

◦ #4 Elliott Street ◦

The David Saylor

House

A History

By

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## INTRODUCTION

Four Elliott Street is a late 18th century house, probably built by David Saylor, a prosperous cooper, after the great fire of 1778 which destroyed nearly every building in the neighborhood. The words "probably built by" are necessary because there is a possibility that the house pre-dates the 1778 fire and was constructed by a previous owner. The post-fire style of architecture evident in the house, however, makes this possibility unlikely. There is also the possibility that William McKimmy, cooper, who purchased the site in partnership with Saylor in 1777, had a part in constructing the house. Since Saylor was apparently the one who occupied the house as his residence and possibly his place of business, however, it is justifiable to call 4 Elliott Street the David Saylor House.

The following history of 4 Elliott St. is based on records found in Charleston at the Register of Mesne Conveyance Office, the County Probate Office, the City of Charleston Archives, the South Carolina Historical Society and the Library Society of Charleston, in Columbia at the South Carolina Department of Archives and History and in Boston at the Boston Athenæum. The history was prepared for the property's present owner, Carl W. Bleicken.

## The History

The site of 4 Elliott Street was historically part of Town Lot No. 12 of the "Grand Modell of Charles-Town," the original plan of the city, laid out in 1679-80.<sup>1</sup> The town lot, which lay on the south side of the "great Street leading from Cooper River to the Market Place," now known as Broad Street, was granted initially to Richard Searle. Searle obtained a warrant for lands from Col. Joseph West, governor and landgrave of Carolina and the rest of the Lords Proprietors' deputies, for a town lot, on May 31, 1680. In pursuit of the warrant, the surveyor general laid out to Searle the town lot "at the Oyster Point," known as No. 12 in the model of the town, on June 1, 1680.<sup>2</sup> Searle received a formal grant for the town lot dated March 22, 1687.<sup>3</sup>

Searle and other owners of lots fronting on Broad Street entered into an agreement on March 26, 1683, to open a "little street" or lane along the south ends of their lots.<sup>4</sup> This "little street" became known as Callibeuf's Lane and subsequently as Middle Street, Elliott's Alley or Elliott Street.<sup>5</sup>

Searle built a house on the Broad Street end of Town Lot No. 12, and sold off parts of the lot. He subsequently died, leaving no heirs, and by law his real estate reverted to the Lords Proprietors.<sup>6</sup> By order of the Royal Council of the province, in 1694, part of Town Lot No. 12, to the west of "the house

built by the Said Searle,\* was laid out for Col. Robert Gibbs.<sup>7</sup> John Reve received a grant for part of Town Lot No. 12 on Oct. 28, 1696.<sup>8</sup> On June 25, 1696, Col. Thomas Cary received a grant for part of Town Lot No. 12.<sup>9</sup> Some or all of these grants may have been in confirmation of previous sales of portions of the Town Lot by Searle.<sup>10</sup>

The grant to Col. Thomas Cary, which included the land on which 4 Elliott Street was eventually built, was described as measuring 36 feet in front on Cooper Street (now Broad); 38 feet on a "Little Lane that goes from Cooper River westward;" east on the lot of Benjamin Schencklingh (Town Lot No. 13); and west on the portion of Town Lot No. 12 belonging to Col. Gibbs. Cary's portion apparently included the house built by Searle on the Cooper Street (Broad Street) end.<sup>11</sup>

Col. Cary, having become indebted to Alexander Parris, mortgaged to Parris the part of his lot, "fronting southerly on a Street laid out by the Consent of the Neighborhood," along with other town lots, plantations and slaves, on March 19, 1699/1700.<sup>12</sup>

By some means not found on record, Col. Cary's Elliott Street lot was acquired by Dr. John Thomas, a surgeon. Dr. Thomas died in 1710, devising his real estate to his wife Mary and her daughters Mary Wragg, Judith Dubose and Anne Dubose.<sup>13</sup> Mary Wragg was the wife of Samuel Wragg of London, merchant, while Judith Dubose subsequently married Joseph Wragg, a South

Carolina merchant, and Anne Dubose married Job Rothmahler, another South Carolina merchant. Mrs. Mary Thomas, on May 21, 1725, conveyed her interest in her late husband's real estate to her three daughters and their husbands. Job and Anne Rothmahler, by deeds of lease and release dated May 24 and 25, 1725, conveyed their one-third interest in the property to Joseph Wragg.<sup>14</sup>

