶ Charles Kovacik and John J. Winberry, "South Carolina" Westview Press. Colorado. 1987 p. 82

⁷ Ibid

A State of Charasco. Town



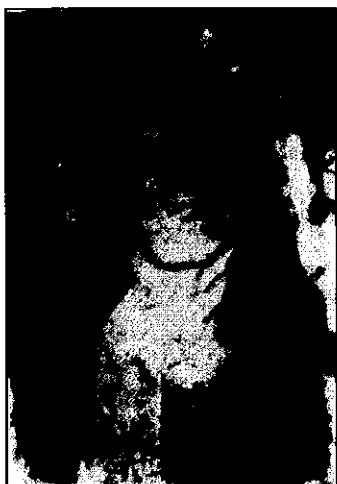
The Grand Modell of Oyster Point

A BRIEF HISTORY OF LOT No. 32

In February of 1678, David Maybank Sr. received a certificated of survey for Lot No. 32 on the Grand Modell of Charleston. This lot was situated on the northeast corner of East Bay and Queen Street. It consisted of what today is 169, 171, 173 and partially 175 East Bay. Maybank emigrated from London, circa 1673 and brought with him his son, David Maybank, Jr. who received a grant for Lot No. 19, located directly across the street.⁸

⁸ David Maybank, Jr & Robert P. Stockton, "The Maybank Family of South Carolina". Southern Historic Press, Greenville SC 2004 pg. 4-6

Only assumptions can be made over what was located here initially. Many emigrants were constructing homes and businesses during this time. This area would have been well situated to access the port and conduct business. Some records suggest inconclusively that Mabank Sr. died prior to traveling to Charles Town. This lot was sold by David Maybank, Jr on February 3, 1692 to Joshua Wilks⁹. The property was then quickly shifted between multiple owners. George Dearly purchased the property to sell it a year later to Colonel Robert Daniell, Esq.¹⁰



Daniell was born in England in 1646. He also purchased neighboring Lot No. 33 and Lot No. 34. Along with his wife Martha, he began to divide up the property. In 1713, the “northernmost 1/3 part of lot 32 to Francis Homes of Charles Towne, merchant, and in 1714... sold part to Samuel Wragg, merchant. Wragg’s part bounded north on Arthur Langharne and south on a part of the lot Daniell retained. Daniell, who was appointed Deputy Governor of South Carolina, acted as Governor from 1716-1717. In his will, dated

1718, Daniell gave Lot No. 32 to his wife, Martha.”¹¹ After his death, Martha Daniell remarried to George Logan and together they sold the remainder to Charles Hill, Esq.¹²

Charles Hill, Esq was the Chief Justice of Charles Town,. He purchased the lot for £300 current SC money in 1720¹³. When he received the property, it fronted “50 ft. on the Cooper

⁹ Langley, Clara B. “South Carolina Deed Abstracts: 1719-1740, Volume 1” p 67

¹⁰ Susan Baldwin Bates & Harriett Cheves Leland, “Proprietary Records of South Carolina: Volume Three”, p 126

¹¹ Ibid

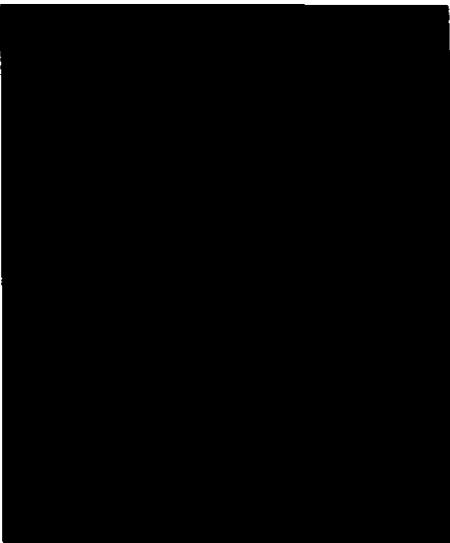
¹² Charleston Deed Book D 301

¹³ Charleston Deed Book M 163

River from the walls of the fortifications down to low water mark.”¹⁴ No information was found pertaining to this his use of site, though his generated letters and business papers, which are lengthy and spread over several countries, could hold more data.

John Rigg¹⁵ purchased the property from Hill in 1733. He quickly sold it to James Crokatt¹⁶. Crokatt was quite the celebrity of the colony. He founded the Masons of Charles Town, made a small fortune with the shipping industry, and eventually, retired in England.¹⁷ According to several sources, he was owner of Crokatt's Bridge, a wharf which extended from Bay Street.¹⁸ The location of this wharf has not been found, signifying perhaps it was known by another name.

Crokatt sold the property to Robert Johnson in 1734.¹⁹ Johnson was a Governor of South Carolina from December of 1730 until his death on May 3rd of 1735. He gained celebrity in his connection to the capture of the Gentleman Pirate, Stede Bonnet. There is slight evidence that his office may have been located on this property²⁰. Robert Johnson Jr, son of the governor, sold the lot after his father's death, along with the Governor's House property to a



Gabriel Manigault

¹⁴ Langly, Volume 1 p 67

¹⁵ Charleston Deed Book M 163

¹⁶ Charleston Deed Book M-169

¹⁷ Anthony Twist . “A Life of John Julius Angerstein 1735-1823”. The Edwin Mellen Press 2006.

