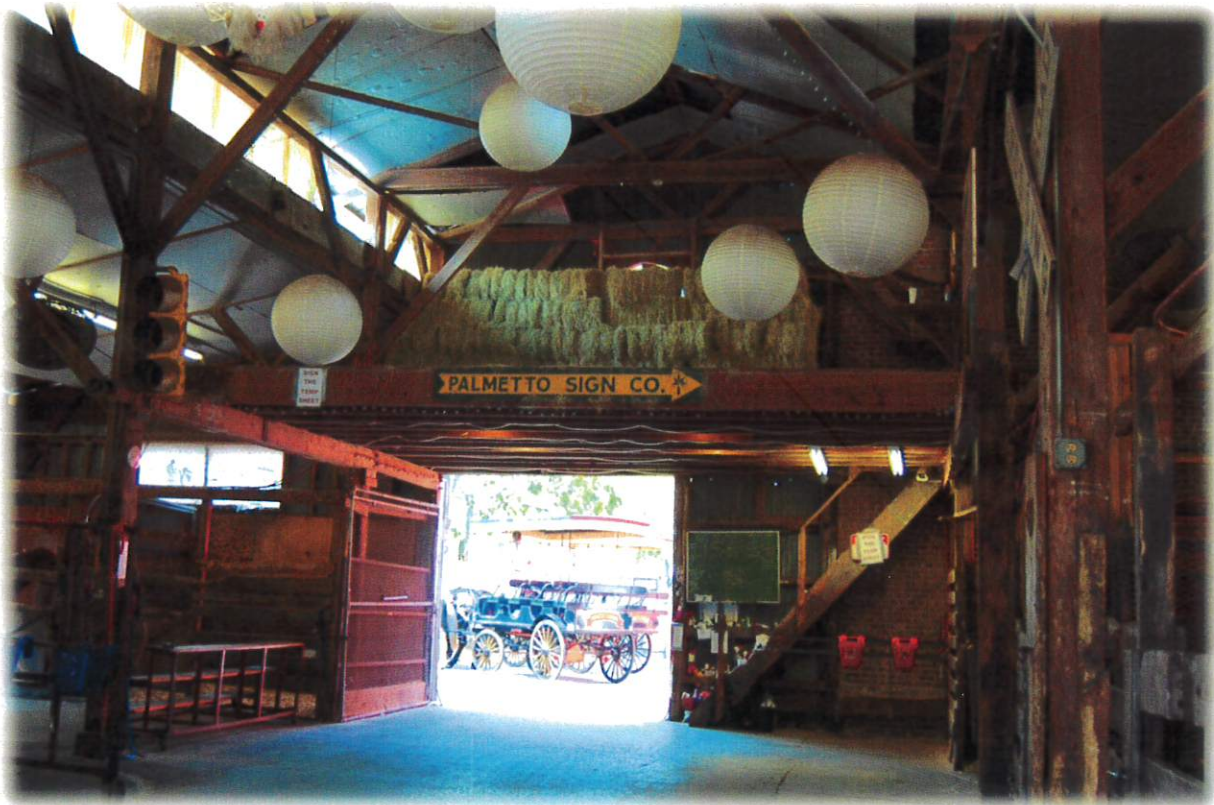


A  
**PROPERTY HISTORY**  
Of  
**8 GUIGNARD STREET**  
in CHARLESTON, SOUTH CAROLINA

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*"The Big Red Barn"*

OWNED AND OPERATED BY PALMETTO CARRIAGE WORKS



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Fall Semester, 2011  
HSPV 611

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## Introduction

The city of Charleston, South Carolina is a living example of a historic city that has survived numerous fires, wars, and natural disasters. Although the stories of the Civil and Revolutionary Wars often outshine the tales of earthquakes, conflagrations, typhoons, it is important to examine the impact of these events upon the city. Charleston's remarkable resilience in the face of both manmade and natural disaster is a fascinating history in itself.

This paper focuses on one property in particular, a property where Charleston's history comes alive in the modern day: 8 Guignard Street.\* Owned and operated by Palmetto Carriage Works, the colloquially named "Big Red Barn" stable and tour facility is the epicenter of Charleston's booming historic carriage tour industry. This paper will explore the layers of the Big Red Barn's history. And as an homage to the one-hundred-and-fiftieth anniversary of the Great Fire of 1861, the paper will also examine the impact of the fire upon the property's owners, residents, and neighbors.

