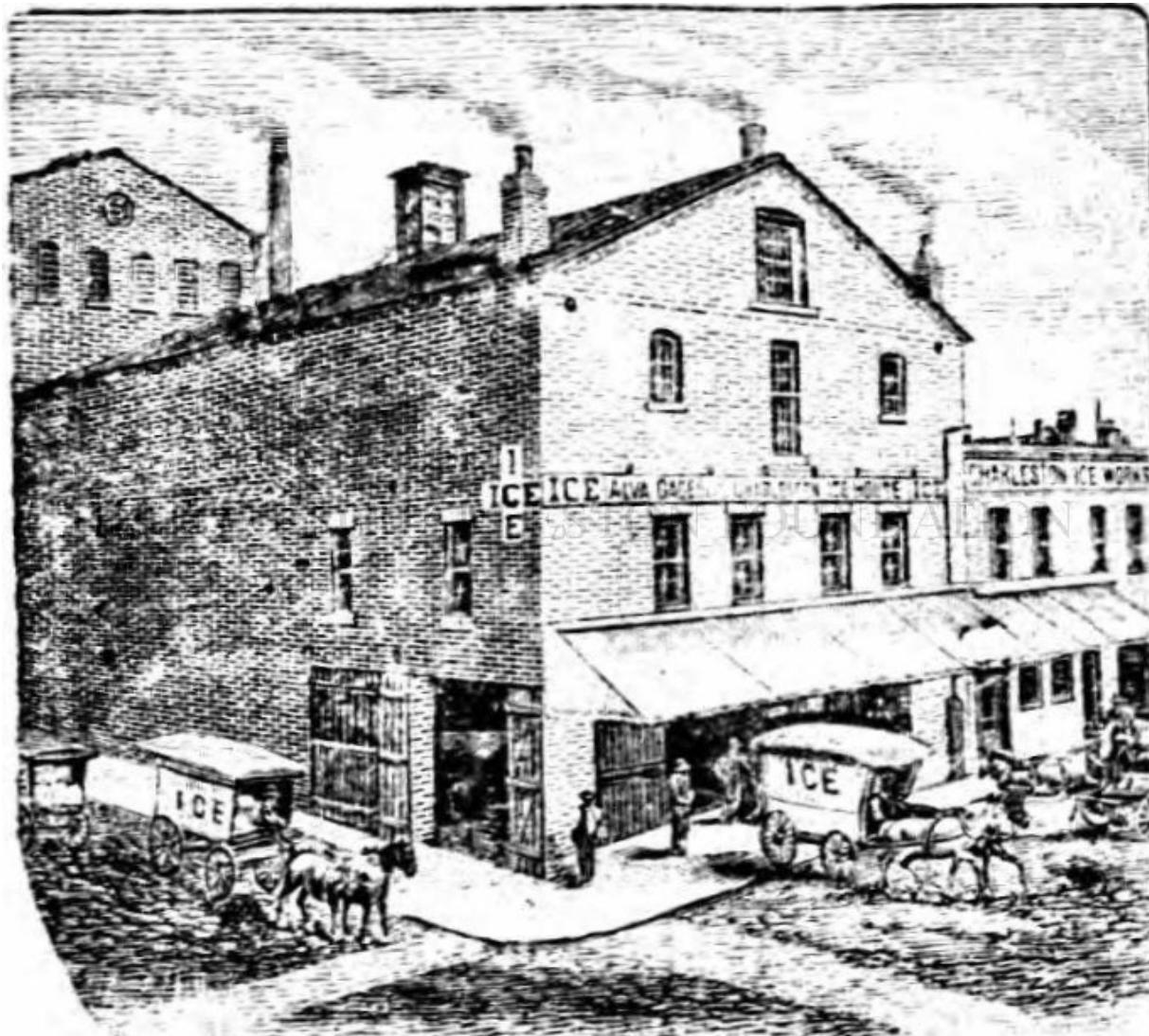


182 Church Street



Property History of 182 Church Street

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Historic Research Methods

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Introduction

In the heart of Charleston's City Market, is the corner of North Market and Church Streets. Today, the property is owned by SCM Charleston Market Investors LLC and operates as a parking lot bounded by North Market Street on the south, Anson Street on the east, Church Street on the west and Pinckney Street on the north. The corner of North Market and Church Streets has a small booth which the city operates carriage tours from, by tracking and distributing carriages throughout the city. Today's use of this corner is different from its historic use, but because of its proximity to the Market, it has always been at the center of activity in Charleston. Dating back to 1788 when the land was conveyed to The City Council of Charleston from Charles Cotesworth Pinckney, conjointly with five other prominent people, the land has been integral to the culture of the Market in Charleston. For one hundred and thirty years the corner was used by the ice industry, starting as an ice house to store ice shipped from New England, to ice manufacturing as the technology became available. The shift from the City Market to be primarily provisions, to being the center of the tourism industry, the use to the space has, and will continue to shift. Currently, the space is being used as a parking lot occupied mainly by tourist and is being surveyed for the development of a boutique hotel, reflecting the current function of the City Market as a popular tourist destination.

This paper seeks to examine the history of the area at the northeast corner of Church and Market Streets, formally known as 182 Church St, from its earliest documented owner, Charles Cotesworth Pinckney, throughout its use and function over the past two-hundred and thirty years. Starting with the Carolina Land Grant from Charles II, for the settlement of the colony and colonial history, to briefly discussing the history of market places in Charleston, to the

establishment of the current City Market, and the creation of the corner that is being examined. The paper will then follow the ownership of the property and its function as an ice house and ice manufacturing starting in 1841 continuing until 1972, with additional information about prominent figures associated with property. Charleston's history of disasters will also be discussed as they affected the property such as the 1835 fires, the 1838 Ansonborough Fire, the 1861 fire, the Civil War, the 1886 earthquake, and tornados in 1938. Finally, the property's recent past as a gymnasium for the First Baptist Church of Charleston, and its current use, to what lies ahead for the property. Each of these periods play an important part in understanding the importance this corner has played throughout Charleston's history, and will continue to reflect the needs of a constantly evolving, expanding, and developing city.

Establishing Charleston and the Market

The conclusion of English Civil War and Charles II ascending to the throne, eight Lords were granted the land from modern day North Carolina to Florida, stretching all points west. The colony was established as a proprietary colony, offering 150 acres to every free man over the age of sixteen, with an additional 100 acres for each able-bodied man brought as well.¹ This enticing offer was enough for the first settlers to sail from England to the New World to establish wealth. The first settlement was located about five miles inland on the Ashley River, within eight years the settlement moved to the peninsula. Because of the threat of the Spanish to the south and hostile Native Americans in the area, fortifications were built around the settlement creating a Walled City. The northern boundary of the Walled City was located less than a quarter mile

¹ Fraser, Walter J. *Charleston! Charleston!: The History of a Southern City.* (Columbia, SC: University of South Carolina Press, 1991), 3.

south of the current corner of North Market and Church Streets. The city expanded outside of the wall after the defeat of the Yemassee natives in 1716, but still maintained the centralized area for the main development of the city.² The current Market area was originally a creek that acted as barrier for northern wall of the city, but with the city expanding and neighborhood such as Ansonborough being developed by wealthy land owners such as Lord George Anson, the creek was bridged at the current intersection of East Bay and Market Streets. The land immediately around the creek was developed into Canal Street, and the surrounding land was owned by six different families at the time it was donated to the City Council for use as a public market. One of the families was the Pinckney family.³

Thomas Pinckney, arrived in South Carolina in 1692, it is unclear exactly how Thomas came to own the land, but as most settlers during this time, was wealthy prior to coming to Charles Town and was able to buy lands around the Ashley River, and also around the Walled City, such as the area around the Market.⁴ Thomas's son was Charles Pinckney who married Eliza Lucas and had two sons Charles Cotesworth and Thomas Pinckney. Eliza Lucas Pinckney created the process for extracting purple dye from indigo plants. Because of her processing, indigo became a main export of Charles Towne, second only to the Carolina Gold Rice. Charles and Eliza had two children, Charles Cotesworth Pinckney and Thomas Pinckney, both of whom were influential in the American Revolution and in the founding of the country. Charles

² Fraser, Walter J. *Charleston! Charleston!: The History of a Southern City*. (Columbia, SC: University of South Carolina Press, 1991), 32.

³ Joseph Purcell. A Plan of the Lands given by Charles C. Pinckney Esq. for a Market, RMC, A6, 231.

⁴ Mc Neill, Susie Echols. "Charles Cotesworth Pinckney." *Daughters of the American Revolution*, no. 6819 (June 12, 1910): 23.

Cotesworth Pinckney was a veteran of the American Revolution, a signer of the Constitution, and was nominated by the Federalist Party as a Presidential candidate in 1804 and 1808.⁵

Charles Cotesworth was the owner of the land which is now the corner of North Market and Church St. In 1788 Charles Cotesworth Pinckney, Sims White, John Deas, Thomas Jones, John Wyatt, and Mary Linguard released the land surrounding Canal Street to the City Council of Charleston to become a public market or markets for the sale of provisions. The deed states that the land must only be used for a public market or markets for the sale of “Butcher’s meat, Poultry, Game, Fish, Vegetables, and provisions, and all such other matters...”. The deed also states that the filling of the creek and the erection of the market buildings must be completed within two years of the signing of the deed. If these conditions were not met by the city, then the land would revert back to the previous owners or their heirs. The land that was set aside for the market as stated in the deed was one-hundred feet wide from the Cooper River to Meeting Street.⁶ According to the plat made for the conveyance, Church Street did not extend to its current end at Pinckney Street until a City Ordinance in 1836.⁷ The families that owned the land surrounding Canal Street understood the need for a public market for the city of Charleston, which prompted the release of their lands.

When the first settlement was established on the peninsula, the organization of the development was based on the Grand Modell. The idea of the Grand Modell was created by Lord

⁵ Ibid.