¹⁸ George C. Rogers J. “Charleston in the Age of the Pinckneys” University of South Carolina. 1980. p 13

¹⁹ Charleston Deed Book M-175

²⁰ Chris Dowdery. “Charleston and the Golden Age of Piracy”. The History Press. 2014 Ch 3

close friend, Gabriel Manigault, in 1739.²¹ Manigault was a central merchant in Charleston during his lifetime. There is no record stating how he used the property on Bay street post purchase, though due to his frequency in shipping goods, it is believed that this property would have been a main storage facility for Manigault.²²

The fire of January 1778, in all probability destroyed any building positioned on this plot. The fire “began on Union (now State) Street and destroyed all Union Street; the south side of Queen Street from Mrs. Doyley’s house to the Bay; the greatest part of Chalmer’s Alley; all the Bay excepting fifteen houses from Queen Street to Granville’s Bastion... It was chiefly by the work of the soldiers quartered in town that the houses at the sound end of the Bay were saved.”²³

A PROPERTY DIVIDED

A gap in the deed record occurs after Manigault, the property information is missing until it arrives in the possession of John L’Aimable Pezant. Although it is undefined when he obtained the property, it is found that he had amassed ownership of the entire block. In 1850, he willed his estate to his wife, Bonnie Sophia Pezant, and his daughters, Marie Doline Aveilhe, wife of Pierre (Peter) Augustus Aveilhe, and Ursula Artemise Cay, wife of John Eugene Cay.

²¹ Charleston Deed Book T-248

²² Maurice A. Crouse. “Gabriel Manigault:Charleston Merchant” The South Carolina Historical Magazine. Volume 101. No 2. P98

²³ Alice Huger Smith. “The Dwelling Houses of Charleston, South Carolina”. The History Press. 2007. P 38

Some confusion arises in the documentation at this point. The property simultaneously comes to belong to Bonnie Pezant, Aveilhe, Cay and a Samuel S. Farrar. This is believed to be due to Aveilhe and Cay inheriting and Bonnie Pezant selling her section. In doing so, the separated addresses for 171 and 173 are formed. The property continues to be referenced in this way in the present day. The Civil War brought unrest and lack of steady economics which caused the area to be transferred rapidly between owners. As such, during this time period few proprietors who held on to the property for an extended time or conducted significant business are mentioned in the narrative. Further information on individual owners can be located in the attached Chain of Title.

Carsten Wulbern Est, acquires 171 East Bay from Mary O'Neil, the widow of John.²⁴ At an uncertain point, he also acquires 173 East Bay. Wulbern is a German merchant "who played a significant role in local commercial, religious and civic affairs. Following his return from Confederate Service during the Civil War as an officer in Company A,

FLOUR AND BISCUITS.		
100 BARRELS SUPER FLOUR		
100 half barrels	100 barrels Extra Flour	Superfine and Extra Flour, for family use
50 barrels Treadwell's Assorted Biscuits	50 boxes Treadwell's Assorted Biscuits.	
For sale by	2	A. CANALE,
December 2		No. 171 East Bay.
POTATOES AND ONIONS.		
100 BARRELS FINE EATING POTATOES		
25 barrels Onions.		
For sale by	2	A. CANALE,
December 2		No. 171 East Bay.
SOAP, CANDLES AND STARCH.		
50 BOXES SPERM CANDLES		
50 boxes Adamantine Candles		
100 boxes Oriental Candles		
100 boxes Soap, Colgate and others		
100 boxes Duryea and Osceola Starch.		
For sale by	2	A. CANALE,
December 2		No. 171 East Bay.
Citron, Raisins, Sardines and PICKLES.		
10 BOXES CITRON		
25 boxes Layer Raisins		
25 boxes M. R. Raisins		
50 half boxes Layer Raisins		
20 cases Sardines, quarter boxes		
50 boxes Underwood's Pickles, assorted		
50 boxes low priced Pickles		
25 cases Sweet Oil, quarts and pints.		
For sale by	2	A. CANALE,
December 2		No. 171 East Bay.
Nails, Tin, Brooms and Buckets.		
100 KEGS N/I LS, ASSORTED SIZES		
25 boxes I C Charcoal Tin		
50 dozen Brooms		
50 dozen Buckets		
50 dozen Market Baskets, assorted sizes.		
For sale by	2	A. CANALE,
December 2		No. 171 East Bay.

Various advertisements in The Charleston Daily News
December 2, 1865

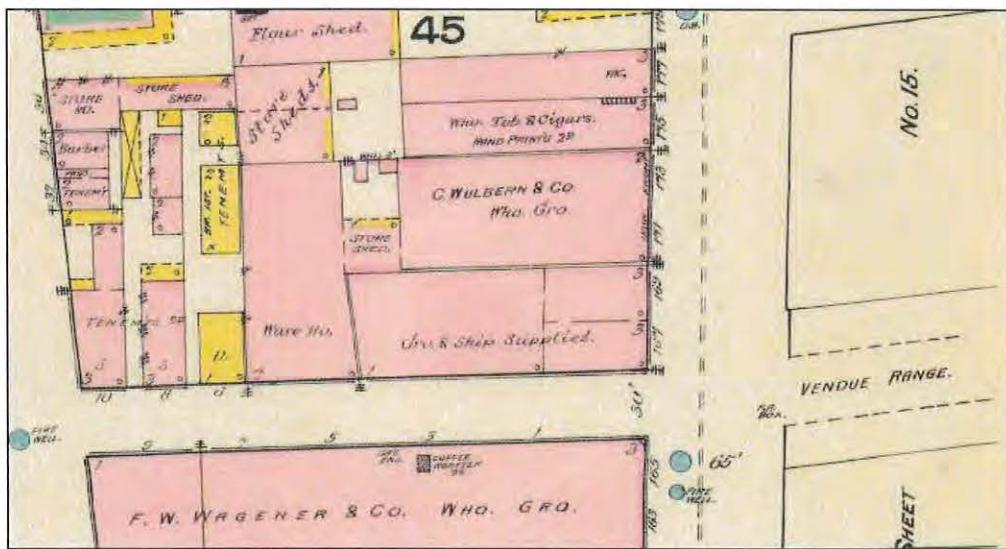
Ready-mixed Paints of all Shades,	Painters' Ma
STATE AGENTS FOR	
UPON COMPLETION OF OUR NEW BUILDING WE	
WULBERN & PIEPER	
HOWAR	
E	
Wholesale Grocers,	
—: AND DEALERS IN:—	
Provisions, Flour, Tobacco, etc.	
L	
171 & 173 EAST BAY,	
4 and	
CHARLESTON, S. C.	

