

City of Charleston Tour Guide Training Manual

164 - 172 Broad Street

Simons Houses

Constructed 1883-91

These houses demonstrate the rising fortunes of Samuel Wragg Simons in the 1880s and '90s and are the most eclectic mix of Victorian styles in the city. 170 Broad St. was built by Caroline Simons in 1883 and is a mix of the Eastlake, Queen Anne and Italianate styles.

The other three houses were built by her kinsman Samuel Wragg Simons. Born in 1837, Simons served in the Charleston Light Dragoons during the Civil War until he was accidentally shot in the face by a comrade's pistol. The bullet was removed years later by a famous London surgeon.

As an employee of the cotton exporting firm Watson & Hill in 1886, Simons built his first residence at 3 Franklin St. He then had his Franklin Street house moved on rollers to its present locations at 168 Broad St. The oldest and most modest of the four properties, the two-and-a-half story frame house is conservative with traditional side piazzas, which have now been enclosed. The chimneys, typical of 1890, date to after the house was moved.

172 Broad St. was built in 1888. Simons then built the houses at 164 and 166 Broad in 1891 at a cost of \$8,000 for both after he had become the company's manager. He moved into the largest and most elaborate structure at 164 Broad St., a two-and-a-half story framed wooden structure with a three-story square tower and a gabled front extension. After managing Watson & Hill for some years, Simons entered the cotton exporting business with T. G. S. Lucas. He died at 164 Broad St. in 1917. Today his residence has been converted into five condominium units.

The house at 166 Broad St. is smaller but similar in detail. The truncated gable end of the roof is a distinctive feature. It remains a single-family dwelling.

180 Broad St.

Cooper-O'Connor House

Constructed 1850s

This three-story wooden Greek Revival house, which was spared by the great 1861 fire, was used as a prison for Union officers during the Civil War. In retaliation for their capture, Abraham Lincoln moved 600 Confederate prisoners from Fort Delaware to the stockade at Morris Island, which was under fire from Confederate guns. Photos taken after the occupation of Federal forces show surrounding houses on this block in ruins from the Federal bombardment, yet not a single shell hit 180 Broad St. Charleston Mayor George Cunningham, a former butcher, purchased the property after the war.

The house is architecturally notable and features giant order Tower of the Winds columns. It is now divided into condominiums.

BULL STREET

Bull Street was named for William Bull, a native South Carolinian, who was one of three royally appointed lieutenant governors during the royal period (1738-1755) and was known as "a man of great integrity and erudition." Bull is perhaps best remembered for coming across those participating in the Stono Slave Rebellion, the largest slave uprising in the American colonies prior to the American Revolution and sounding the alarm in 1739. His son, William Bull II, also served as Lieutenant governor (1755-1776) and made peace with the Indians in 1761, ending the French and Indian War in South Carolina.

2-8 Bull Street

E. M. Hacker Tenements

Constructed 1907

This group of two-story frame rental units was built in 1907 by E.M. Hacker. The row was acquired by the College of Charleston in the 1970s and restored as administrative offices. It is now student housing.

**174/178/180 Broad Street**

Current Use: *Private residential*
 Previous Use: *Homes of John P. Grace/
 George Cunningham/Michael P. O'Connor*
 Access: *External viewing only*

These three houses share a connection with two notable Charleston mayors of Irish background and a prominent South Carolina politician.

No. 174 Broad St. was the home of **John Patrick Grace**, who was born in Charleston in on December 30th. 1874, the grandson of County Tipperary immigrants. Having qualified as a lawyer, Grace formed his own political machine, which included an alliance with the mercurial Cole Blease (1868-1942), Democrat, prominent state politician from 1890 onwards, Governor of South Carolina from 1911 to 1915, and later U.S. Senator.

Grace was elected as progressive mayor in 1911 and again in 1919. He played a major role in taking over the city docks from the railroads. He was a virulent opponent of American involvement in World War I and this stance hurt him politically. Nevertheless he was re-elected in 1919 with large working-class support. He always pulled for the underdog and was, despite his alliance with Blease, very progressive for the time on racial issues.