The property included the part of Town Lot No. 12 measuring 38 feet in front "upon a little Lane that leads from Cooper River Westward" and 74 feet in depth "from the Front Wall of the Porch of the House northward." The lot was described as butting and bounding north on another part of Town Lot No. 12, lately belonging to Col. Thomas Cary, east on property of Benjamin Schenckinh (Town Lot No. 13) and west on another part of Town Lot No. 12, lately belonging to Col. Robert Gibbs. The property also included another part of a town lot, to the west of the above, measuring 27 feet in front and 72 feet in depth.<sup>15</sup>

The description of the property cited above appears in a 1758 deed, but the language is archaic and was probably was lifted from a deed by which Dr. Thomas acquired the property sometime before his death in 1710. The building mentioned in the description, if still in existence in 1740, was undoubtedly destroyed in the great fire of Nov. 18 of that year, which consumed the area from Broad and Church streets down East Bay to Granville Bastion.<sup>15A</sup>

By some means not found recorded, Joseph Wragg also acquired the one-third interest of Samuel and Mary Wragg, in the Elliott Street property.<sup>16</sup>

Joseph Wragg, by his will, proved August 16, 1751, bequeathed his substantial real estate, which included all the area known as Wraggborough and other lands in addition to the Elliott Street property, to his wife Judith and his children John, Joseph, Samuel, Judith, Mary, Charlotte, Elizabeth and Henrietta Wragg. The will directed that, nine months after his death, the executors of his will were to choose three "indifferent discrete persons" in each neighborhood in which he owned land, to appraise his lands for the purpose of dividing them among his heirs.<sup>17</sup>

Wragg's heirs signed a deed of partition for his lands on Dec. 20, 1758. The two Elliott Street lots, described as above with the further notation that one of them, presumably the westernmost lot, was "unimproved," were each divided into one-third parts, valued at £1,000 per "one undivided third part." In the partition, "one undivided third part" of each of the two lots was conveyed to Elizabeth Manigault, fifth daughter of Joseph Wragg and wife of Peter Manigault.<sup>18</sup> Another one-third part of each lot was conveyed to Mary Wragg, another daughter who had married her cousin William Wragg.<sup>19</sup> It is unclear which of Joseph Wragg's heirs received the other one-third interest in the two lots.

Somewhat in advance of the signing of the deed of partition, Peter Manigault, barrister-at-law, and his wife Elizabeth, and William Wragg, Esquire, and his wife Mary, conveyed the larger of the Elliott Street lots to Daniel Crawford, merchant, by deeds of lease and release dated July 3 and 4, 1758. The lot which included the site of present-day 4 Elliott Street, was described as measuring 37 feet, two inches in front on Elliott Street, the same as on the back line, fronting to the north on land of Daniel Crawford, and 75 feet in depth, bounding to the west on another part of the town lot and to the east on land of Mr. Calvert.<sup>20</sup> The smaller lot to the west was conveyed to Peter Benoist at the same time.<sup>21</sup>

Daniel Crawford, Esquire, subsequently died, bequeathing to his daughter Helen, wife of Andrew Robertson, merchant, his Elliott Street lot, described as above, and half the lot adjoining to the north, fronting on Broad Street, with the "Easternmost Brick Tenement in Broad Street." The Robertsons sold the two properties, by deeds of lease and release dated April 20 and 21, 1763, to George Kincaid, cooper, for £6,000 currency.<sup>22</sup>

Kincaid, by then styling himself "Gentleman," and his wife Marian sold the Elliott Street lot, by deeds of lease and release dated December 2 and 3, 1777, for £7,000 currency, to William McKimmy and David Saylor, coopers.<sup>23</sup> Subsequently,

by some means not recorded, Saylor acquired full title to the property.

Just over a month after Saylor and McKimmy purchased the property, a fire began during the night of January 15, 1778, in Moore's bake house at the north end of Union Street (now State) and before running its course by noon of the following day had destroyed some 250 buildings, exclusive of outbuildings, in the area extending from Union Street to Stoll's Alley and from East Bay to Church Street. The loss included all of Elliott Street, "excepting two houses."<sup>24</sup>

While the wording of the account of the fire leaves open the possibility that the building now known as 4 Elliott St. was one of two houses on the street which survived the fire, the house stylistically fits the period after the fire and therefore was built, probably, after the fire by Saylor or by Saylor and McKimmy together. Newspapers and other records of the period indicate that rebuilding in the burned area began almost immediately, despite the on-going American Revolution, Prevost's threat to Charlestown in 1779 and the capture and occupation of the city by the British the following year.<sup>25</sup>