⁶ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book A6, p. 231.

⁷ Joseph Purcell. A Plan of the Lands given by Charles C. Pinckney Esq. for a Market, RMC, A6, 231.; City of Charleston, South Carolina, City Ordinance. No. 29. *An ordinance to establish the Streets through Lands near Market street, and for other purposes.* July 26, 1836.

Anthony Ashley Cooper, a Lord Proprietor.⁸ It was created to develop the city in an orderly grid, that would be easy to navigate and expand as needed. The grid was to be laid out around the civic center of the city, but because of limitations created by a fortification wall the civic center was placed at the western entry into the city at the corners of Meeting and Board Streets.⁹ This area would be the first city market. The market building consisted of a single brick structure that was built in 1739, there had been temporary buildings prior to this brick structure, but this new building replaced them. This market was run by the city but other smaller markets were in operation around the city. The development of the Four Corners of Law, left little room for a beef market in a civic square. Two other markets were located on Vendue Range, and also at the east end of Tradd Street, but the need for a consolidated city market was evident.¹⁰ Recognizing the city's need, the previously mentioned citizens, ceded their land to The City Council of Charleston for a public market. The construction of the market consisted of five brick buildings with open access spanning from the Cooper River to Meeting Street. Market Hall designed by Edward Brickle White, opened in 1841, and acted as a grand entrance to the Central Market.¹¹

During this time there were at least three fires around the Market area, and each one more destructive than the last. February 18, 1833, a fire engulfed the area around “the North corner of Market and Ellery Streets”, followed by a fire on February 16, 1835 that started on the corner of State and Linguard Streets, then only a few months later on June 6, 1835 another fire burnt the

⁸ Hart, Emma. *Building Charleston: Town and Society in the Eighteenth-century British Atlantic World*. (Columbia, SC: University of South Carolina Press, 2015.) 1.

⁹ Joseph, J. W. "Meeting at Market: The Intersection of African American Culture, Craft, and Economy and the Landscape of Charleston, South Carolina." *Historical Archaeology* 50, no. 1 (2016): 94-113.

¹⁰ Ibid.

¹¹ Ibid.

Market area between Hasell on the North, Anson on the East, Meeting on the West and Market on the South.¹² Because of the constant destruction of the area being researched, it is difficult to find evidence of the type of structures, if any, that were on the corner of Church and North Market Streets during this time. It is possible that the City Council of Charleston might not have wanted the financial responsibility of redeveloping the area surrounding the Market and decided to sell the land and leave the division and development of the lots to private entrepreneurs. On April 1, 1836, the land that is the corner of North Market and Church Street is sold by The City Council of Charleston to Ker Boyce, Leroy Wiley, George Kelsey, and Henry Conners.¹³

Ker Boyce et al and The City Land Company

Ker Boyce, Leroy M. Wiley, Henry Conners, George Kelsey, and James Hamilton buy the land from the city along with other areas around the market. The deed for the conveyance is dated April 1, 1836 and the lot is bounded by Pinckney on the north, Anson on the East, Church on the west, and North Market on the south. On June 19, 1836, there is a mortgage from Ker Boyce et al. to the City Land Company for \$3,000.¹⁴ Instead of having different owners they created one company to own the land so that it could be sold off. This is when the larger area is broken into separate lots and sold off individually. Advertisements in the Charleston Courier starting in 1836, the City Land Company, being comprised of Ker Boyce et al, was selling off lands in “burnt square, nearly one hundred building lots, fronting on Pearl, Market, Pinckney,

¹² Crooks, Daniel J., Jr. *Charleston Is Burning: Two Centuries of Fire and Flames*. (Charleston, SC: History Press, 2009) 46.

¹³ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book N10, p. 187.

¹⁴ Ibid.

Church, and Anson streets".¹⁵ It is unclear what damaged was caused on the current corner of North Market and Church during the multiple fires prior to their ownership, or whether a previous structure had burnt down, but it is evident that the City Land Company was promoting the growth of business surrounding the market.

The area surrounding the market had a different lay out than it does today, as seen in the plat done by Joseph Purcell in 1788 for Charles Cotesworth Pinckney prior to the release of his lands for the public market.¹⁶ Between the years of 1836 and 1838 many changes took place of the streets within the market area, from extending Church St and absorbing French's Alley, closing lanes on Guignard known as Maiden Lane and Goodbye Alley.¹⁷ It is during this expansion, renaming, and closing of streets that the corner being examined is created. The main purpose of these street changes was to try and create wider streets in order to prevent fire from spreading. As evident by the Ansonborough Fire in 1838, the widening of the streets proved not to be of assistance. According to different accounts of the 1838 Ansonborough Fire, it seems that the corner of North Market and Church was missed by the fires' path. The fire started on the corner of Swinton's Lane and King Street, and travelled North, Northwest, Northeast, and East.¹⁸ There is mention of the fire reaching Market and Meeting, but not that it reached to the corner of Church and Market.¹⁹

¹⁵ "Great Sale of Real Estate" *Charleston Courier* (Charleston SC) April 11, 1837.

¹⁶ Joseph Purcell. A Plan of the Lands given by Charles C. Pinckney Esq. for a Market, RMC, A6, 231

¹⁷ City of Charleston, City Ordinance. No. 29. *An ordinance to establish the Streets through Lands near Market street, and for other purposes*. July 26, 1836.

¹⁸ Crooks, Daniel J., Jr. *Charleston Is Burning: Two Centuries of Fire and Flames*. (Charleston, SC: History Press, 2009.) 61.

¹⁹ Ibid.

The changing of the streets during this time changed the activities that were taking place around this area. Prior to the two fires in 1835 and the 1838 Ansonbrough fire, French's Alley, which ran between Anson and Market Streets, was the popular destination for sailors looking for brothels and prostitutes.²⁰ The first 1835 fire was believed to have been started in a brothel, run by Cornel June, on the corner of State and South Market Street.²¹ The fire destroyed nearly all the buildings on Ellery Street, which ran parallel to the Market, including the buildings housing brothels on French's Alley. The proximity to the wharfs, but distance from the Old Exchange, where day time commerce was taking place, made the outlying areas around the Market ideal for illicit activities. But with the destruction of these areas, and the need for commercial growth, it pushed the illicit activities elsewhere.

During the 1830's the city was in an economic downturn, and the fires did not help the situation, but did not seem to hinder growth around the Market area. The City Land Company was comprised of "Nouveaux Riches", these men were rising businessmen in Charleston that were involved in many different ventures in the commercial district. Ker Boyce, was the president of The Bank of Charleston, while Henry Conners was a member of a mercantile firm and prominent wholesale grocer, and they both opened wholesale shops along Hayne Street.²² Additionally, the next owner of the land, Henry Gourdin was also in the emerging class of businessmen. Conners and Gourdin successfully lobbied at the local, state, and national level for harbor improvements.

²⁰ Fraser, Walter J. *Charleston! Charleston!: The History of a Southern City*. (Columbia, SC: University of South Carolina Press, 1991), 212.

²¹ Crooks, Daniel J., Jr. *Charleston Is Burning: Two Centuries of Fire and Flames*. (Charleston, SC: History Press, 2009.) 49.

²² Fraser, Walter J. *Charleston! Charleston!: The History of a Southern City*. (Columbia, SC: University of South Carolina Press, 1991), 221.

All six major railways being built during this time were controlled by members of this “Nouveaux Riches” class.²³ Their actions show their concern in maintaining their business ventures that relied on transportation, whether it be shipping or the construction of new railways. These men were looked down on by the established Charleston Planter class and seen as doing the work they didn’t want to do.²⁴ Although not part of the elite planter class, these new businessmen were making profit through many different ways, such as railways and other commercial and industrial ventures. Their purchase of the lot on the corner of Church and North Market can be seen as an example of this; they bought many lots of land around the Market area and then wanted to sell it off for profit as seen in their advertisements running from 1836-1838 and that they maintained ownership of the surrounding lots.²⁵

When the land was released on conveyed from the City Land Company to Charleston Ice Company on August 3, 1841 for \$6,500. The lot was 44’ on North Market and extended along Church Street for 93’. The lot is butting and bounded by City Land Company on the north and east, Church Street on the west, and North Market on the south. The deed specifies that whatever building is built on the lot must offer availability for any buildings that might be erected to the north and east to share walls. It directly states that shared walls should offer projections for joists for neighboring buildings and offer “toothing” at corners. The deed makes clear that no matter what the use of the building on the lot, or neighboring buildings, these construction jointing should be made available, and should continue to be made available by future owners, and be

²³ Ibid. 232.

²⁴ Fraser, Walter J. *Charleston! Charleston!: The History of a Southern City.* (Columbia, SC: University of South Carolina Press, 1991), 220.

²⁵ “Great Sale of Real Estate” *Charleston Courier* (Charleston SC) April 11, 1837.

available to future owners of the lots bounding on the north and east.²⁶ It can be assumed that the reason for these conditions in the deed is to make the surrounding lots more marketable, with the possibility of a lower construction cost because of the shared walls. As mentioned before, the City Land Company was comprised of wealthy business men, this investment for them was worthwhile with a \$3,500 profit, from only purchasing the land from the City Council of Charleston for \$3,000 and re-selling at \$6,500 to the Charleston Ice Company. The men of the City Land Company, do remain active in the commercial industries around the Market but are no long associated with the land being researched after the release and conveyance of the property.