Advertisements in The Charleston Earthquake, 1886

²⁴ Charleston Deed Books F17-199

German Artiller, Wulbern entered the wholesale grocery business. He prospered and soon established his own firm, Wulbern and Pieper. In addition, Wulbern served as a director of both the Home Insurance Company and the Germania Savings Bank. He was an original pewholder of St. Matthew's Evangelical Lutheran Church and served as president of the congregation. A prominent civic leader, Wulbern served on the Charleston City Council as Alderman from Ward 9 from 1883 to 1887.”²⁵

A massive earthquake shook the peninsula in 1886. The buildings on 171/173 East Bay were spared by the earthquake. The listings states that the brick building with a tin roof was OK.²⁶ Sandborn map below provides insight into the structure. In 1888, 171/173 was one 2 story brick building, as shown by the pink coloring, and housed C.Wulbern & Co. Whole Grocer.²⁷ This is the last known description of the structures located here until modern day.



Zoomed in section of a 1888 Sanborn Map of Charleston

²⁵ National Register of Historic Places. “Josiah Smith Tennent House” November 1979. Section 8.

²⁶ Earthquake Damage Report. “The City of Charleston’s Executive Relief Committee for the Earthquake of 1866 and Money Vouchers for Work Done September 1886 through June 1887”. Charleston County Public Library.

²⁷ Sanborn Map, Charleston. 1888. Page 11.

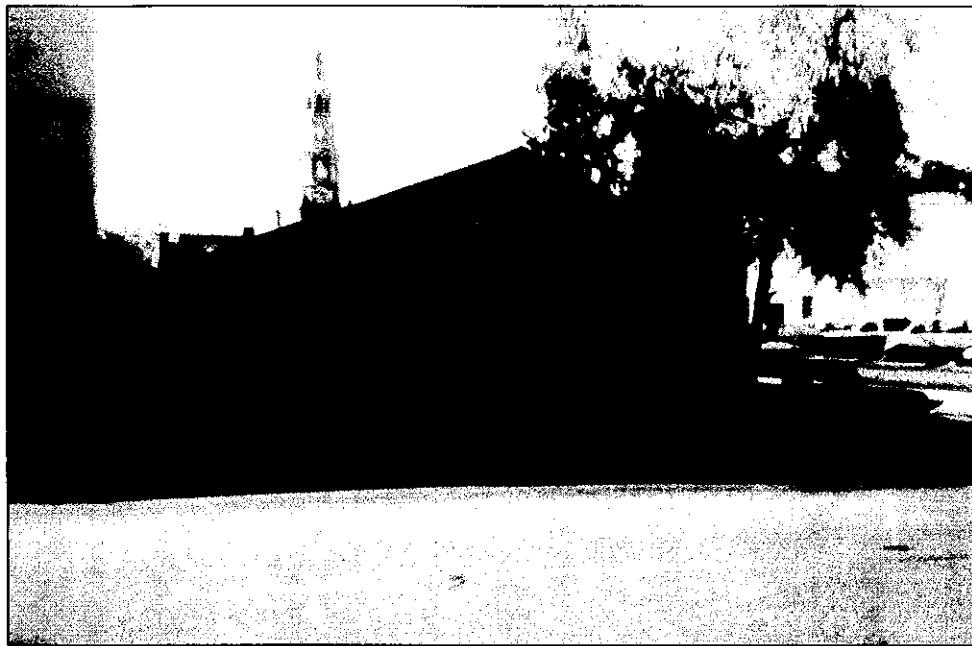


Image of structure on 171 with semi-visible parking lot located on 173

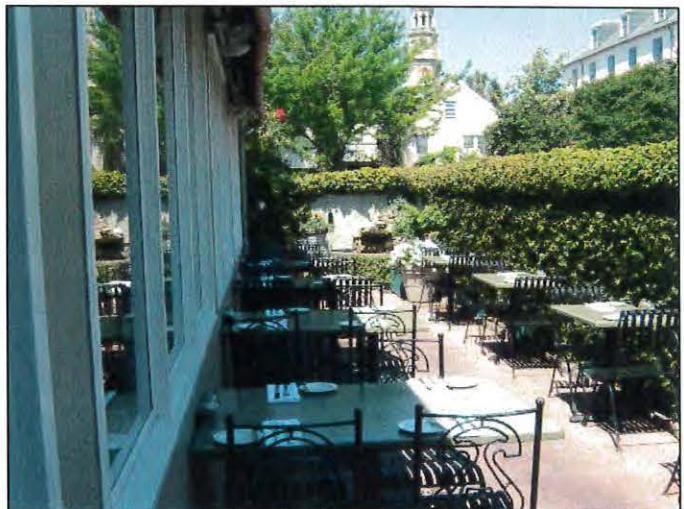
The property continued to house various shops and facilities for the next two centuries. The area appears to go into disuse for nearly a century. It can be stipulated that the structure was a warehouse, or even simply, a vacant lot for a great many years. In 1989, lot 173 was paved to create a parking area. The lot possibly was intended to service nearby businesses. A one story structure was built on 171 circa 1980. There is little information on the structure located on this property prior to the current building. The Board of Architecture Review file does include several images of the building, shown above, along with various planning information. This structure was demolished to create the current building there today.²⁸

²⁸ Charleston Board of Architectural Review. Vertical file. 171/173 East Bay. Charleston S.C. Accessed October 2014.

BLOSSOMING AGAIN

Blossom Restaurant currently resides on the location. It features both interior and exterior dining spaces. A full bar/foor prep area is open to the dining room, complete with a wood burning pizza oven. The lovely outside seating is in a garden setting. The rear interior dining hall Blossom offers private dining facilities to accommodate parties up to twenty. Tables are all decorated fittingly, with blossoms.²⁹

The chef is Adam Close from Nashville, Tennessee. Close studied at Johnson & Wales University, alongside chefs Barickman and Don Drake.³⁰ His cuisine is primarily Southern fare, with exotic twists. Owned by neighboring Magnolia's Restaurant, this company is also merged with Cypress Restaurant.