David Saylor purchased by deeds of lease and release, dated September 5 and 6, 1780, the house and lot adjacent to his property in Elliott Street, measuring 18 feet in front and 65 and one-third feet in depth.<sup>26</sup> That lot had historically



been the westernmost part of Town Lot No. 13, which had been granted to Barnard Schenckings, whose son Benjamin had detached the westernmost portion and conveyed it in 1705 to John Buckley. By divers conveyances it subsequently became vested in Sampson Clarke and his wife Mary, who sold it to Saylor for £500 Sterling.<sup>27</sup>

David Saylor is listed in the city directory of 1790 as residing at 38 Elliott Street. Since he owned two adjacent houses on Elliott Street, both of which appear on the Phoenix Fire Company insurance map of 1788, there is the obvious question: which was then numbered 38 Elliott? It is logical to assume, however, that he lived at present-day 4 Elliott, which had the larger house and more spacious lot. The house on the smaller lot was later known as 2 Elliott St.<sup>28</sup>

Saylor died in 1791, leaving to his wife Ann Elizabeth the use of "the House and lot of Land in Elliott Street where I now reside, with all the out buildings and appurtenances thereunto belonging," during her lifetime. After her death, the property was to go to his three daughters, Margaret, Elizabeth Ann and Ann Saylor.<sup>29</sup>

The widow Saylor subsequently married Capt. James Dennison, a mariner and cooper.<sup>30</sup>

She died sometime before January 20, 1815, when her will was probated. She bequeathed to her husband, James Dennison, "the use rents issues and Profits of all that my House and

Lot" on the north side of Elliott Street, known as No. 39. The remainder of her estate was bequeathed to her three daughters Margaret Mitchell, wife of James Mitchell, Elizabeth Ann Yates, wife of Joseph Yates, and Anne Porter, wife of William L. Porter.<sup>31</sup>

William L. Porter, a merchant of Boston, Mass., and his wife Anne sold their one-third interest in the lot on the north side of Elliott Street "with the house situated thereon numbered Thirty Eight," to their brother-in-law, Joseph Yates, cooper, for \$1,500, on Feb. 1, 1815. The conveyance also included their one-third interest in two houses on Maiden Lane.<sup>32</sup>

Joseph and Elizabeth Ann Yates conveyed their interest in the property to their brother-in-law, James Mitchell, for \$2,333.33, on November 17, 1820. The property was then described as the "brick house and Lot" on the north side of Elliott Street, known as No. 48.<sup>33</sup>

James and Margaret Mitchell conveyed the property, then known as 26 Elliott Street, to Thomas Jacob Summers for \$3,500 on September 30, 1822.<sup>34</sup> Thomas Summers, grocer, is listed at 26 Elliott Street in the 1825 city directory.

Summers subsequently died and his widow, Penelope Summers, administratrix of his estate, conveyed the lot "with the three Story Brick Building thereon," known as 26 Elliott St., to Frederick Schaffner for \$1,475 on June 10, 1830.<sup>35</sup> Two days later, Schaffner conveyed the property to Mrs. Summers for

the same price.<sup>36</sup> Such sequential deeds were employed often to clear a title.

After her husband's death, Mrs. Summers operated a boarding house at 26 Elliott St., until about 1840.<sup>37</sup>

On Dec. 2, 1840, Mrs. Summers entered into a marriage contract with John Rehpen, grocer. In anticipation of their marriage, she assigned to Rehpen her real estate, slaves, furniture and other property. The real estate included "one three story brick house, brick kitchen and out buildings," known as 24 Elliott Street (later known as 2 Elliott) and "One three story brick house, brick kitchen, outbuildings and wooden shed," at 26 Elliott Street (later known as 4 Elliott). The assignment of the property was to be conditional, "that if the said John Rehpen be a good, faithful and loving husband and have the interest of himself and Spouse at heart, be no spendthrift or any way alienate the affections of Mrs. P. Summers his intended Wife or in any manner ill treat her, that then and in such case he shall be possessed of and enjoy the emoluments, profits and income of the said Estate thus settled on him." Mrs. Summers was to reserve the right to make a will contrary to the agreement, however, and Rehpen was to have no power to dispose of any of the property without her consent.<sup>38</sup>

Subsequently, by some means not found recorded, the property was acquired by John J. Jessen who sold it on Feb. 14,