Establishment of Charleston Ice Trade: 1841- 1856

On August 3, 1841, the City Land Company sold the property to Charleston Ice Company. The newly formed company consisted of President Henry Gourdin, and Directors Charles Grave, Otis Mills, and Francis Porcher.²⁷ As mentioned before, Henry Gourdin was a member of this new class of “Nouveaux Riches”, as can be assumed about the other directors as well. Otis Mills was the owner of the Mill House Hotel located on Meeting and Queen Streets, which was praised by visitors for, “it’s wine cellar and cuisine, as ‘costly in furniture, rich in decoration’ and favored by ‘all the fashionable gentry’”.²⁸ It is expressed in the deed that the lot was purchased with the intent of being an ice house. At this point, ice was shipped down from New England, and stored in ice houses, packed with mainly straw and saw dust.²⁹ It is unclear what the first ice house building on the corner or North Market and Church Streets

²⁶ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book H11, p. 74.

²⁷ Ibid.

²⁸ Fraser, Walter J. *Charleston! Charleston!: The History of a Southern City*. (Columbia, SC: University of South Carolina Press, 1991), 231.

²⁹ Butler, Nic, Ph.D. "Charleston's First Ice Age." *Charleston Time Machine* (audio blog), January 19, 2018. www.ccpl.org/charleston-time-machine.

looked like, but from ice house construction and the later buildings at this site, it was likely a brick structure, with entrances for horse or mule drawn carriages on the street facades.³⁰ During this time the main ice proprietor was Frederick Tudor of the Tudor Ice Company, who open the first commercial ice house in Charleston in 1817 located roughly where the current U.S. customs house is located.³¹ Tudor Ice Company was more of a franchise system, with Nathaniel Batchelder as the operator of the ice house in Charleston. Starting with this early ice house and the available supply being shipped from New England, the ice industry in Charleston was a fast growing one.³² The men of the “nouveaux riches” could see the financial prospects presented by this new industry, hence the investment made by the Charleston Ice Company in 1841 for the property, which was located near the wharf, where the ice was being shipped into Charleston. With the possibility of a growing economy, and a population that has grown accustomed to finer things, an ice house was a logical option for entrepreneurs who were already involved with many aspects of commerce in Charleston.

There is limited information about the Charleston Ice Company and its years of operation from 1841 until 1856, but there was steady, fast growth in the ice trade during this time. After Fredrick Tudor’s successful shipment of ice to the Caribbean in the 1806, it was found financially profitable to ship ice to warmer climates, as long as there was an ice house for storage.³³ Tudor was shipping ice all over the globe, with the British in India being a large consumer, because the British colonist were not accustomed to the hot climate of India.³⁴ Many other ice trade companies were established in the north American states, because of the high demand for ice in southern cities, such as Charleston. Otis Mill, as owner and operator of the Mill House Hotel, would have found a lucrative business with suppling ice to his hotel,

³⁰ Butler, Nic, Ph.D. "Charleston's First Ice Age." Charleston Time Machine (audio blog), January 19, 2018. www.ccpl.org/charleston-time-machine.

³¹ Ibid.

³² Ibid.

³³ Kistler, Linda H., et al. "PLANNING AND CONTROL IN THE 19th CENTURY ICE TRADE." *Accounting Historians Journal*, vol. 11, no. 1, 1984, pp. 19–30.

³⁴ Ibid

while Henry Gourdin owned and operated approximately twenty ships, available to import and export anything, such as ice.³⁵ In January 1856, the Charleston Ice Company sold the ice house on the corner of North Market and Church to Alva Gage, an entrepreneur from New England.

Alva Gage and the Ice Trade 1856-1889

Alava Gage was born in New London N.H. in 1820 and arrived in the Charleston in 1853 at thirty-three years old. He previously had worked for his brother's firm, Gage & Hittenger, out of Boston, who were ice dealers. He arrived in Charleston and started the firm Alva Gage & Co. with his brother Addison.³⁶ He purchased the land from the Charleston Ice Company in January 1856. Ice was still a commodity that was being imported, and not yet being manufactured. With Gage's background in the ice industry, he was already familiar with the business and was an easy transition to running his own company in the Charleston. In the years prior to the Civil War there was steady business in ice trade from northern states to southern cities such as Charleston.

It is unknown when the first ice house was built on this site, but it is likely that by the time Alva Gage and Co. was established, a building was on the site. The earliest advertisements for Alva Gage and Co. started in February 1860; they advertised the storing of goods, such as "meats, jellies, vegetables, and other articles..." in their facility on Market and Church Streets.³⁷ A City Ordinance in 1836 prohibited the storage of fish in the ice houses to be resold later, but as seen in the advertisement it only mentioned meat, not fish specifically.³⁸ Dr. Nic Butler makes

³⁵ Fraser, Walter J. *Charleston! Charleston!: The History of a Southern City.* (Columbia, SC: University of South Carolina Press, 1991), 222.

³⁶ H.S. Rich and Co. "A Great Ice Manufacturing Company of the South." *Ice and Refrigeration Illustrated* 11, no. 1 (July-December 1896): 248.

³⁷ "A Valuable Patent!" *The Charleston Daily Courier* Feb 15, 1860

³⁸ City of Charleston, South Carolina, City Ordinance. No. 28. *An ordinance to prevent Fish deposited in Ice Houses from being sold in the Market streets.* July 2, 1836.

the connection that although the storage of meats was a new idea that people were willing to try, the idea of day old fish might have been a little too far from fresh.³⁹ The beginning of the Civil War stopped the importation of ice into Charleston for the years during the war.

On October 1, 1861 Alva Gage and Co. announced in *The Charleston Daily Courier* that they had exhausted all of their ice stores, but would be distributing ice as soon as the importation of ice was available again.⁴⁰ Unfortunately, that wouldn't happen again until after the war. President Lincoln proclaimed a southern blockade after the fall of Ft. Sumter, but the lack of ships to uphold the blockade allowed some blockade runners to make it past. By 1862, the ease of blockade running was over with the addition of Union ships to uphold the line.⁴¹ The few ships that did make it past were carrying more valuable cargo. The Import and Export Company of South Carolina was exporting cotton to Europe, while importing military supplies and medicine, even the import of domestic goods was scarce.⁴² Because of the difficulty of blockade running, the ice trade came to a halt.

With tensions running so high in Charleston surrounding the Secession, Alva Gage's loyalty was brought into question since he was born in New Hampshire. Defamatory articles were posted in *Savanah News*, but the *Charleston Daily Courier* printed an article defending Alva Gage and his brother Addison,

³⁹ Butler, Nic, Ph.D. "Charleston's First Ice Age." *Charleston Time Machine* (audio blog), January 19, 2018. www.ccpl.org/charleston-time-machine.

⁴⁰ "Ice Notice." *The Charleston Daily Courier* (Charleston), October 1, 1861.

⁴¹ Skelton, Lynda Worley. "The Importing and Exporting Company of South Carolina." *The South Carolina Historical Magazine* 75, no. 1 (January 1974): 24-32.

⁴² *Ibid.*

“On the contrary, since these gentlemen have received authentic information of the fact that Addison, Gage & Co. of Boston, have proved by their actions their enmity to the South. They have in common with myself dissolved their connection with them, in this city[Savanah] and in Charleston. Mr. Alva Gage has been a resident of Charleston for eight years, and has become thoroughly identified with the South in feeling and interest and feeling the justice of our cause has not a spark of sympathy with our Northerners.”⁴³

During the war, Alva Gage served for South Carolina in Rutledge Mounted Rifles, C.S.A. from 1861 until the end of the war in 1865 and returned to Charleston.⁴⁴

The Great Fire in 1861, which started on the corner of Hasell and East Bay Streets at a sash and blind factory spread out of the control for nearly two days. The fire moved southwest and destroyed tenements around the Market, and continued diagonally across the peninsula destroying everything in its path. The estimated damage of the fire was between five and eight million dollars.⁴⁵ Because of the fire taking place only eight months into the war, and the massive destruction of the fire there is no record of the damages of the ice house on the corner of Church and North Market. The path of the fire passed directly over the corner, and with the accounts of the destruction caused by the fire, it can be assumed that the building was destroyed. Additionally, with Alva Gage joining the military, he would not have been in Charleston in the years following the fire in order to facilitated relief money for his business. After the war, Alva Gage returns to Charleston and to the ice trade and amasses great wealth from ice importation.

⁴³ The Charleston Daily Courier (Charleston), May 15, 1861.

⁴⁴ H.S. Rich and Co. "A Great Ice Manufacturing Company of the South." *Ice and Refrigeration Illustrated* 11, no. 1 (July-December 1896): 11-24, 248.

⁴⁵ Crooks, Daniel J., Jr. *Charleston Is Burning: Two Centuries of Fire and Flames*. (Charleston, SC: History Press, 2009) 101.

In the years after the Civil War, the economic growth was slow, but nonetheless still growing. In 1866 a Board of Trade announced that Charleston was open for business.⁴⁶ The ice industry exploded in the years following the war. Companies in the North that had been incorporated prior to the war and were able to maintain business through the war and were able to ship their product all over the world, including Charleston. Companies like Knickerbocker Ice Company in Rockland, New York were shipping out 203,000 tons of ice in 1866.⁴⁷ As mentioned before there are not specific accounts of the damage caused by the 1861 fire, but it can be assumed that another ice house was erected on this site, and functioned as an ice house as it had previously. In an earlier advertisement looking for a suitable place for an ice house mentioned the need for accessibility from the front for carts.⁴⁸ From the 1888 Sanborn Fire Insurance Map, you can see that the shipping room was placed on the Market side of the building to allow such access (See Appendix B).⁴⁹

Alva Gage had interests in other ventures in addition to the ice industry. In May 1874 there was an advertisement for the People's Saving Institution offering annual interest for depositors, and Alva Gage is listed under the Trustees.⁵⁰ In July 1874 an advertisement for Spartanburg and Ashville Railroad Company was printed and Alva Gage as one of the Directors, along with George Walton Williams, a wealthy merchant in Charleston during and after the Civil War.⁵¹ Alva Gage is said to have maintained his wealth after the war by not having exchanged

⁴⁶ Fraser, Walter J. *Charleston! Charleston!: The History of a Southern City*. (Columbia, SC: University of South Carolina Press, 1991), 281.