**\*Author's note:**

*According to the Charleston County Auditor's Office, Palmetto Carriage Works's holdings are technically comprised of five separate properties:*

*4 Guignard Street  
6 Guignard Street  
8 Guignard Street  
5 Pinckney Street  
5 ½ Pinckney Street*

*8 Guignard Street is merely the United States Postal Service street address. In the interest of time and clarity, I will concentrate on Palmetto Carriage's holdings on Guignard Street only. **The "Big Red Barn" itself is situated on 6 and 8 Guignard, so this report will focus on those two properties.***

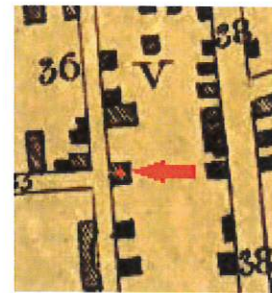
## Property History

### 1747-1834: The Early Years

In the colonial era, Guignard Alley was comprised of two blocks of Maiden Lane, running from Ellery to Pinckney Streets.<sup>1</sup> It was named after Gabriel Guignard, owner of Colleton Square in the time of Charles Pinckney.<sup>2</sup> Colleton Square was one of Charleston's early outward expansions from the walled city. Situated between present-day Market Street and Guignard Street, Colleton Square was owned by both the Guignard and Pinckney families. In 1747, a bridge was built to extend East Bay Street northward across a tidal creek into Colleton Square. When the bridge was new, Charles Pinckney built an impressive brick mansion house in Colleton Square. When Pinckney traveled abroad, he rented his mansion to a series of South Carolina's governors. Hence, the nearby bridge came to be called The Governor's Bridge.<sup>3</sup>

An examination of the 1788 Ichnography of Charleston provides the first glimpse of one of 8 Guignard Street's oldest incarnations. This small, square structure may probably a rental property or a commercial building. Outlined in black, various structures are sparsely scattered throughout Colleton Square near the Governor's Bridge. Immediately across from Raper's Alley on Guignard Street sits a small square building—the first visual evidence of an existing structure at modern-day 8 Guignard's

Figure 1



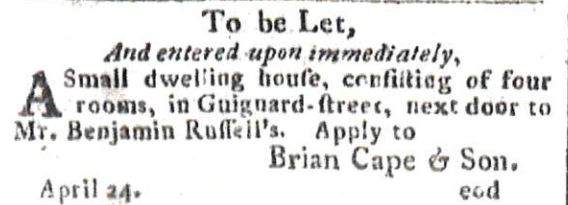
<sup>1</sup> Charleston Streets. [http://www.scottishritecalifornia.org/charleston\\_street's.htm](http://www.scottishritecalifornia.org/charleston_street's.htm)

<sup>2</sup> Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, SC. Deed Book S3 page 22

<sup>3</sup> Bates, Susan Baldwin, and Harriott Cheves Leland, eds. *Proprietary Records of South Carolina. Volume Three: Abstracts of the Records of the Surveyor General of The Province, Charles Towne, 1678-1698.* Charleston: History Press, 2007.

location.<sup>4</sup> This property lies just on the outskirts of Colleton Square, and was never considered a part of any of Charleston's neighborhoods or boroughs. This suggests that the north side of Guignard street was always a commercial and business district.

Newspaper advertisements of the late 1700's confirm that Guignard Street was an important district for commerce and trade. Its proximity to the wharves made it valuable real estate for shipping.

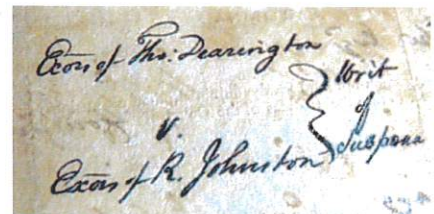


To be Let,  
And entered upon immediately,  
A Small dwelling house, consisting of four  
rooms, in Guignard-street, next door to  
Mr. Benjamin Russell's. Apply to  
Brian Cape & Son.  
April 24. eod

Figure 2

Shipping warehouses, commercial properties, and rental units for workers dotted Guignard Street. A 1788 newspaper advertised whale oil, "the Best Spermacetti Oil...at 17 Guignard Street" for 3 shillings per gallon.<sup>5</sup> Other ads of the time highlight rental properties. Pictured at top right, this 1795 newspaper clipping is a the merchant Brian Cape's advertisement for his rental property at Guignard Street, "next to Mr. Russell's."<sup>6</sup> Though 17 Guignard and Mr. Cape's property at Guignard do not correspond to modern day 8 Guignard precisely, their functions hint at what the street would have been like in the late 18<sup>th</sup> Century.