²⁹ Deidre Schipani, "New chef helping all things 'Blossom'" The Post and Courier April 19, 2007

CONCLUSION

The property located at 171/173 East Bay has long played a role in the economics and shipping trade of Charleston. The central location to wharfs, and later situation in the business district, has provided the property with purpose. The current tenants of 171 are expected to do well in the next decade, and with luck, even longer. The A local paper, The Post and Courier, is quoted "Blossom, the restaurant, bears no resemblance to blossom, the flower, whose life cycle is short and brief. This is a Blossom with a much longer lease."³¹

³¹ Schipani

PHOTOGRAPHY REFERENCES

Cover Page Blossom Restaurant. Alowcountrywed.com

Page 4 Charles II of England in Coronation robes. Oil Painting. John Michael Wright. Circa. 1661

Page 5 Crisp Map, 1704. South Carolina Dept. of Archives and History. Columbia, SC,

Page 6 North Charleston Wharf. Engraving by H.A. Ogden. Published in Frank Leslie's Illustrated Newspaper. November 16, 1878

Page 7 Grand Modell Map of Oyster Point. City Engineer's Plat Book. South Carolina History Room. CCPL. South Carolina.

Page 8 Colonel Robert Daniell. Photograph of original painting by Henrietta Johnson.

Page 9 Gabriel Manigault. 1757. Jeremiah Theus. Oil Painting. Met Museum of New York.

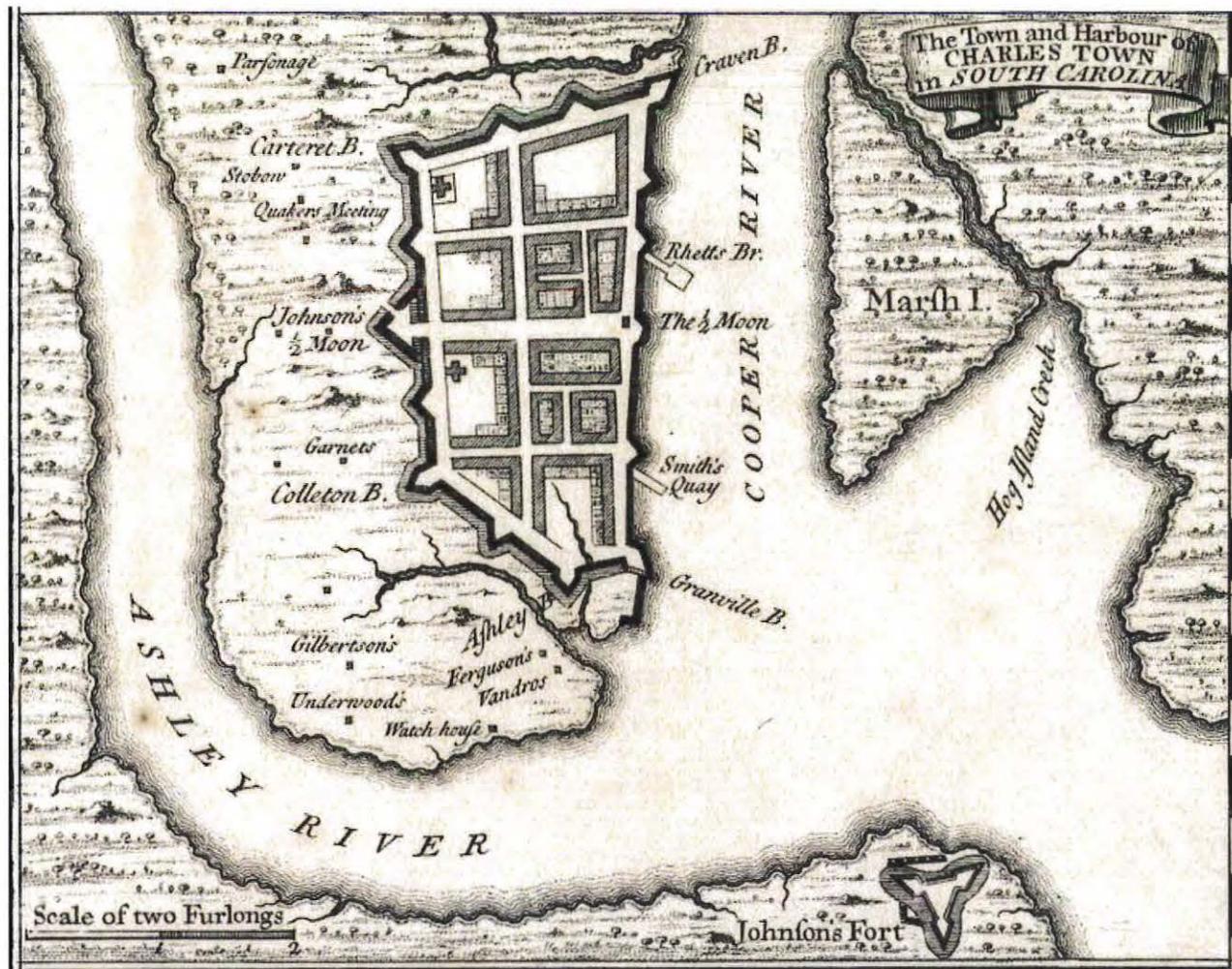
Page 11 Upper Image: Advertisement. The Charleston Daily News December 2, 186 Lower Image: Wulbern and Piper Ad- Cochran, Alexander M. "The Charleston Earthquake, 1886"

Page 12 Sanborn Map. Charleston. 1888. Page 11. Cropped close up.

Page 13 Copy of an image located in the 171 Vertical Files, Board of Architectural Review Office. Charleston, S.C.