⁴⁷ Stott, Peter. "The Knickerbocker Ice Company and Incline Railway at Rockland Lake, New York." *The Journal of the Society for Industrial Archaeology* 5, no. 1 (1979): 7-18.

⁴⁸ Butler, Nic, Ph.D. "Charleston's First Ice Age." *Charleston Time Machine* (audio blog), January 19, 2018. www.ccpl.org/charleston-time-machine.

⁴⁹ Sanborn Fire Insurance Company, City of Charleston. Map 10. 1888. Appendix B

⁵⁰ "People's Savings Intuition." *The News and Courier* (Charleston), May 23, 1874.

⁵¹ "Spartanburg and Ashville Railway Company" *The News and Courier* (Charleston) July 1, 1874.

his money to Confederate dollars.⁵² For all his wealth, Alva Gage was very generous with his money, for a period of time he financed the minister's salary at the Unitarian Church on Archdale Street, where he was a member of the congregation, and financed Gage Hall, an auxiliary building of the church, and upon his death, donated half of his estate to the Unitarian Church.⁵³ Alva Gage's obituary in the Ice and Refrigeration Journal lays out his philanthropic and leadership positions,

“Mr. Gage served in many public positions, among them as alderman, 1871 to 1873; market commissioner, 1880 to 1882, and orphan house commission, 1868 to 1871. At the time of his death he was a director of the People’s National bank, director of Lockheart cotton mills, first-vice president of the “Associated Charities Society,” second vice-president of the board of trustees of the “Wm. Enston home” and second vice-president of the “Society for the Prevention of Cruelty to Children and Animals.”⁵⁴

Alva Gage expanded his ice company by opening branches in Columbia, S.C. and Augusta, G.A., but the switch from ice trade to ice manufacturing was approaching and Samuel Lapham, a member of the firm Alva Gage and Co., knew that the industry was changing. Alva Gage conveyed the company to Samuel Lapham in March 1882, and Alva Gage retired from the ice industry.⁵⁵

⁵² Unitarian Church of Charleston South Carolina. “Docent Notebook”. Charleston, SC: Unitarian Church of Charleston, 2016.

⁵³ Ibid.

⁵⁴ H.S. Rich and Co. "A Great Ice Manufacturing Company of the South." *Ice and Refrigeration Illustrated* 11, no. 1 (July-December 1896): 11-24, 248.

⁵⁵ Ibid.

The change in ownership took place a few years before the disastrous 1886 earthquake in Charleston. On August 31, 1886 two massive earthquakes hit the city of Charleston causing catastrophic damages to over 2,000 buildings totaling around \$6 million in damages.⁵⁶ The ice house on the corner of North Market and Church was badly cracked on the south wall, and had separation of the east and the west walls. The Earthquake assessment granted \$125 for repairs to the building on the corner, but Alva Gage and Company owned other buildings along North Market Street, and received a total of \$375 for all the repairs for all the buildings along North Market Street.⁵⁷ Following the earthquake, Samuel Lapham formed the corporation of the Charleston Ice Manufacturing Company.⁵⁸ It is unclear if this incorporation was a direct impact of the damages caused by the earthquake, or was just a change within the company.

The Ice Manufacturing Industry 1882-1972

The decade from 1886 to 1896 was an era of changes in the ice industry in the south. The Journal of Ice and Refrigeration published in 1896 says, “The readers of Ice and Refrigeration can scarcely realize the growth of the ice manufacturing of the south in the past ten years.”⁵⁹ Even to people in the industry, it was changing so rapidly they could not keep up. The deeds from August 7, 1882 when Alva Gage conveys the property to Samuel Lapham until July 18, 1972 when Southern Ice Company sells the property to the First Baptist Church of Charleston,

⁵⁶ Fraser, Walter J. *Charleston! Charleston!: The History of a Southern City.* (Columbia, SC: University of South Carolina Press, 1991), 316.

⁵⁷ City of Charleston, South Carolina. 1886 Record of Earthquake Damages. City of Charleston. 1886.

⁵⁸ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book W20, p. 366.

⁵⁹ H.S. Rich and Co. "A Great Ice Manufacturing Company of the South." *Ice and Refrigeration Illustrated* 11, no. 1 (July-December 1896): 11-24, 248.

are a series of business transaction.⁶⁰ Starting with the 1884 Sanborn Maps the block that is bounded by North Market on the south, Anson on the east, Hayne on the north, and Church on the west, maintains its street boundaries, but is unclear as to the changing of the ownership between the different companies (See Appendix B).⁶¹ There was a clause in the previous deeds saying that party walls must be offered, and as seen in the 1884 Sanborn, the buildings not only shared a wall but also has access between them (See Appendix B).⁶² Instead of following the direct chain of ownership between different corporations and individuals for the corner of North Market and Church Streets, the following section will be based off of business practices within the ice industry in the South, but will maintain context within the block bounded by North Market on the south, Anson on the west, Hayne on the north, and Church on the west. For additional information on the individual deeds consult the annotated chain of title in the Appendix A.

When Samuel Lapham creates the Charleston Ice Manufacturing Company in 1889 he installs a 75-ton plant for ice manufacturing.⁶³ The factory is equipped with three Columbus Iron Works absorption machines. In New Orleans similar machines were installed and function by pulling water from an artesian well. The diameters of the pipe would vary from machine to machine. The water was then put into cooling tanks, and a mixture of water and ammonia, would be pumped through coils in the tank in order to freeze the freshwater.⁶⁴ The ice could then be cut for shipment. The most drastic change to the ice manufacturing industry as the corner of Church

⁶⁰ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book Y25, p. 229, Y25, p. 234, U25, p.647, N34, p.755, R99, p.398.

⁶¹ Sanborn Fire Insurance Company. City of Charleston, Map 10. 1884. See Appendix B

⁶² Ibid.

⁶³ H.S. Rich and Co. "A Great Ice Manufacturing Company of the South." *Ice and Refrigeration Illustrated* 11, no. 1 (July-December 1896): 11-24, 248.

⁶⁴ Ibid

and North Market is concerned, is that instead of the manufacturing company delivering the ice, auxiliary companies were created for the delivery of ice. As seen in the picture published in the 1896 volume of the Ice and Refrigeration Journal,⁶⁵ and the 1888 Sanborn Map, the corner retains its large doors for shipping the ice, while the rest of the building is used for the manufacturing.⁶⁶ Also see in each of the Sanborn Maps is that there is a brewery that changes names on the north side of the block created by the streets, North Market, Anson, Church, and Hayne. Breweries were one of the largest consumers of ice, they used it in the production, distribution, and consumption. Its estimated that breweries consumed nearly three million tons of ice a year in the mid-West.⁶⁷ The proximity of the brewery to the ice manufacturing house would have been ideal. The entire block functioned as one unit, but under different company ownership.

The Central Ice Company of Mobile, Alabama was originally incorporated in 1889 with the intent of managing many different ice manufacturing houses throughout the south. The benefit of this was that with one management operation costs would go down allowing prices for the produced ice to fall as well.⁶⁸ When Central Ice Company was incorporated is combined Gorrie Ice Manufacturing, Charleston Ice Manufacturing, Brunswick Ice Manufacturing, Avondale Ice Manufacturing, Mobile Ice Manufacturing, and Crescent City Ice Company. Additionally, Louis Hart of New Orleans was the President of Central Ice Company, The Savanah Ice Company, City Ice Company, Charleston S.C., City Delivery Company, New Orleans, L.A., and City Delivery Company, Birmingham A.L., each of which were the additional

⁶⁵ H.S. Rich and Co. "A Great Ice Manufacturing Company of the South." *Ice and Refrigeration Illustrated* 11, no. 1 (July-December 1896): 11-24, 248. See Appendix C

⁶⁶ Sanborn Fire Insurance Company. City of Charleston, Map 10. 1884. See Appendix B

⁶⁷ Lawrence, Lee E. "The Wisconsin Ice Trade." *Wisconsin Historical Society* 48, no. 4 (1965): 257-67.

⁶⁸ H.S. Rich and Co. "A Great Ice Manufacturing Company of the South." *Ice and Refrigeration Illustrated* 11, no. 1 (July-December 1896): 11-24, 248.

companies for ice delivery. Captain Samuel J. Whiteside was vice president of Central Ice Company, owned a line of boats on the Chattahoochee River, and a lessee of the Central Railway of George. Samuel Lapham, was the treasurer of the Central Ice Company, manager for Charleston Ice Manufacturing Company, treasurer of the Charleston Hotel, and director of the People's Bank of Charleston.⁶⁹ Each of the companies and each of the men managing these companies had investments in many different areas, this is why the deeds for the time from 1882 until 1972 become so convoluted. The companies each had on average five men in different positions in management, and each of those five men had at least five different other business ventures.

The process of freezing water in order to be sold commercially ice distribution remained relatively the same since the first ice manufacturing machines were introduced towards the end of the nineteenth- century. The lack of innovation in the ice manufacturing industry can be attributed to growth of personal refrigerators and freezers becoming domestic products, and the need for ice delivery became obsolete. As the twentieth century progressed, the ice manufacturing industry declined. On Friday, November 23, 1958, the last team of mules delivered ice in Charleston.⁷⁰ The ice remained an ice manufacturing company until 1972, Southern Ice Company sold the property to the First Baptist Church of Charleston.⁷¹

Church and Market: Today and Tomorrow

⁶⁹ H.S. Rich and Co. "A Great Ice Manufacturing Company of the South." *Ice and Refrigeration Illustrated* 11, no. 1 (July-December 1896): 11-24, 248.

⁷⁰ "Hoof Beats Fade Away: Era Ends as Ice Co. Retires Mules." *The Charleston Evening Post* (Charleston), November 23, 1951.

⁷¹ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book R99 p.398.