1851, for \$14,500 to Benjamin C. Pressley. The conveyance included the two properties known as 24 and 26 Elliott and two lots on the south side of Elliott Street, together known as 25 Elliott Street. Jessen's wife Catherine C. Jessen was not required to sign a renunciation of dower because she was an alien, having been born in Bremen in the Kingdom of Hanover, was never naturalized and was not a resident of South Carolina.<sup>39</sup>

City tax records of 1852 indicate that by then the smaller lot to the east, containing a three story brick building, was then numbered 4 Elliott (later 2 Elliott). The three story brick house (now known as 4 Elliott) was then numbered 6 Elliott. The wooden shed on the same lot (mentioned in the Summers-Rehpenn marriage contract of 1840) had the separate address of 8 Elliott Street.<sup>40</sup>

Pressley, an attorney and assistant United States treasurer, evidently bought the Elliott Street property as an investment, as his office and home were located elsewhere. He is listed in the 1852 city directory with an office at 41 Broad St., and home at 13 Coming St.; in the 1855 directory as having an office at Broad, corner Church, and a residence at 44 Tradd Street; and in the 1859 directory as having an office at 46 Broad and living on Franklin, opposite Short Street. City directories indicate a history of owner-occupancy of present-day 4 Elliott Street until the mid-19th century, when Mrs. Summers is the last owner who is documented as

residing there; after her ownership, the lot and buildings became investment property.<sup>41</sup>

Pressley retained the property until May 9, 1863, when he sold the two lots and buildings on the north side of Elliott Street and the property on the south side of Elliott, to George S. Cameron for \$8,000. Mary B. Pressley, wife of the grantor, signed a renunciation of dower on May 12, 1863.<sup>42</sup>

Cameron subdivided the lot of present-day 4 Elliott and sold the resulting two lots, and the lot adjacent to the east, to Catherine Reynolds by three separate conveyances all dated June 4, 1868. The house and lot, then known as 8 Elliott St. (now 4 Elliott), described as measuring 17 feet in front and 71 feet in depth, was sold for \$1,550. The lot taken from the west part of present-day 4 Elliott's lot, which had contained the wooden shed and was then known as 10 Elliott St., was described as measuring 21 feet in front and 71 feet in depth, and was sold for \$275. The lot and building to the east, then known as 6 Elliott St., and later as 2 Elliott, was described as measuring 17 feet in front and was sold for \$1,390.<sup>43</sup>

Catherine Reynolds, spinster, conveyed the three aforesaid properties to Bridget Murphy on April 30, 1875, for \$1,350.<sup>44</sup> The low price may indicate a familial relationship between the two women.

Bridget Murphy died in September 1877, leaving as her

only estate "a House & Lot #4 Elliott," and leaving four daughters and a son as heirs. Thomas F. O'Donnell was named as administrator of her estate.<sup>45</sup>

Mrs. Murphy's heirs, Ellen A. O'Donnell and others, on October 14, 1885, entered a complaint in the Court of Common Pleas of Charleston County, demanding judgement in relation to Mrs. Murphy's real estate. The case was heard Feb. 15, 1886, and the court decreed that the property be sold at public auction on March 9, 1886. At the auction, William E. Duffus submitted a high bid of \$510 for the lot and buildings (known as 4 Elliott Street) described as measuring 17 feet in front and 71 feet in depth, and the lot adjacent to the west, described as measuring 21 feet in front and 71 feet in depth.<sup>46</sup>

Duffus was a clerk for James F. Redding, a prominent real estate broker.<sup>47</sup> In 1889, Duffus, in consideration of a debt owed, conveyed the 4 Elliott Street property, still described as two lots, to the Artisans and Traders Building and Loan Association of Charleston, of which James F. Redding was president. The association's board of directors, on April 8, 1891, resolved to sell the premises to William F. Maguire, a member and stockholder of the association. The property was conveyed to Maguire for \$800 on April 13, 1891.<sup>48</sup>

Maguire conveyed the aforesaid property to the Charleston Real Estate and Investment Company for \$320 on May 19, 1891.<sup>49</sup> The Charleston Real Estate and Investment Co., M.D. Maguire,

president, sold the property, known as 4 Elliott Street but still described as two lots, at public auction on January 26, 1899. Thomas I. Costello was the high bidder, at \$500. The property was deeded to Costello on February 2, 1899.<sup>50</sup>

Costello died sometime before September 23, 1901, when his will was proved. He left his wife Agnes as heir and named his friends James F. Redding and James Doran as executors of his estate.<sup>51</sup>