Page 14: All three images: Interior dining area. Review. Charlestoncocktail.com

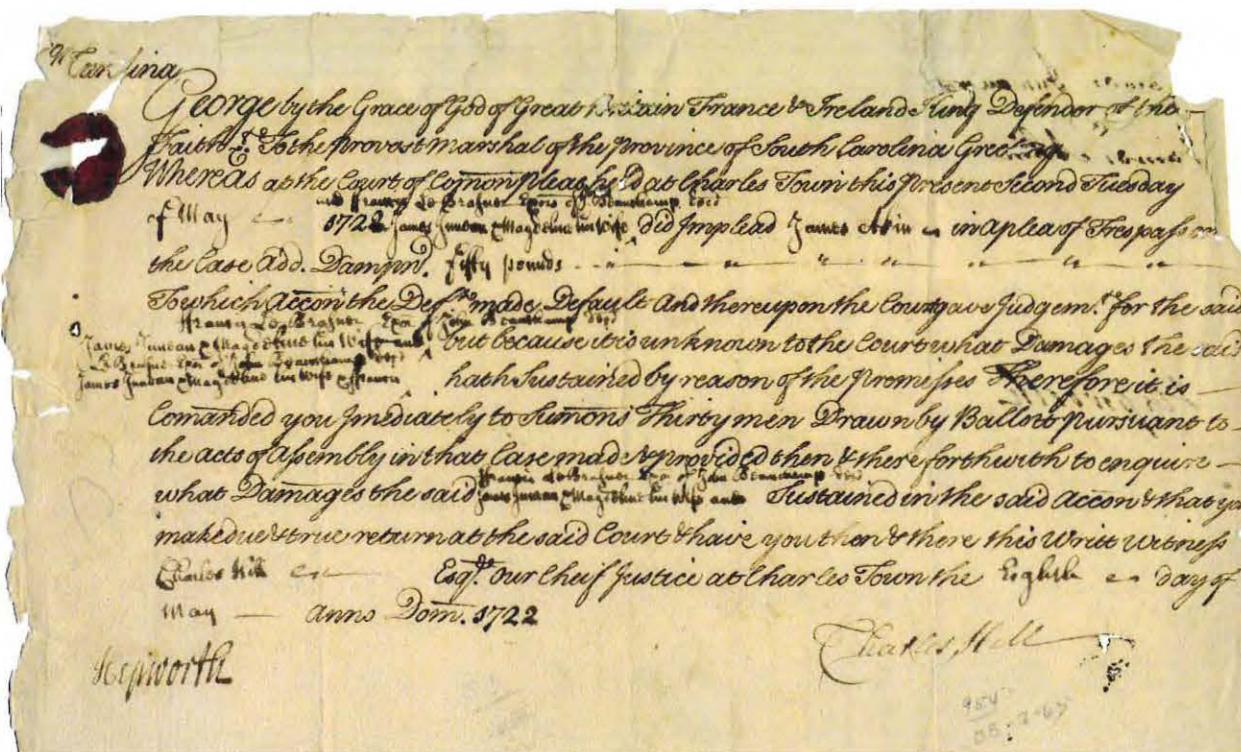
Photograph Appendix:



1733 Herman Moll Map of Charleston



This figure shows an overlay of the Grand Modell Lots and the Charleston 1888 June Sanborn map. It is believed that 171/173 East bay resides entirely in Lot No. 32.



Chief Justice Frederick, George William and Hill, Charles, "South Carolina colonial writ signed by Charles Hill, Charleston, May 8, 1722." (1722). The Broadus R. Littlejohn, Jr. Manuscript and Ephemera Collection. Book 296.

Wulbern & Pieper,
Wholesale Grocers,

171 & 173 East Bay.

Charleston,

1888

CHARLESTON, S. C.

1888

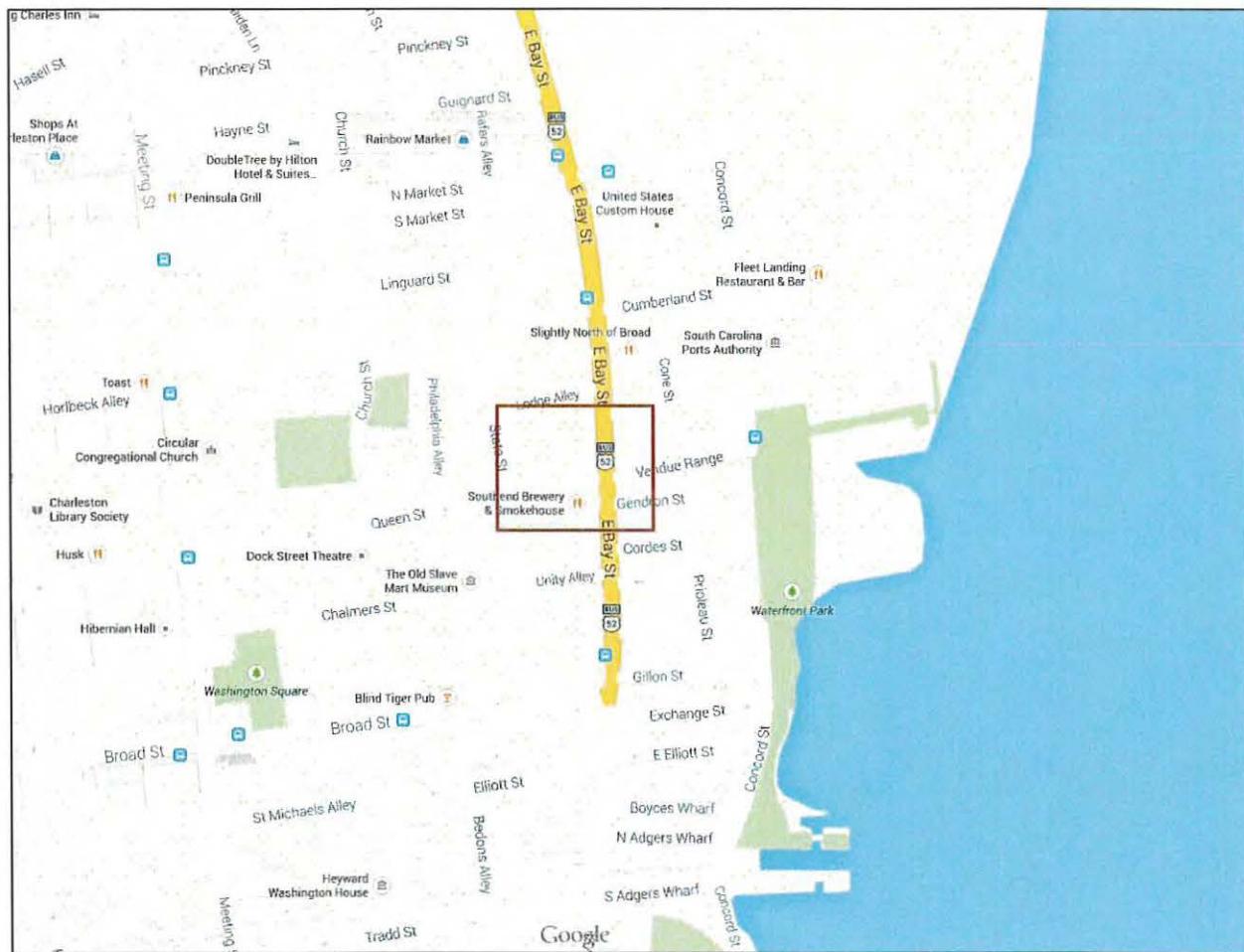
Received, in good order, from **WULBERN & PIEPER,**
at the