He was also a strong Irish nationalist and played the key role in awarding President **Eamon De Valera** the freedom of the city when the Irish leader visited Charleston in 1920 at the height of the Irish War of Independence. After his defeat in 1923, Grace focused on getting funding for a bridge across the Cooper River, which was later named in his honor (see XX). Grace died in Charleston on June 25th. 1940.

No. 178 Broad St. was the home of **George Cunningham**, who moved to the city from Tennessee in 1852 at the age of 22. Of *Ulster Irish* stock, he became a partner in a successful meat market and, having established himself first at Ashley Avenue and then at Glebe Street, was nominated in 1868 to one of the six places reserved for whites on the black-dominated City Council.

Cunningham became Mayor of Charleston in 1873 and served for two terms. He purchased No. 180 Broad St. as an investment after the war, he added

No. 178 a few years later. He also served as U.S. Marshal; Director, President and General Manager of the Charleston Water Works; and U.S. Postmaster from 1889 to 1903, when he died at No. 178.

No. 180 Broad St. had been built for the Moore family in a Greek Revival motif with a three-story elevation and two-story portico. It was the subject of a major legal dispute among the heirs of Louis and Mary Moore Trapman. At the time of the Civil War it was in the possession of **Michael P. O'Connor**, the Beaufort-born U.S. Congressman whose principal home was in Meeting Street (see XX). It was briefly used as a prison for senior officers of the Union side, including five generals.

**The Rutledge Houses**

Two houses, on opposite sides of Broad Street, represent a connection with two of the most distinguished Irishmen of the American Revolutionary Period - John and Edward

Rutledge. Their uncle, Andrew (c.1709-1755), a lawyer, emigrated from Ireland to Charleston about 1730; their father, John Sr (c.1713-1750), a doctor, followed a few years later (neither lived into ripe old age in their new location - Andrew died at about 45, John at 37).

The origins of this Rutledge family are disputed. Some sources place them in Co. Cavan or Co. Longford; others show Dr. John Rutledge as being born in Co. Tyrone; yet others maintain that they were sons of Thomas Rutledge, of Callan, in Co. Kilkenny. The Callan origin is noted in Andrew Rutledge's records at the Middle Temple in London, which he entered for legal studies in 1726 (Callan was also the native area of the architect and builder James Hoban, who also had Broad Street connections - see XX).

In Charleston, however, the immigrant brothers married well: Andrew took as his wife the widow Sarah Boone Hext (c.1702-1743), formerly of Boone Hall, about 1735 and John Sr. married her 14-year-old daughter Sarah (1724-1792) in 1738. This latter Sarah thus became the mother of John and Edward Rutledge.

Edward's wife died on the same day as his mother in 1792; John Jr.'s wife died in the same year. The two brothers died within six months of one another in 1800-1801.

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30-1: 180 Broad St.

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THE O'CONNOR HOUSE IN CHARLESTON, WHERE FEDERAL OFFICERS WERE KEPT

During the last months of the war a number of Federal prisoners were confined in Charleston while the town was being bombarded by the Federals from their stronghold on Morris Island. In retaliation, six hundred Confederate officers were sent from Fort Delaware and placed in a stockade on Morris Island under the fire of the Confederate guns. Little or no damage was done on either side. This is a photograph of the O'Connor house in Charleston, used as an officers' prison. It was taken in April, 1865, after the occupation of the city by the Federal forces. The building in front of the O'Connor house is in ruins, but there are no marks of shells visible on the O'Connor house itself. Now that the fierce heat of war has passed, it has been admitted that it would have been impossible to keep prisoners anywhere in Charleston without exposing them to the bombardment, since that covered the entire city.

Time Goes on But This Dwelling Remains



Taken shortly after the Confederate War Between the States, the above photograph shows the home of Clarence Oakman, Jr., at 18 Broad street. The building was employed as a prison for Union soldiers during the war. It remained for 75 years in the Cunningham family here, before being sold seven years ago to Dr. Oakman. The photograph is one of a series being published by The Evening Post showing scenes of former days in Charleston. Those having suitable pictures they are willing to lend are invited to submit them.

WITH FOOTLIGHT PLAYERS



MISS SARAH ROYALL McIVER, daughter of Mr. and Mrs. William W. McIver, of Mount Pleasant, who will have the role of Lady Agatha in "Lady Windermere's Fan" to be presented Wednesday and Thursday evenings by the Footlight Players at the Victoria theater. This will be Miss McIver's first appearance in a Footlight play.