Doran, the surviving executor, conveyed the property known as 4 Elliott Street, still described as two lots, to William H. Cogswell and Julius P. Cogswell for \$1,000 on July 28, 1909.<sup>52</sup>

Julius E. Cogswell conveyed his one-half interest to William H. Cogswell on Jan. 15, 1912. William H. Cogswell conveyed the property to Walker, Evans & Cogswell Company, for \$5,000, on January 18, 1912.<sup>53</sup>

Walker, Evans & Cogswell Company conveyed the property at 4 Elliott Street, along with property at 109 and 117 East Bay and 3-5 Broad Street, to C. W. Bleicken Company on June 25, 1982.<sup>54</sup>

In the tradition of well-to-do persons serving in public office, Saylor is listed in a table of city officers in the South Carolina and Georgia Almanack of 1781 among "Packers of Beef and Pork" and "Guagers of Liquor."<sup>57</sup>

There are many records of purchases of slaves by Saylor, who at his death in 1791 owned 29 Negroes.<sup>58</sup>

In addition to the Elliott Street property, Saylor alone and in partnership with McKimmy invested in lots in Ansonborough, Colleton Square and Gillon Street, and leased a lot on the south side of Elliott Street.<sup>59</sup>

Saylor also, at the time of his death, had £1,650 invested in an English fund called India Annuities, the interest from which he directed to be appropriated first for payment of insurance on his house in Elliott Street, and the rest to be divided among his wife and daughters.<sup>60</sup> His personal estate at the time of his death, including slaves, silverware, furniture, etc., was valued at £1,332, 13 shillings, sixpense Sterling.<sup>61</sup>

Saylor died on Tuesday, April 19, 1791.<sup>62</sup> He was survived by his widow, Ann Elizabeth Saylor, who subsequently married Capt. James Dennison and died about 1815, and by his three daughters: Margaret, who married James Mitchell, a Charleston cooper; Elizabeth Ann, who married Joseph Yates, another Charleston cooper; and Anne, who married William L. Porter, a Boston, Mass., merchant.<sup>63</sup>



William McKimmy, Saylor's partner in real estate transactions, who possibly had a part in building the present house at 4 Elliott St., was also a cooper.<sup>64</sup>

During the American Revolution, he served with Patriot forces.<sup>65</sup> After the British occupation of Charlestown in 1780, however, McKimmy was among several local people who signed a letter of congratulation to Sir Henry Clinton and Admiral Arbuthnot. For that act, his estate was ordered confiscated by the Patriot authorities and he was ordered to be banished from the state.<sup>66</sup>

McKimmy was able, apparently, to convince the South Carolina authorities of his true allegiance, as he continued to live in the state until his death on his May River plantation in late April, 1799. According to his obituary in the City Gazette, he was "a gentleman highly esteemed and admired for his many eminent virtues."<sup>67</sup>

## THE TENANTS

A pattern of owner-occupancy of 4 Elliott Street is evident up until the ownership of Mrs. Penelope Summers Rehpenn; after her ownership, the property was treated as investment real estate.

The city census of 1861, taken when the property was owned by Benjamin C. Pressley, indicates that the brick building then known as 6 Elliott St. (now 4 Elliott) was then used as a "Store House."<sup>68</sup>

City directories of Charleston, with the exception of the 1840-41 directories, were not cross-referenced by street until 1890. The cross-indexing by street and house number, from 1890 forward, indicates that 4 Elliott Street was occupied by transient black tenants until c. 1960, after which the house was vacant.<sup>69</sup>

During the period when the property was being transferred to the Artisans and Traders Building and Loan Association, then to William F. Maguire, then to the Charleston Real Estate and Investment, then to Thomas P. Costello, tenants included T.E. Douglas, laborer, c. 1890; Samuel Turner, laborer, c. 1893; Susan Johnson, laundress, c. 1895; Elvira Collington (or Hollington), laundress, c. 1896-97; and John Reid, laborer, and his wife Susan, c. 1898.

During Thomas P. Costello's ownership, and that of his

estate, the house was occupied by Richard Rue, laborer, and his wife Anna, c. 1900-02; Rosa Webb, laundress, c. 1903-05; Harriett Lemon, laundress, c. 1906-08; and Louis Webb, laborer, and wife Rosa, c. 1907.