MARKS	PACKAGES
	Bales New Ties,
	" Pieced Ties,
	Rolls Bagging,
	" "
	" "
	" "

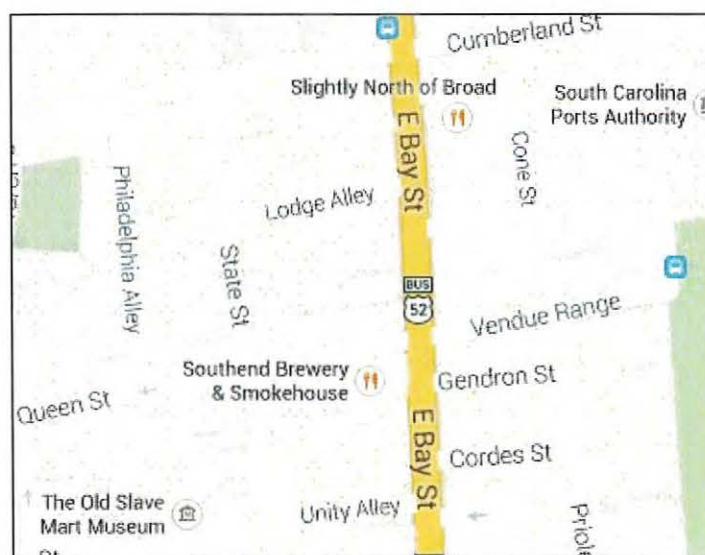
LIQUOR VALUE 75 CENTS PER GALLON.
It is understood that all articles contained in this Receipt, covered by
Released Rates, shall be taken at such

J. H. R. Stelling, print. 1888

Ephemeral material from Wulbern & Piper



Modern Map of 171/173 East Bay



Zoom in of Modern Map

dinner

Nightly from 4:00 pm

chilled seafood

East Coast Oysters* cocktail mignonette	mid
Jumbo Lump Crab Tostadas corn relish, avocado mousse, sweet chili sauce	20
Yellowfin Tuna Carpaccio* arugula, cracked pepper, Hass avocado, extra virgin olive oil	14
Ceviche* today's fresh fish, crisp corn chips, lime/miso slaw	12
Peel & Eat Shrimp 1/2 lb, lemon, cocktail sauce	14
Lobster Roll house cut potato chips, ghee/lemon & broccoli slaw	17

appetizers

Homemade Chorizo sweet corn giddle cakes, pepperonata, Bloom mustard	8
Buttermilk Fried Calamari red pepper/mousseline	9
BBQ Pork Belly (bacon & bourbon peach jam, salsa verde)	10
Poached Mussels capers, fresh cut basil, white wine, tomato broth	10
Buttermilk Fried Oysters grilled cornbread, feta gravy, house gribiche	14
Beef Carpaccio* arugula, horseradish sauce, pecorino, capers, arugula	12
Fried Green Tomatoes bacon jam, arugula cheese, tomato butter, pepper jelly	10

soups and salads

The Crab Soup	bowl 8 cup 4
Portobello Mushroom & Gouda Soup	bowl 8 cup 4
Spinach Salad golden beets, candied bacon, bacon jam, smoked blue cheese, sherry vinaigrette	10
Butter Lettuce Salad baked peanuts, plantain peels, roasted tomatoes, cucumber buttermilk dressing	12
Iceberg Wedge Salad bacon, sherry tomatoes, pickled red onion, blue cheese dressing	8
Caesar Salad porte croutons, Parmesan	9
Waldorf Salad buttermilk dressing, water lobster tail apples, walnuts, celeray, sherry sauce	18

small plates and wood oven pizzas

Ricotta Gnocchi lamb Bolognese, goat cheese, cramed bread	15
Vegetarian "Meatballs" bacon, guacamole, cocktail sauce	14
Shrimp & Grits with cheddar grits, Creole butter, scallions, charred bread	15
Seared Scallops* bacon & fingerling potato ragout, garlic zucchini, brown butter vinaigrette	22
Seafood Chowder today's fish, mussels, shrimp, potatoes, leeks, sweet corn, bacon lardons	18
Batter Fried Chicken whipped potatoes, lith green beans, hem hock gravy	14
Lamb Sausage Pizza sun-dried tomatoes, goat cheese	14
Flatbread Pizza�eveal, yellow bell peppers, mushrooms, arugula, feta, provolone	13
Duck Confit Pizza country ham, smoked blue cheese, walnut pesto	14