The First Baptist Church of Charleston purchases the lot from the Southern Ice Company on July 18, 1972 for \$135,000.⁷² The purpose of buying the lot was to construct a gymnasium for their school. The location of the school is on Meeting Street, South of Broad, with no room for expansion. They received permission from City Council to close Hayne Street between Church and Anson Streets, creating one lot bounded by Church on the west, Pinckney on the north, Anson on the west, and North Market on the south.⁷³ They built an auditorium on the north portion of the lot shortly after. In the records for the Charleston Board of Architectural Review, there is not documentation of proposals for the erection of the auditorium, as well as records for the demolition of the ice manufacturing building located on the corner of North Market and Church Streets. The records only show the certificates of demolition of the auditorium, granted on November 13, 2013. The file for the property has the applications for minor changes to the parking kiosks, once the auditorium had been demolished.⁷⁴ The city currently leases the corner being investigated from the SCM Charleston Market Investors LLC, to operate the Tourism Enforcement booth to regular carriage tours. The site of the parking lot is being surveyed for the site of a hotel, with preliminary investigations, such as test piles being driven in order to test stability. There is no conclusive decision as to the future of the site, but it is under surveying.

The northeast corner of North Market and Church Streets originally was outside of the Walled City but after generations of growth it still maintains a position in the heart of the city, located right on the Market. Today, with the growth of Charleston's tourism industry, the Market is visited by more people than ever before. For such a dynamic city, between the natural disasters and the Civil War, that was constantly being forced to evolve, the corner stayed as part of the ice

⁷² Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book R99 p.398.

⁷³ City Council Minutes, Regular Meeting, August 21, 1973.

⁷⁴ City of Charleston, Board of Architectural Review, Vertical File, 180-188 Church Street.

industry for 130 years. The future of the corner is uncertain, but will always remain significant because of its placement on the Market.

Appendix A: Annotated Chain of Title

August 7, 1788

Grantor: Charles Cotesworth Pinckney, Sims White, John Deas, Thomas Jones, John Wyatt, and Mary Linguard

Grantee: The City Council of Charleston

Book and Page: A6 Pg. 231

Type: Release

The six people listed donate the land to the City of Charleston with the intent that the land is to use to build a public market. The construction of the market must be completed within two years of the signing of the deed and it shall always remain a public market for provisions.

April 1, 1836

Grantor: Ker Boyce, Leroy M. Wiley, George Kelsey, and Henry Conners

Grantee: The City Council of Charleston

Book and Page: N10 Pg. 187

Type: Conveyance

Ker Boyce et al. purchased the property from The City Council of Charleston for \$3,000. The property is butted and bounded by North Market on the south, Church on the west, Ellery on the north.

June 19, 1836

Grantor: Ker Boyce, Leroy M. Wiley, George Kelsey, and Henry Conners

Grantee: City Land Company

Book and Page: N10 Pg. 191

Type: Mortgage

Ker Boyce et al, mortgaged the property and incorporated the City Land Company. Ker Boyce et al. bought multiple properties around the Market area and sold them off to buyers as lot size was desired.

August 3, 1841

Grantor: City Land Co.

Grantee: Charleston Ice Company, (Henry Gourdin- President)

Book and Page: H11 74 & 75

Type: Release and Conveyance

Lot: 44' along North Market (East to West) 93' along Church (South to North)

The City Land Company, consisting of Ker Boyce, Leroy M. Wiley, Henry W. Conner, and George H. Kelsey, sell the lot along the market to the Charleston Ice Company for \$6,500. The Charleston Ice Company's President is Henry Gourdin, but trustees mentioned in the deed are, J. Charles Blum, F. C. Matthiessen, Alva Gage, and Otis Mills.

January 1856

Grantor: Charleston Ice Company

Grantee: Alva Gage

Book and Page: V13 Pg. 70

Type: Conveyance

Lot: 44' along North Market 93' along Church

Charleston Ice Company sells the corner lot, including land, building, and machinery to Alva Gage, who is one of the trustees. The deed is broken into three parts about the surrounding building and how the corner building should be built off current buildings with joists connecting to neighboring buildings. It also discusses that Alva Gage must continue to produce ice for the citizens of Charleston, and from time to time be called upon by trustees and shareholders supply ice for them. The property was sold for \$16,000, only \$4,000 was cash, the rest was mortgaged, which is discussed in the following deed.

July 11, 1856

Grantor: Charleston Ice Company

Grantee: Alva Gage

Book and Page: Z12 Pg. 613

Type: Mortgage

Lot: 44' N Market, 93' Church

As discussed in the previous deed, Alva Gage purchased the land, building, and ice production hardware from the Charleston Ice Company. Four thousand dollars were paid in hand, but the remaining \$12,000 was mortgaged by the Charleston Ice Company. Part of the conditions might have been the agreeance to continue to use the property to manufacture ice, and supply the previous trustees as mentioned in the previous deed. The mortgage was paid off by 1857.

December 28, 1912

Grantor: Charleston Ice Manufacturing Company

Grantee: James A. Bailey

Book and Page: Y25 Pg. 229

Type: Conveyance

Lot: 44' N Market and 93' Church

There is some confusion about the Ice Company names at this point, but the property was sold for James A. Bailey for \$1.

December 24, 1912

Grantor: James A. Bailey

Grantee: Samuel Nesbitt Evins

Book and Page: Y25 Pg. 234

Type: Conveyance

Lot: 44' N Market, 93' Church

The lot, remaining the same size though past conveyances, and ice production buildings are sold from James A. Bailey to Samuel Nesbitt Evins of Atlanta

February 27, 1915

Grantor: Samuel Nesbitt Evins

Grantee: Carolina Public Service Company

Book and Page: Original- Y25 Pg. 238 Edited U25 Pg. 647

Type: Multiple conveyances

Lot: Additional lots sold and added to the 44'x93' lot

This deed outlines the joining of multiple parcels along N Market between Church and Anson. In addition to the joining of lots there was a clerical error and a second deed correcting the error but keeping all the other conveyances the same as the original one.

December 31, 1927

Grantor: Carolina Public Service Company

Grantee: Southern Ice Company/ United Ice Company

Book and Page: N34 Pg. 755

Type: Bill of Sale

Lot: 132' N Market (between Church and Anson), 197' Church and Anson (between Hayne and N Market)

The deed explains that in the process of the conveyance the United Ice Company changes names to the Southern Ice Company, but maintains the same size lot as established in the previous deed. The deed mentions a plat done by Lewis Y. Dawson on April 19, 1922 showing the lot with the addition of the other lots.

July 18, 1972

Grantor: Southern Ice Company

Grantee: First Baptist Church of Charleston

Book and Page: R99 Pg. 398

Type: Conveyance

Lot: 132' N Market by 197' on Church (between N Market and Hayne)

First Baptist Church buys the lot butting and bounded by N Market St, Church St, Anson St, and Hayne St. The Church also buys the lot North of the lot previously mentioned, butting and bounded by Hayne on the South, Anson on the East, Church on the West and Pinckney on the North. The Church combined the two lots into one, closing off Hayne St that had divided the two.