During the ownership of the Cogswells and Walker, Evans & Cogswell Company, tenants included Julia Small, laundress, c. 1909-11; William Martin, laborer, c. 1912; James Ware, laborer, and wife Tyra, c. 1913; Charles West, laborer, and wife Carrie, c. 1914; Daisy Blye, employe of the Carolina Public Service Co., c. 1915-18; Grace Frazier, c. 1919; Maggie Smalls, laundress, c. 1925; Henry Gadsden, grocer and wood dealer (he and his wife Eloise lived at 11 State Street), c. 1926; Charles Campbell, porter, and his wife Geneva, c. 1927; Patsy and Smart Chisolm, c. 1928-29; Charles Owen, employe of the Southern Ice Co., and wife Julia, c. 1930; Henrietta Brown, cook, c. 1933; Pena Bailey, c. 1935; Edward Swinton, porter at The Uniform Shop, and wife Ethel, c. 1937-39; Elzie Rosa, laundress, c. 1941; Rosetta R. Owens, maid, c. 1943; Gus Brown, carpenter, and wife Margaret, c. 1947; Martha Lance, laundress, c. 1949; Joseph J. Grippon, porter at South Carolina National Bank, and wife Elizabeth R., c. 1957-60.

## THE BUILDING

Probably at least two houses preceded 4 Elliott Street on the site - one was undoubtedly destroyed in the great fire of 1740, another in the great fire of 1778.

The only documentation of a house on the site, before the present one, however, is the mention in a description of the property, probably before 1710, when the length of the lot was measured "from the Front Wall of the Porch of the House northward or Backward."<sup>70</sup> The description seems to indicate an enclosed porch of the 17th century type, rather than the now-familiar open piazza, an 18th century feature. The houses at Middleton Place and Archdale Hall plantations are known to have had such porches, but none now exist in South Carolina. Bacon's Castle in Virginia is a surviving example of a 17th century house with an enclosed entrance porch.

Architectural details of the present house indicate it was built in the latter part of the 18th century. It was probably built after the great fire of 1778. Its interior exhibits the very simple style, transitional between the Georgian and Adamesque styles, which was typical of houses built in Charleston during and directly after the American Revolution. The exterior of the building demonstrates the survival of the Georgian Palladian architectural tradition

in Charleston during that period.

The building is rated in the Historic Architecture Inventory of the City of Charleston in Group 2: Excellent, with the recommendation, "Of irreplaceable importance, to be preserved in situ at all costs."

When 4 Elliott was built, Elliott Street was a retail shopping thoroughfare. Saylor probably had his shop or counting house in the front room on the first floor. The rest of the building would have been his residence, with the "fancy" front room on the second level serving as the drawing room.

The building is three and one-half stories of brick, two bays wide and five bays deep. The exposed brickwork of the walls is laid in Flemish bond. The brick is Charleston grey brick, with oyster shell mortar. Openings on the first and second levels have segmental arches with radiating voussoirs, over flat-headed wooden frames, the space between the frame and arch being filled with brick.

The door and window on the first level, street facade, have been altered by lowering the top of the wooden frame and filling the resultant void with brick. The door centered in the first level, west side, has undergone the same treatment. These changes accompanied the lowering of the floor on that level at some unknown point in time.

Windows on the third level are flat-headed, and are smaller than those below, in the Georgian Palladian tradition. A cor-

belled cornice of exposed brick, running directly above the lintels of the upper windows, continues around the three exposed sides of the building (the fourth or east side abuts the Walker, Evans & Cogswell Printing Plant building).

Two chimneys with corbelled caps rise above the east slope of the roof, which is hipped, with hip-roofed dormers. The roof covering of red pan-tiles (now blackened with tar) is, according to tradition, a replica of an earlier roof which was removed by the late antiquarian, Henry Ford. Remnants of an earlier wood shingle roof are visible in the garret. There is evidence of a one story structure, probably a piazza, which formerly extended along the west side of the building.

The interior follows the classic Charleston single house plan, being a single room wide, with two rooms on each floor, divided by a central hall containing a dog-leg staircase. The lower handrail and balusters have been replaced, but the remainder of the stair is intact and has columnar newels, handrails and square-sectioned balusters, all of slender, late-18th century proportions.

Ceilings and outer walls are plastered. Inner partitions are of wood, with wide boards laid vertically over an exposed framework. The narrowness of the hallway on the first floor causes the boxed second flight of the staircase to protrude into the front room on the first floor.