entrées

Cornmeal Fried Catfish fennel slaw, butter beans, sweet corn, spicy tomato gravy	26
Pan Roasted Mahi Mahi crab shrimp, creamy rice pilaf, tomato butter	29
Blackened Yellowfin Tuna* coconuts, edamame, beach mushrooms, pickled leeks, pan sauce	34
Buttermilk Fried Shrimp gremolata & bacon slaw, house cut potato chips	24
Carolina Mountain Trout* crawfish & field pea succotash, Tabasco beurre blanc	25
Oven Roasted Salmon* Merlin Abbey mushrooms, sautéed zucchini, tomato broth	24
Jumbo Lump Crab Cake creamy hoggin' grits, corn relish, lemon garlic oil	22
Maple Leaf Farms Half Duck* breast & leg confit, buttery wild rice, spinach, port cherries, jus	37
Braised Short Ribs zucchini glazed baby carrots, whipped potatoes, salsa verde	35
Sage & Parmesan Crusted Pork Loin* sweet potato gratin, roasted broccoli, jus	22
Grilled NY Strip* buttermilk bread pudding, grilled asparagus, truffle soft butter	32

sides

Whipped Potatoes 4 Collards 4 White Cheddar Grits 4 Spinach 4 Loaded Brussels Sprouts 7

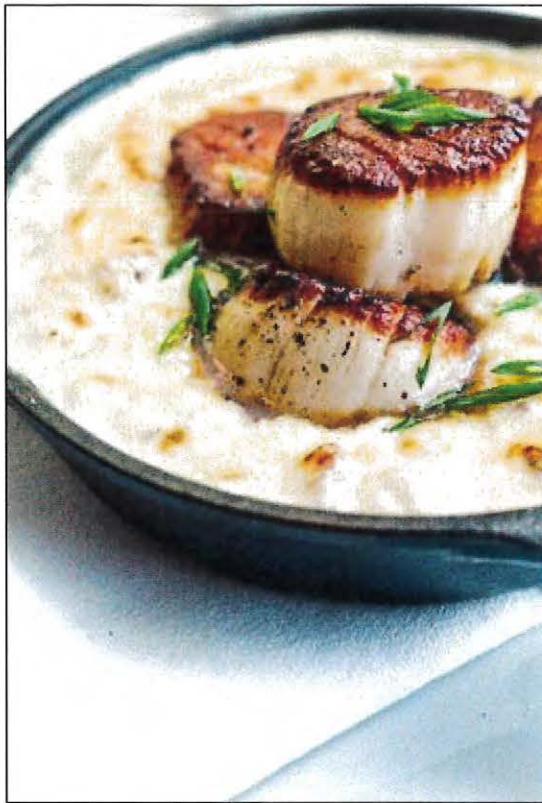
Please alert your server of any food related allergies

*Contains ingredients that are raw or undercooked. Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness.

Executive Chef - Adam Close | Chef de Cuisine - Brandon Rushing



Menu sample from Blossom



These are images from Blossom's website. They feature a menu item, on left, and the Chef Adam Close, on right.

Below: Blossom Logo



Annotated Chain of Title for 171/173 East Bay

DAVID MAYBANK SR.

GRAND MODELL WARRANT OF SURVEY FOR LOT 32

FEBUARY 1678

Certificated of survey for Lot No. 32 on the Grand Modell of Charleston. This lot was situated on the northeast corner of East Bay and Queen Street.

DAVID MAYBANK JR.

The son of previous owner, Maybank Jr. also owns the lot across Queen Street.

JOSHUA WILKS

1692

GEORGE DEARSLY

COLONEL ROBERT DANIELL ESQ.

1693

He also purchased neighboring Lot No. 33 and Lot No. 34. Along with his wife Martha, he then began to divide up the property. In 1713, the "northernmost 1/3 part of lot 32 to Francis Homes of Charles Towne, merchant, and in 1714... sold part to Samuel Wragg, merchant. Wragg's part bounded north on Arthur Langharne and south on a part of the lot Daniell retained.

GEORGE & MARY (DANIELL) LOGAN

1718

In his will dated 1718, Daniell devised lot 32 to his wife Martha. Martha Daniell married George Logan and they sold the remaining part of the lot. From this purchase back, the information was accrued from secondary sources interrupting the Grand Modell.

CHARLES HILL

D-301

1720

£300 (current SC money)

JOHN RIGG

M-163

3/6/1733

JAMES CROKATT

M-169

ROBERT JOHNSON

M-175

8/27/1734

GABRIEL MANIGAULT

T-248

5/7/1739

BREAK IN TITLE

JOHN L. PEZANT

1854

BONNIE SOPHIA PEZANT

The wife of John, she received the property as stated in his will.

P.A. AVIELHE & JOHN CAY

Son-in-laws of John L. Pezant

JAMES WALKER

I-13-52

Purchased from City Council.

Ward book. 1852.

SAMUEL S. FARRAR

A-13-15

Purchased from City Council.

Ward book. 1852-1856

J.F. O'NEIL

Ward book.

MARY A. O'NEIL

May 21, 1877?

Missing deed.

Widow to John F. O'Neil.

CARSTEN WULBERN & CO

F-17-199

The deed transaction between Wulbern and Rustin has not been located, however, the Ward books suggest this would have occurred sometime between 1925 and 1929.

BREAK IN TITLE

R.B.RUSTIN (^N) (AL)

2/10/1965

Rustin is a surveyor. He is purchasing many lots and resurveying them. This deed comes along with a plat.

W. LUCAS GAILLARD

E82-387

10/18/1965

\$28,750

Some changes occurring here.

BAY REALTY CO. INC.

F84-66

10/18/1965

\$1

W. Lucas Gaillard is the president of Bay Realty. It appears he purchased the building himself and gave it to his company.

SAMUEL H. ALTMAN

K114-112

12/14/1977

\$115,000

Bay Realty is dissolved. This could explain the low sale price. A building is built between this and the next transaction.

RAVENEL, EISERHART ASSOCIATES

P140-589

10/11/1984

\$530,000

Changes have definitely occurred here.

GRIFFITH JOSEPH P

B181-607

1/6/1989

\$460,000

DODSON J THOMAS JR

A188-332

10/17/1989

\$487,962

Current paved lot created after this transaction.

DODSON JEAN M

J207-691

10/22/1991

\$5

This is a family conveyance.