October 26, 2010

Grantor: First Baptist Church of Charleston

Grantee: SCM Charleston Market Investors LLC

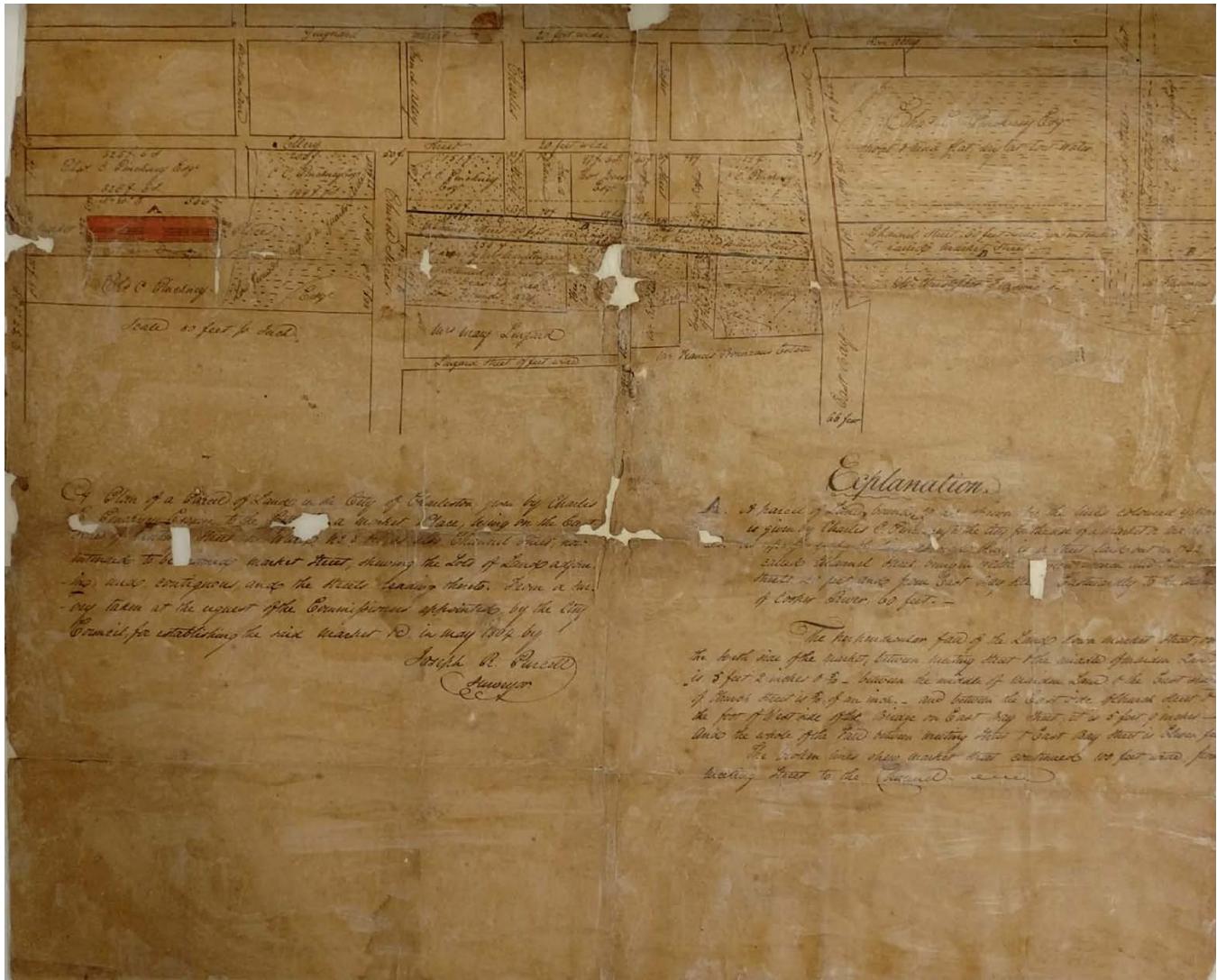
Book and Page: 0349-711 0155-001

Type: Conveyance

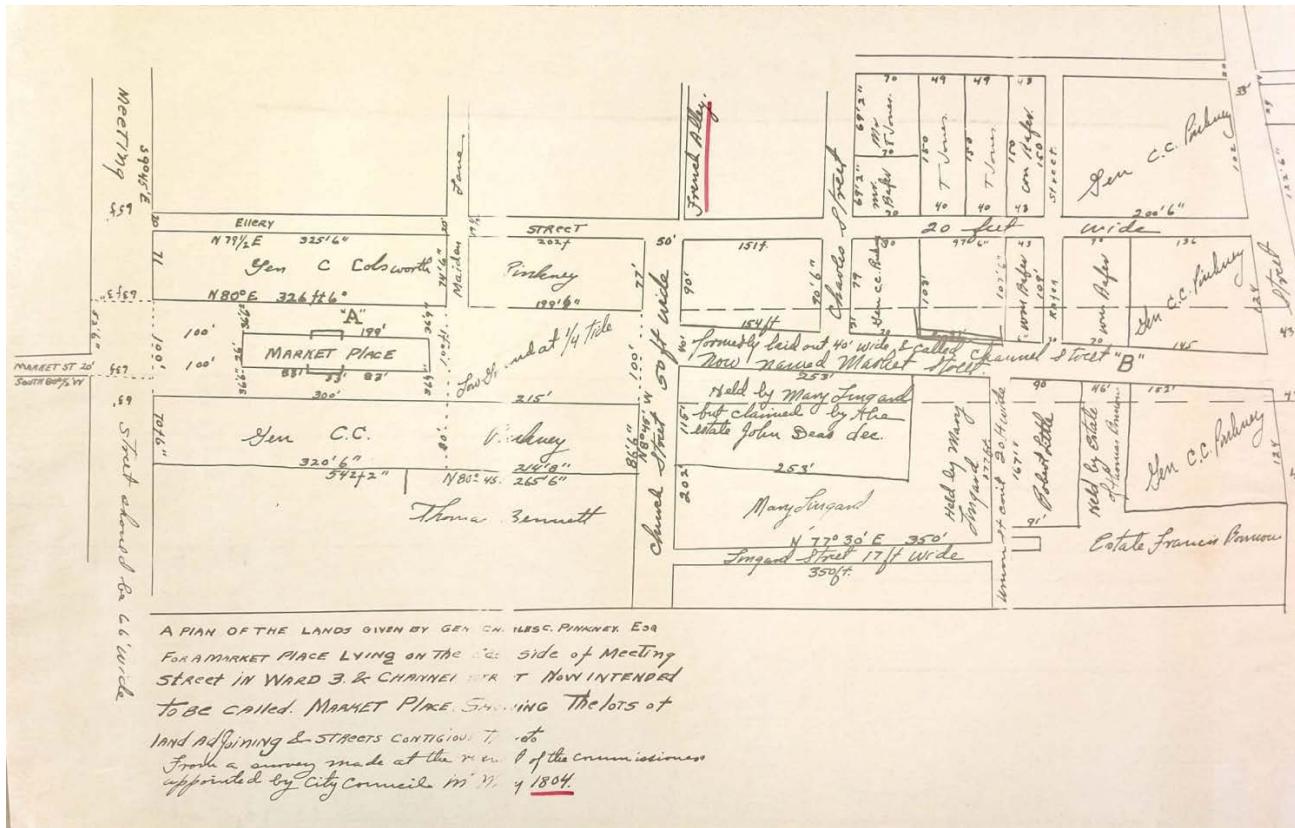
Lot: 132' N Market by about 348' along Church (between N Market and Pinckney)

The First Baptist Church sells the lot and it is now a parking lot with no structures valued at \$15 million.

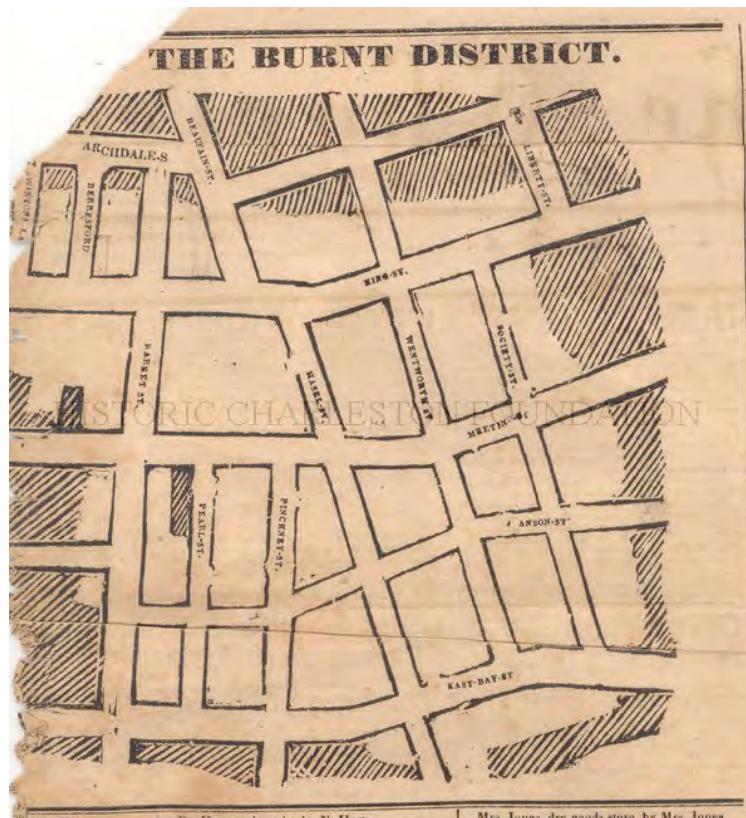
Appendix B: Maps and Plats



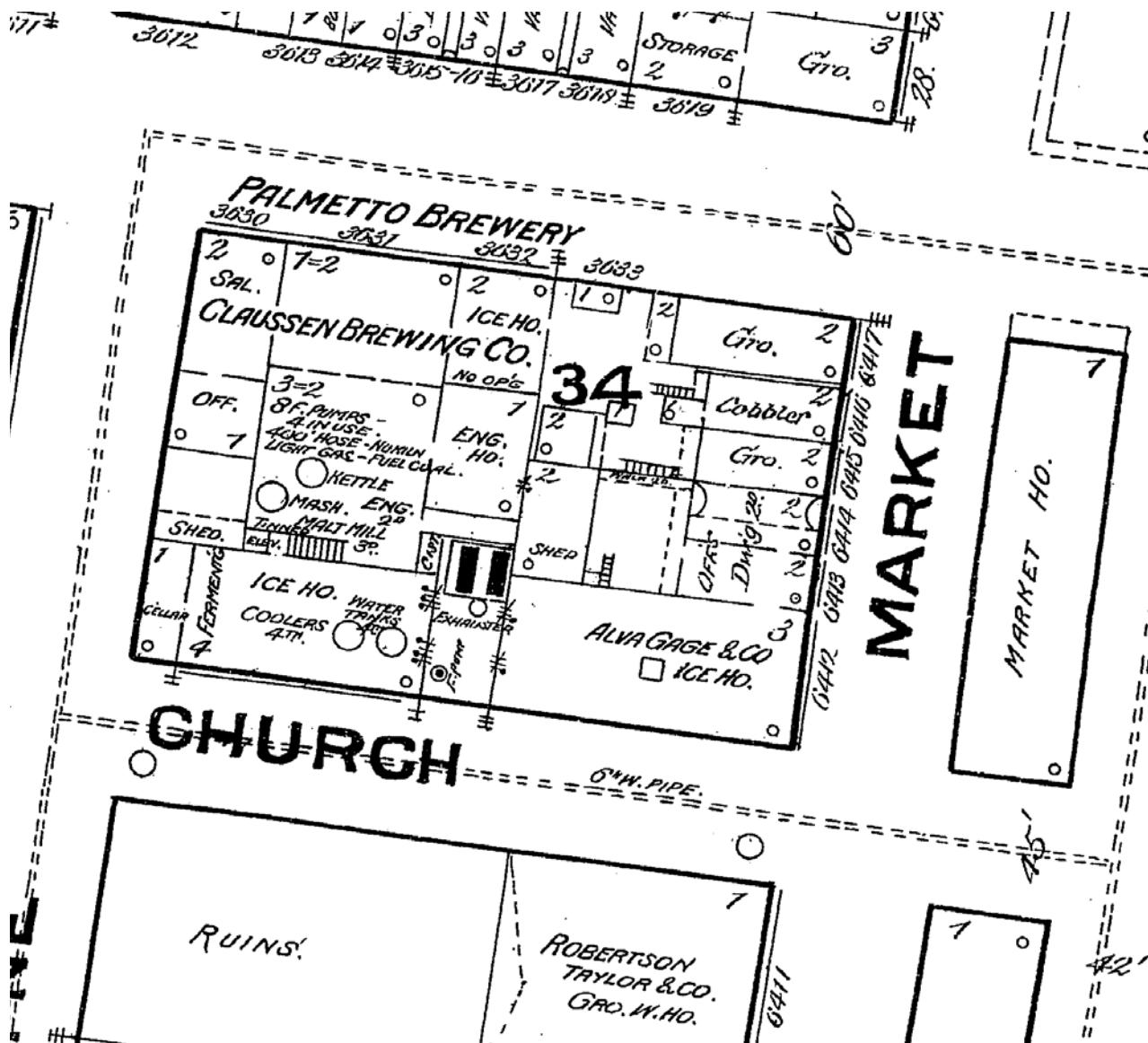
Plat by Joseph Purcell in 1788 for the release of the lands by Charles Cotesworth Pinckney, Sims White, John Deas, Thomas Jones, John Wyatt, and Mary Lingard to the City Council of Charleston