The front room on the second level retains a fireplace

mantel of wood with Georgian crossettes formed by bolelection molding, and a dentil course below the mantelshelf. The room has a simple Georgian cornice of wood. Remnants of a wooden cornice also are found in the front room on the first floor. In that room, the fireplace has been removed. A wooden mantel with crossettes is found in the rear room on the first level, which probably functioned as a dining room.

Other rooms have wooden mantels consisting of simple wide surrounds with bolelection molding along the outer edge, and mantelshelves which appear to be later additions. Several doors - six paneled, three-paneled and two-paneled - have raised panels in the Georgian manner. Other woodwork, which appears to be original, includes narrow baseboards and chair rails consisting of wide boards with beaded edges.

Maps of the 1880s indicate that the property formerly had a two story brick outbuilding, detached from the main entrance.<sup>71</sup> Tax records from the 1850s indicate a wooden shed stood on the west half of the lot; the shed had disappeared by the 1880s.<sup>72</sup>

## NOTES

<sup>1</sup>City Engineer's Plat Book, p. 1; City of Charleston Archives. Henry A. M. Smith, "Charleston - The Original Plan and the Earliest Settlers," South Carolina Historical Magazine, 9:14-16.

<sup>2</sup>Records of the Surveyor General of the Province of South Carolina, 1678, 1756, p. 4; South Carolina Department of Archives and History.

<sup>3</sup>Smith, p. 16. An individual desiring a grant for lands in South Carolina first obtained a warrant for lands from the Lords Proprietors or their deputies in Carolina. The warrant authorized the Surveyor General of the province to survey the designated number of acres in the desired location, or the designated town lot. A formal grant for the land followed, often several years after the warrant and survey. The grantee sometimes took possession of the land long before the formal warrant-survey-grant process started.

<sup>4</sup>Records of the Register and of the Secretary of the Province, 1675-1696, 1703-1709, p. 89.

<sup>5</sup>Charleston County Deeds, V:142; 222; BB:251; B3:234; D5:382; Charleston County Register of Mesne Conveyance Office. Records, Register of the Province, Grant Book C, p. 141; S.C. Archives. Mc... 6:3388; RMC0. Records of the Surveyor General, p. 5.

<sup>6</sup>Records, Register of the Province, Grant Book C, p. 141. Records of the Surveyor General, p. 5.

<sup>7</sup>Records of the Surveyor General, p. 5.

<sup>8</sup>Smith, p. 16.

<sup>9</sup>Records, Register of the Province, Grant Book C, p. 141. Smith, p. 16. Royal Grants, 38:298; S.C. Archives.

<sup>10</sup>Records of the Surveyor General, p. 5.

<sup>11</sup>Records, Register of the Province, Grant Book C, p. 141. Records of the Surveyor General, p. 5.

<sup>12</sup>Records, Register of the Province, 1696-1703, p. 171; S.C. Archives.

<sup>13</sup>South Carolina Wills (W.P.A. Transcripts) 1 (1687-1710) 49.

<sup>14</sup>Deeds, BB:251. Renunciations of Dower, 1726-1733, p. 82; S.C. Archives. A common form of conveyance was the lease and release. On a specified date, the grantor leased the property to the grantee for one year for a nominal sum, such



- as £10 currency or one peppercorn. On the following day, the grantor released the property to the grantee for the actual purchase price.
- 15 Deeds, B3:234. Wragg Family, Genealogical Notes; South Carolina Historical Society.
  - 15A Year Book, 1880, City of Charleston (Charleston, 1881) p. 302.
  - 16 Deeds, B3:234.
  - 17 Wills (WPA) 6 (1747-1752) 527.
  - 18 Deeds, B3:234. Renunciation of Dower, 1757-1760, p. 89.
  - 19 Renunciation of Dower, 1757-1760, pp. 87, 88. Wragg Family, Genealogical Notes.
  - 20 Renunciation of Dower, 1757-1760, pp. 88, 89.
  - 21 Ibid., p. 87.
  - 22 Deeds, B3:671. Renunciation of Dower, 1761-1768, p. 303. British Sterling was the medium of exchange in South Carolina, a British colony. But silver money was continually in short supply, so the South Carolina Commons House of Assembly resorted to issuing currency. The rate of exchange between British Sterling and the provincial paper money fluctuated, but during the colonial period was generally seven pounds currency to one pound Sterling. (See David Ramsay, History of South Carolina: From its First Settlement in 1670 to the Year 1808 (Newberry, S.C., 1858) pp. 90 ff.)
  - 23 Deeds, G5, 246.
  - 24 Year Book, 1880, City of Charleston, pp. 302-304.
  - 25 Houses which have been documented as having been rebuilt during the war include 5-7 Tradd Street and 9 Bedons Alley.
  - 26 Deeds, D5:382.
  - 27 Deeds, V:142; D5:382.
  - 28 City Directory, 1790; Library Society of Charleston. Phoenix Fire Company Map; copies in Library Society and S.C. Historical Society collections. Sanborn Map Company Insurance Maps of Charleston, 1888; Library Society. City Engineer's Block Plats, 1882; City of Charleston Archives.
  - 29 Wills (WPA) 24 (1786-1793) 865.
  - 30 Wills (WPA) 32:910. Judgement Rolls, 1803, 721A; 794A; S.C. Archives. City Directories, 1801-1813. Deeds, G9:285.
  - 31 Wills (WPA) 32:910. No. 39 Elliott, here, was possibly the property later known as 2 Elliott.