A. S. D. Celebration
The Dr. John Y. Du chapter
of Mount Pleasant, celebrated its
tenth birthday on March 30.

At 4:30 o'clock in the afternoon
the members, several friends and
co-workers, and two distinguished
visitors, Mrs. Sumter Rhame and
Mrs. J. G. Metcalf, met at the home of
the president, Mrs. W. E. Freeman.
The rooms were lovely with roses
and baskets of yellow jasmine. The
visitors were escorted to their seats
by the past president, Mrs. J. A.
Patens, and greetings were read
from Miss Popenhaugen with regret
that she was unable to attend.

The meeting, as usual, was opened
with the H. D. G. "Hand and Sew
Firm" Foundation. Miss Santa
Bobo at the piano, Rev. W. B. Sam-
lett in prayer and another hymn was
sung, "God Bless Our Native Land."

Mrs. W. E. Freeman, president,
gracefully greeted members, friends,
and visitors. Mrs. W. W. McIver
gave a short history of the chapter
through the past ten years. The roll
call of chartered members, the 1931
roll call and in memory of our
honored dead, by Mrs. Charles P.
Thomas, was followed by a song,
"Bonnie Blue Flag," sung by a dou-
ble quartet of school boys and girls
who had been trained by Miss Clara
Bobo.

The two addresses of the evening
were given by Mrs. J. Sumter
Rhame, director of Edisto district,
and Mrs. J. G. Metcalf. Mrs. Clifford
Simmons sang "Old Carolina" and
"A Man in Khaki." The meeting
closed with "Dixie" and the benediction
by the Rev. C. E. Thomas.

Refreshments were then served in
the dining room, the centerpiece of
the table being a large silver basket
of yellow jasmine. This whole
affair was thoroughly enjoyed and
the chapter was warmly congratulated
on the success of the celebration
of the tenth anniversary.

Name of Charleston Talkie
Left Up to People of City

Prize Offered for a Title for Film Now Being
Produced Here on Sights and Sounds

of Street and Alley

Charleston's personality is being
recorded on film this week for sight
and sound, but the one thing lacking
is a title. That lack has been
left by the Cinelog company, pr-

ducers of the one-reel picture, to
the people of Charleston to fill.
The title is offered through
The News and Courier for the best
title to describe Charleston's
personality, both from the standpoint of
history and quaintness. Scenes are
taking showing characteristic
portions of the city, both old and
new, and the familiar street sounds,
such as the cry of the shrimp and
vegetable vendors, as well as the
blare of Jenkins band and band
recorder. Lowell Thomas will sup-
erimpose, in the studio, when the
film is finished, the vocal descrip-
tion of Charleston both historically
and historically.

According to the plan tentatively
sketched by Lorenzo del Rector,
who is here to direct the picture,
the film probably will open with a
scene in a Charleston garden, with
members of the Society for the
Preservation of Spirituals, dressed
in costume singing plantation melo-

odies. Before they heard of the re-
lapse of the British at Charleston
there were many of the signers who
were to sing their names. The
four South Carolina singers will be
mentioned prominently in the film.

Suggested titles should be short
and forceful, conveying something
in terms general enough to cover
the subject yet specific enough to
have some meaning. Contestants
should address their titles to the
Contest Editor, care, The News and
Courier. Contributions must be in
the mail before midnight Sunday or
they will not be considered.

Baby, 5 Months Old, is Left
In Yard at Mount Pleasant

Mount Pleasant, Dec. 6.—Special:
A faint cry about an hour after
sundown tonight brought Bert H.
Pearson, Mount Pleasant automobile
salesman, from his house to a shaded
spot in the corner of his front
yard where he found a five month-
old, fair-haired boy, a bottle of milk,
a few articles of baby clothing, and
a note. Mrs. Pearson, signed "Dis-
tracted Mother".

The note read:

"I am bringing this to you. It is

all I have in the world. I know
that if you cannot take it, you can
place it in a real home. Let no one
take this baby from you, only by
your willing permission. It is my
will as its lawful mother to have
this much to say."