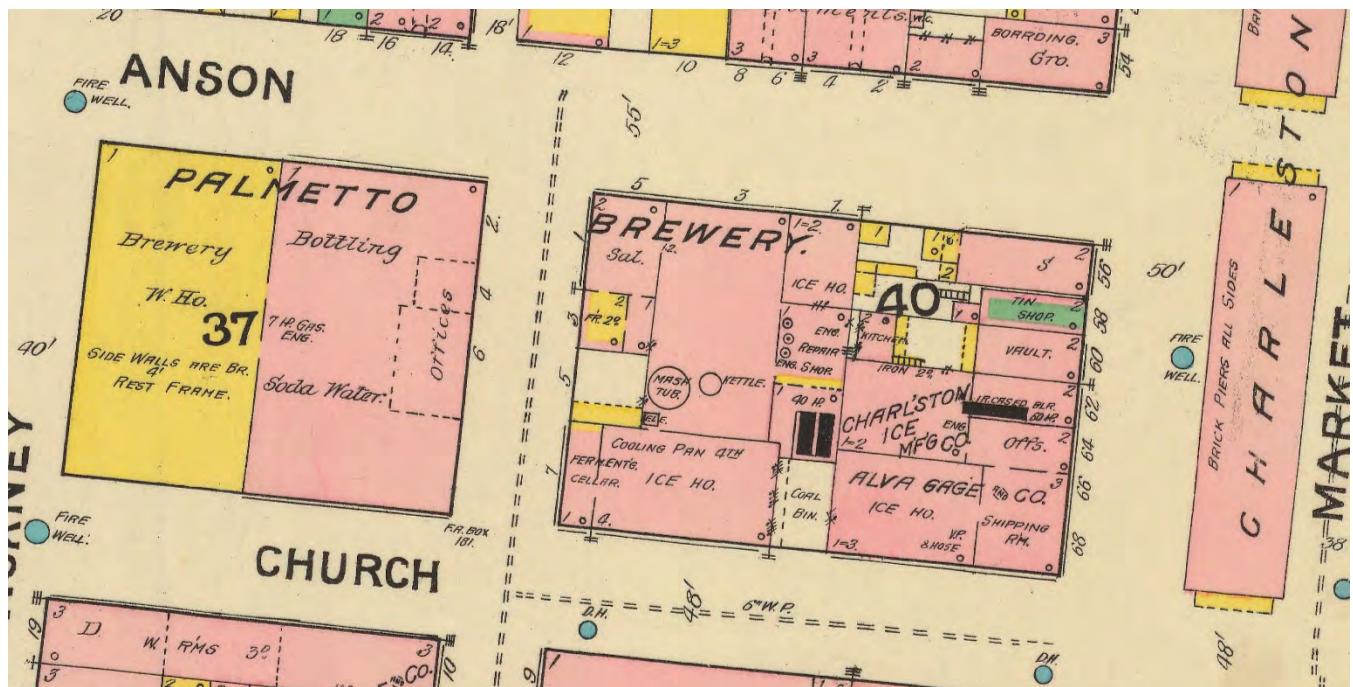
Unknown surveyor, redrawing of previous plat in 1804, commissioned by The City Council of Charleston



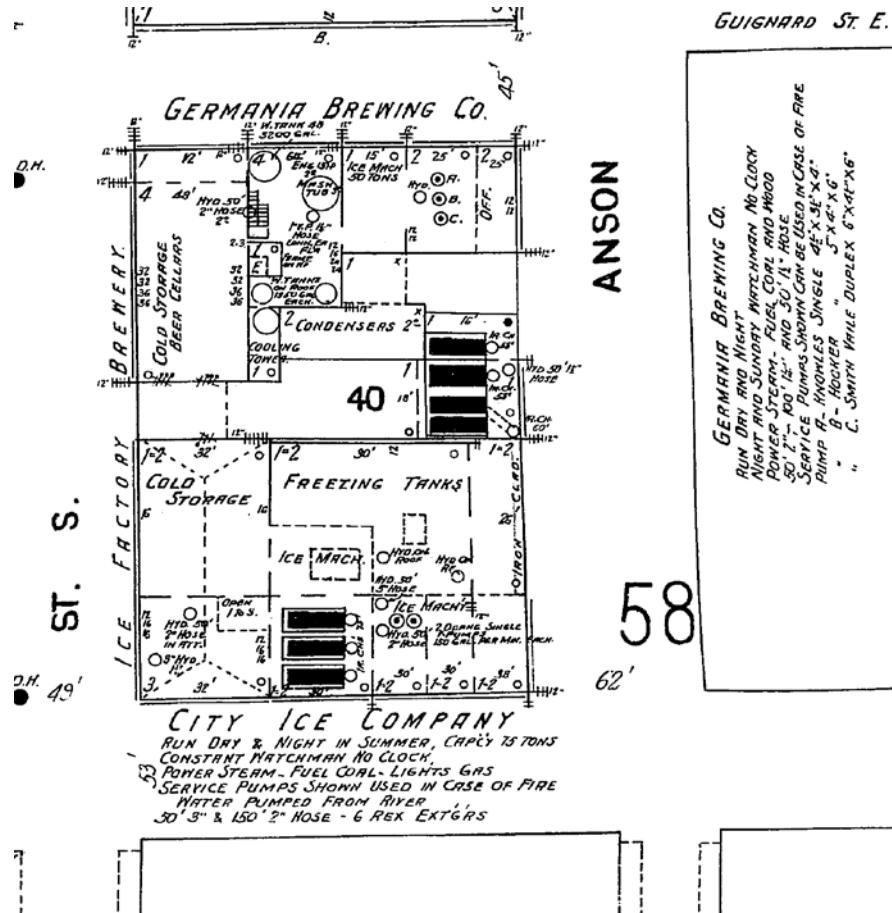
Map of the Burnt District 1838 Courtesy of Historic Charleston Foundation