- 32 Deeds, G9:285.
- 33 Deeds, G9:287.
- 34 Deeds, L9:57.
- 35 Deeds, B10:89.
- 36 Deeds, B10:90.
- 37 City Directories, 1829-1841.
- 38 Deeds, F11:75.
- 39 Deeds, A13:185.
- 40 City of Charleston Assessments, 1852, Ward 1; City of Charleston Archives.
- 41 City Directories, 1790-1982.
- 42 Deeds, J14:141.
- 43 Deeds, E15:435, 437, 439.
- 44 Deeds, P16:585.
- 45 Wills & Estate Papers, 302:11; Charleston County Probate Court.
- 46 Deeds, W18:232.
- 47 City Directories, 1886, 1888.
- 48 Deeds, L21:41.
- 49 Deeds, H21:116.
- 50 Deeds, Y22:289.
- 51 Wills & Estate Papers, 438:16.
- 52 Deeds, F25:627.
- 53 Deeds, T25:336, 340.
- 54 Deeds, T128:257.
- 55 Richard Walsh, Charleston's Sons of Liberty: A Study of the Artisans, 1763-1789 (Columbia, 1959) pp. 5, 24. "The Charleston Mechanics; A Brief Study, 1760-1776," SCHM, 60:124, 136.
- 56 David Saylor's Receipt Book, 1784-1787, MS, S.C. Historical Society. SCHM. 46:108-109.
- 57 SCHM, 1:100.
- 58 Records of the Secretary of State, Recorded Instruments, Bills of Sale, 1773-1840, 2Q: 270, 271, 273, 450, 501, 535; S.C. Archives. Charleston District Court of Ordinary, Inventories, B (1787-1793) 372; S.C. Archives.

<sup>59</sup>Deeds, M5:6, 9, 12; E5:315; F5:477; G6:16; D6:439; 16:48.

<sup>60</sup>Wills (WPA) 24 (1786-1793) 865.

<sup>61</sup>Inventories, B (1787-1793) 372.

<sup>62</sup>"Marriage and Death Notices from the City Gazette," compiled by Mabel S. Webber, SCHM, 21:78.

<sup>63</sup>Wills (WPA) 24 (1786-1793) 865; 32:910. Judgement Rolls, 1803, 721A; 794A. Renunciation of Dower, 1786, p. 10. Judgement Rolls, 1794, 305A; 1795, 25A. Deeds, G9:285, 287; L9:57. City Directories, 1801-1822. "Marriage and Death Notices from the City Gazette and Daily Advertiser," copied by Elizabeth Heyward Jervey, SCHM, 34:103. "Register of the Independent Congregational (Circular) Church of Charleston, S.C., 1784-1815," SCHM, 33:50.

<sup>64</sup>Deeds, G5:246; F5:477.

<sup>65</sup>"Regimental Book of Captain James Bentham, 1778-1780," contributed by Robert Bentham Simons, SCHM, 53:168.

<sup>66</sup>"Josiah Smith's Diary, 1780-1781," annotated by Mabel L. Webber, SCHM, 34:195.

<sup>67</sup>"Marriage and Death Notices from the City Gazette," copied by Jeannie Heyward Register, SCHM, 25:153.

<sup>68</sup>Census of the City of Charleston for the Year 1861 (Charleston, 1861).

<sup>69</sup>City Directories, 1890-1982.

<sup>70</sup>Deeds, B3:234. See note 15.

<sup>71</sup>City Engineer's Block Plats, Ward 1, 1882. Sanborn Insurance Map, 1888.

<sup>72</sup>Ibid. City of Charleston Assessments, 1852, Ward 1.