FIRST FEDERAL SAVINGS AND LOAN/ASSOCIATION OF CHARLESTON
R214-629
6/5/1992
\$415,000

PARSELL ENTERPRISES
N215-848
6/30/1992
\$390,000

Current restaurant is built, Blossom. The chef is Adam Close, from Nashville, TN.

DRAFT CHAIN OF TITLE FOR 171/173 EAST BAY

Buyer	Seller	Deed	Deed Date	Sale Date	Sale Price	Parcel ID	Type
PARSELL ENTERPRISES	FIRST FEDERAL SAVINGS AND LOAN/ASSOCIATION OF CHARLESTON	H210-84F	6/30/1982	6/30/1982	\$300,000	4580901118	CON
FIRST FEDERAL SAVINGS AND LOAN/ASSOCIATION OF CHARLESTON	DODSON JEAN M	R214-629	6/30/1982	6/22/1982	\$415,000		CON
DODSON JEAN M	DODSON J THOMAS JR	J207-691	10/22/1981	10/21/1981	\$6		FAMILY CON
DODSON J THOMAS JR	GRIFFITH JOSEPH P	A188-382	10/17/1989	10/17/1989	\$487,842		CON
GRIFFITH JOSEPH P	RAVENEL, BISCHFART ASSOCIATES	B181-807	1/6/1989	1/6/1989	\$400,000		CON
RAVENEL, BISCHFART ASSOCIATES	SAMUEL H. ALTMAN	P140-688	10/11/1984		\$800,000		CON
SAMUEL H. ALTMAN	BAY REALTY CO. INC.	K114-112	12/4/1977		\$115,000		CORP DISSOLVED
BAY REALTY CO. INC.	W. LUCAS GAILLARD	P84-48	10/13/1955		\$1		GIFT TO CORPORATION
W. LUCAS GAILLARD	R.B. RUSTIN ("M") (AL)	EE2-987	10/18/1955		\$28,780		CON & PLAT
R.B. RUSTIN ("M") (AL)	STATE OF SC			2/10/1955			
R.B. RUSTIN							
C WILBURN & CO		F17-199					
MARY A O'NEIL	J. F. O'NEIL	V12-45					
J. F. O'NEIL							
P.A. AVRELHE & JOHN CAY	J.L. PEZANT	H 12-483	7/23/1850				
S. S. FARRAR	CITY COUNCIL		1852-1856?				
JAMES WALKER	CITY COUNCIL						
SONNIE SOPHIA PEZANT	J.L. PEZANT	I13-52					
J. L. PEZANT	CITY COUNCIL						
				1854			
GABRIEL MANGAULT	ROBERT JOHNSON	T-248	5/7/1739				
ROBERT JOHNSON	JAMES CROKATT	M-175	8/27/1734				
JAMES CROKATT	JOHN RIGG	M-169					
JOHN RIGO	CHARLES HILL	M-163	3/6/1733				
CHARLES HILL	GEORGE LOGAN & MARY (DANIEL) LOGAN	D-301	1720				
GEORGE LOGAN & MARY (DANIEL) LOGAN	COL. ROBERT DANIEL, ESQ.					LOT 32	WILL
GEORGE DEARLY	JOSHUA WILDS		1693			LOT 32	CON
JOSEPH WILKS	DAVID MAYBANK JR.		1592			LOT 32	CON
DAVID MAYBANK JR.	DAVID MAYBANK SR.					LOT 32	WILL
DAVID MAYBANK SR.	WARRANT FROM LORD PROPRIETORS		2/1678			LOT 32	WARRANT OF SURVEY

BIBLIOGRAPHY

Bates, Susan Baldwin, and Harriett Cheves Leland. "Proprietary Records of South Carolina, Volume Three." In *Abstracts of the Records of the Surveyor General of the Province, Charles Towne 1678-1698*, 50. Charleston: History Press, 2007.

Butler, Nick. "The History of East Bay Street" lecture. September 11, 2014

Charleston City Directory, South Carolina Room, Charleston County Public Library, Charleston, SC.

Charleston County. Records of the Register Mesne Conveyance (RMC). Charleston, S.C. Deed Books.

Charleston Board of Architectural Review. Vertical file. 171/173 East Bay. Charleston S.C. Accessed October 2014.

City of Charleston. City Tax Assessment Ward Books.

Charleston Earthquake Damage Report. "The City of Charleston's Executive Relief Committee for the Earthquake of 1866 and Money Vouchers for Work Done September 1886 through June 1887". Charleston County Public Library.

Crouse. Maurice A.. "Gabriel Manigault: Charleston Merchant" The South Carolina Historical Magazine. Volume 101. No 2. P98

Downery, Chris. "Charleston and the Golden Age of Piracy". The History Press. 2013

Huger Smith, Alice "The Dwelling Houses of Charleston, South Carolina". The History Press. 2007.

Kovacik, Charles F. & Winberry, John J. "South Carolina". Westview Press. 1987

Langley, Clara B. "South Carolina Deed Abstracts, 1719-1740". Southern Historical Press, 2000

Maybank, Jr, David and. Stockton, Robert P. "The Maybank Family of South Carolina". Southern Historic Press. 2004

National Register of Historic Places. "Josiah Smith Tenant House" November 1979.

Pemberton, Katherine Saunders "The Walled City of Charles Town", Historic Charleston Foundation, 2012, historiccharleston.org

Poston John, "Buildings of Charleston: A Guide to the City's Architecture". University of South Carolina. 1997.

Rogers, George C Jr "Charleston in the Age of the Pinckneys ". University of South Carolina. 1980

Schipani, Deidre "New chef helping all things 'Blossom'" The Post and Courier. April 19, 2007

Twist, Anthony. "A Life of John Julius Angerstein 1735-1823". The Edwin Mellen Press 2006.

Vertical file, 171/173 East Bay Street. South Carolina Room. CCPL, Charleston, S.C..

Will Books of Charleston County. South Carolina Probate Records, Bound Volumes. Department of Archives and History, Columbia, S.C.