A blurred laundry tag was the
only possible clue. Mrs. Pearson
had not yet determined what she
would do with the baby, but her
young daughter Sally seemed high-
ly in favor of keeping the found-
ling.

Do You Know Your Charleston?



Two Views Of The Same House

This 1865 picture was taken by M.B. Brady, the foremost photographer of the Civil War. It shows 180 Broad St., the O'Connor House. Union officers were said to be confined here to discourage federal fire from Morris Island. This picture was from a stereoscopic view published by E. and H.T. Anthony & Co. of New York.

Stereoscopes were instruments with two eyepieces through which a pair of photographs of a scene or subject, taken at slightly different angles, are viewed side by side. The two photographs are seen as a single picture appearing to have depth or three dimensions.

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A complex effort straightens up a leaning house

Monday, April 10, 2000

Anyone walking along the length of what today is Broad Street in the 17th century would instantly understand why the eastern end was developed long before the western end.

Not only was eastern Broad Street closer to the city's piers — its front door in Colonial days — but the eastern end had the profound advantage of being high land.

It would take city residents many decades to throw enough rubble and other stuff into the marshes and tidal creeks along the western stretch of the street before people would try to build on it. And the legacy of that fill continues to this day.

One only has to ask Deb DaPore, who is overseeing an ambitious renovation of the grand home known as the Cooper-O'Connor House on the western side, at 180 Broad St.

The first and most challenging part of the job was to replace the foundation of brick piers, which had set-



ROBERT BEHRE

Architecture & Preservation

tled dramatically and unevenly since its construction around 1855, likely in part because of the 1886 earthquake. One corner of the house was 15 inches out of plumb.

"It was six apartments, and it was a real mess," she says. "The foundation was collapsing."

While the lean in Pisa's tower might be so recognized across the world that it has become desirable, that doesn't mean the lean in every building is something to preserve.

Fixing this was a big job that began with the pouring of 15 tons of concrete into a ditch in the back yard. That created a rock-like mass strong enough to anchor a series of steel cables.

Because its two chimneys could not be removed, contractor Mark Sykes had to cut away sections of the floors so that when house mover Ernie Johnson jacked up the house, the chimneys would stay put.

The house's size increased the complications. The three-story Greek Revival mansion has 6,000 square feet, plus a large two-story portico with relatively rare Tower of the Winds capitals. Sykes removed and stored the portico's balustrades and other details for the lift.



Staff Photo by Matthew Fortner

The circa 1855 home at 180 Broad St. has developed a significant tilt and is undergoing dramatic foundation work.

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HOUSE

from Page 1-C

When the wood-frame house was jacked up, it loudly popped as the cables — which were snaked through the house like some huge avant-garde piano — tugged it back into shape.

"I had never had any experience with house moving or house lifting before this," Sykes says. "It was kind of scary."

He wasn't the only one scared. DaPore, whose company has fixed up about a half-dozen other downtown houses, wondered if she had finally taken on too big a job. "I thought, 'Oh my God, this is going to fall into Broad Street, and that will be the end of me!'"

After the house was lifted, Sykes poured a three-foot-wide continuous concrete footing to serve as a new foundation. And that proved challenging, too, because they hit groundwater in one section.

The project has been going smoothly from the city's standpoint, partly because Sykes checked with the city early on. Plans to change part of its exterior appearance were gently rebuffed.

"We're here to help, to solve problems, not to create problems," says Pamela Pendergrass of the city's preservation office.

That the house deserved saving is clear. Its history is unusually rich, having served as a sort of prison for Union officers during the final months of the Civil War. A photo taken as the war ended shows the house standing alone on the street.

George Cunningham, a butcher who eventually became mayor, also owned the property after the war, according to "The Buildings of Charleston." It became a series of apartments in the 20th century.

DaPore, working with architect Neil Stevenson, is reworking the six apartment units into five condominiums. From the street, however, it should look very much the same. Except for the lean, or lack of one.

"Hopefully by the fall, we'll have some landscaping up and you'll never know we were here," Sykes says.

Robert Behre may be reached at 937-5549 or by fax at 937-5579.

His e-mail address is rbehre@postandcourier.com and his mailing address is 134 Columbus St., Charleston, S.C. 29403.