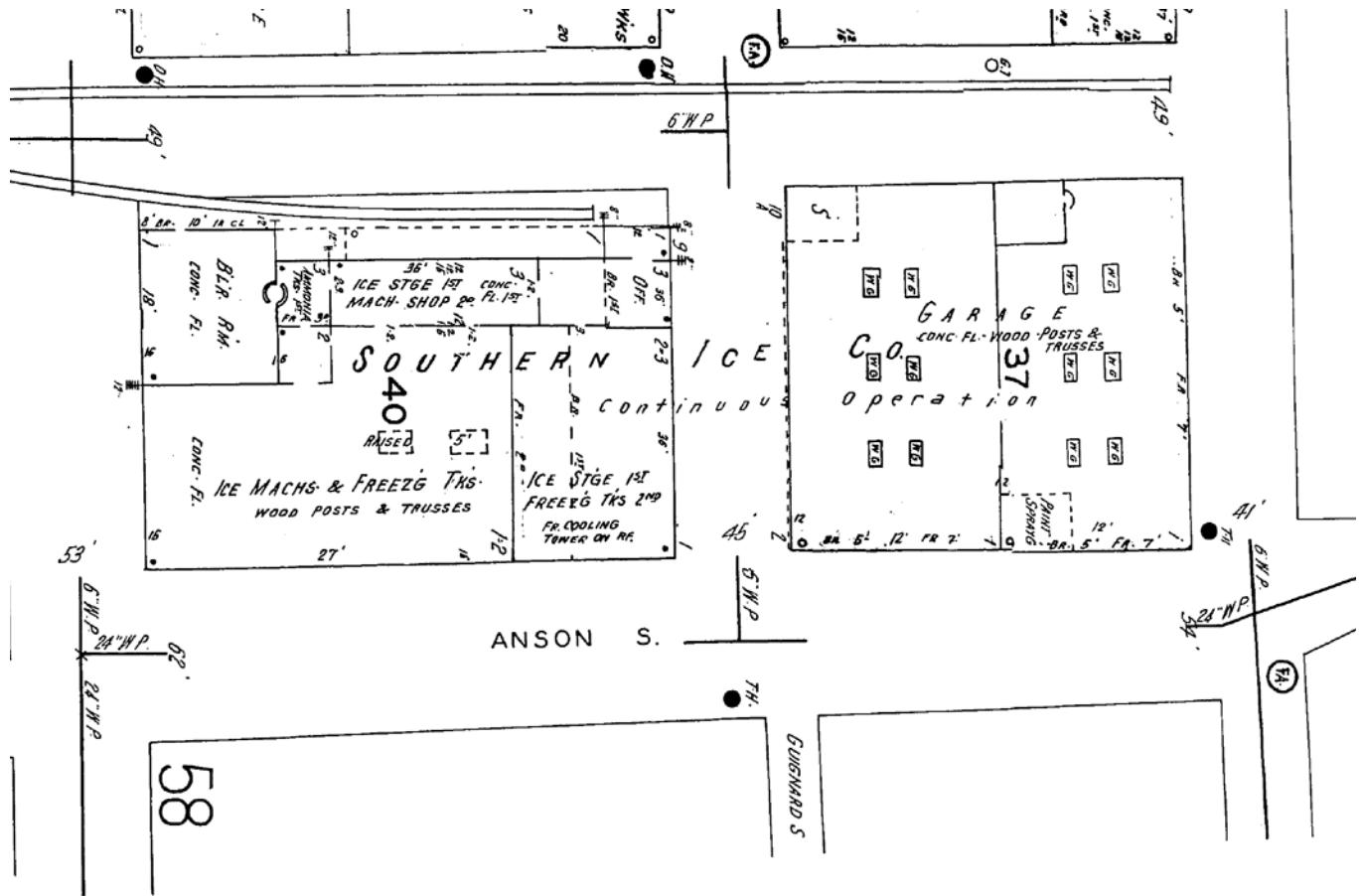
Sanborn Fire Insurance Company 1884



Sanborn Fire Insurance Company 1888

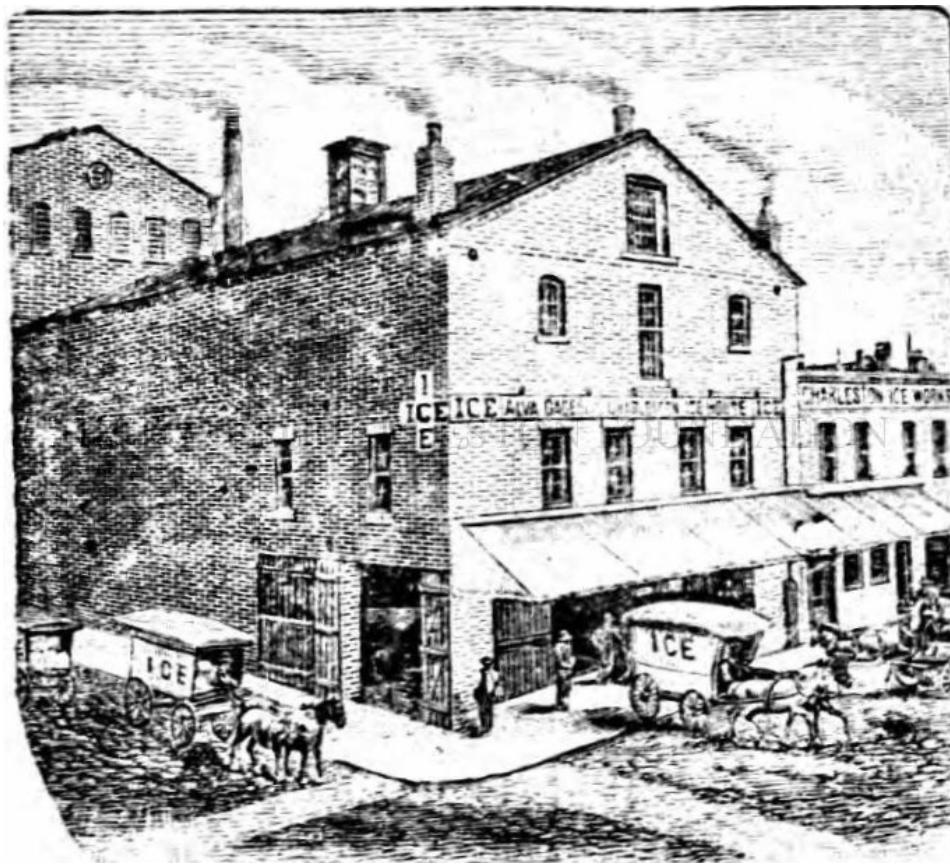


Sanborn Fire Insurance Company 1902

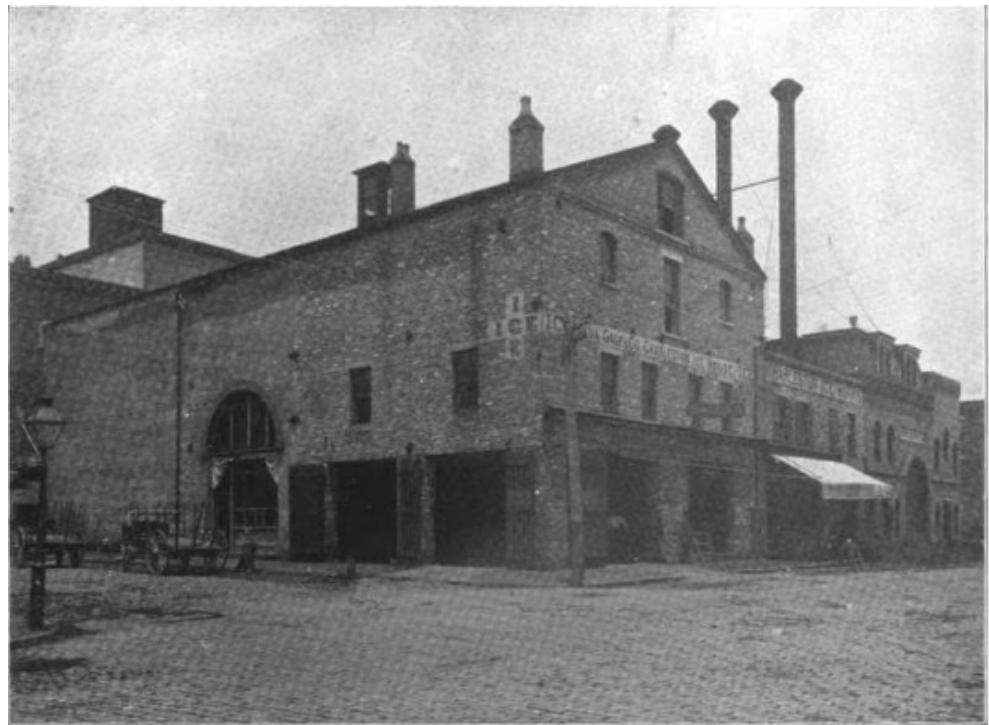


Sanborn Fire Insurance Company 1937

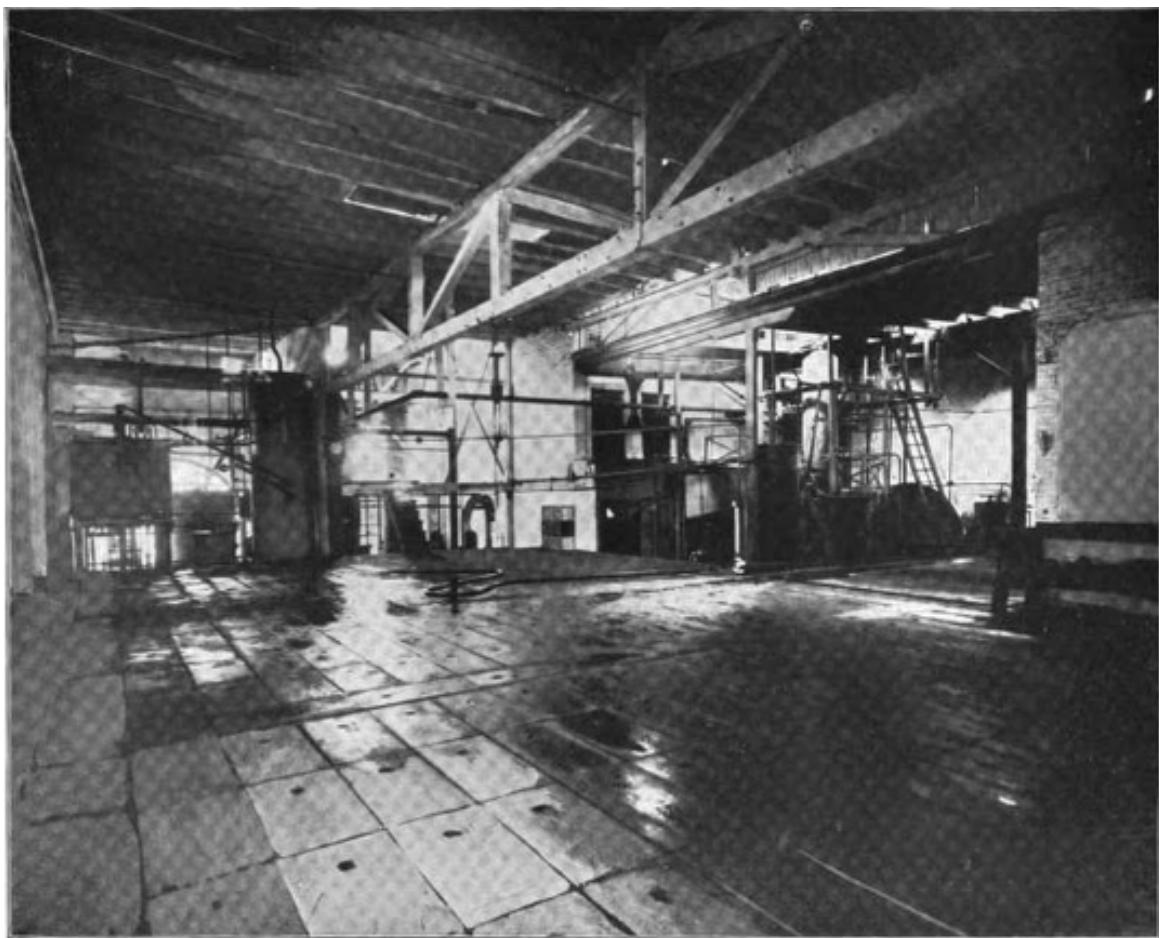
Appendix C: Photographs



Alva Gage and Company Ice House Courtesy Historic Charleston Foundation



Charleston Ice Manufacturing Company 1896 Courtesy Ice and Refrigeration Journal



Ice manufacturing at Charleston Ice Manufacturing Company 1896 Courtesy Ice and Refrigeration Journal

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