Due to frequent changes in owners and renters, the property ownership at 8 Guignard itself is often difficult to trace. One of the earliest deeds for part of the 8 Guignard property (currently the west side of the barn)



Exon of Ths. Dearington  
v.  
Exon of R. Johnston

Figure 3

<sup>4</sup> Ichnography of Charleston, South-Carolina : at the request of Adam Tunno, Esq., for the use of the Phoenix Fire-Company of London, taken from actual survey, 2d August 1788. See Page 28.

<sup>5</sup> *City Gazette And Daily Advertiser*. 02-01-1788, Volume VI; Issue: 860. Charleston, South Carolina

<sup>6</sup> *City Gazette And Daily Advertiser*. 05-06-1795, Volume: XIII; Issue: 2427 Charleston, South Carolina

refers to its owners' involvement in a legal battle over the land.<sup>7</sup> Further investigation of the dispute reveals that the adjutants were locked in conflict over the property in an 1801 case called *Executors of Thomas Dearington v. Executors of Robert Johnston*.<sup>8</sup> The exact cause of the conflict is unclear, but it seems that the executors of both deceased gentlemen claimed rights to 8 Guignard based on promises made by each of the men prior to their deaths. Fascinatingly, the neighboring property holder Brian Cape (mentioned above), was subpoenaed for testimony in the case in February of 1802.<sup>9</sup>

The *Dearington v. Johnston* case ended in the summer of 1802, with the judge ruling in favor of the Plaintiff. The Defendant was fined \$453.66, and the property in question was sent to public auction. William H. Gibbes, Master of Equity, took hold of the property—selling it in an auction in June of 1802.<sup>10</sup> In an odd holdover to English ways, the sale price was listed in British currency, selling at 137 pounds, 80 shillings, and 7 pence.<sup>11</sup> William Smith the Younger is listed as the buyer, and modern-day 8 Guignard Street remained with him and his family until 1854.

Unfortunately, few maps showing physical structures exist for the time period between 1788 and 1852. The new century was a difficult one for owners and inhabitants of Guignard Street, which was scourged by a seemingly endless series of fires.

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<sup>7</sup> Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, SC. Deed Book Z13, pg 589

<sup>8</sup> Thomas Karwon and William Rees, executors of Thomas Dearington vs. Susannah Johnston, executrix and Robert Johnston, Executor of Robert Johnston, Judgment Roll. 802. Courtesy of the SC Archives.

<sup>9</sup> Ibid.

<sup>10</sup> Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, SC. Deed Book Z13, pg 589

<sup>11</sup> Ibid.

## 1835-1861: Decades of Fire and Rebuilding

An examination of the 1852 Bridgens and Allen Map of Charleston shows no trace of structures at 8 Guignard Street.<sup>12</sup> The visible absence of previous building seen in the 1788 Ichnography of Charleston indicates that the property was burned in one or more of the dozens of fires that struck the commercial area in the 1830's. From 1833-1839, Charleston's commercial districts were set ablaze in a series of catastrophic fires. Once they began, fires leapt from wooden building to wooden building, destroying nearly everything in their path.

In 1835 one of the worst fires of the decade broke out between Market and Hasell Streets. Newspaper articles and firsthand reports verify that nearly all of Guignard Street was consumed, including St. Stephen's Episcopal Chapel, which was reduced to ashes.<sup>13</sup> Another catastrophic fire blazed through a similar path in 1838; the map of the Burnt District from the May 1, 1838 issue of the Charleston Mercury confirms that Guignard Street again suffered great losses in the fire.<sup>14</sup>

Shortly after the decade of fire, the Episcopal Church sold their destroyed property on Guignard to John Hunter in May of 1839.<sup>15</sup> This property was to become the eastern half of the current barn structure at 8 Guignard Street. The neighboring property to the west would become the other half. At this time in 1839, the west half of the current property was still owned by the Smith family. From the 1840s to the early 1850s, it is unlikely that Guignard Street had fully recovered from its disastrous decade

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<sup>12</sup> Appendix Page 30.

<sup>13</sup> The Fire at Charleston, S. C. *The New Bedford Mercury*; 6-19-1835; Volume: XXVIII; Issue: 50; New Bedford, Massachusetts.

<sup>14</sup> See Appendix Page 29.

<sup>15</sup> Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, SC. Deed Book A11, pg. 58.

of fires. As noted earlier, the 1852 Bridgens and Allen survey showed no evidence of buildings at either location.<sup>16</sup>

However, new buildings sprung up rapidly in the 1850's. The 1852 County Ward book shows that a two-story brick structure was built on the Hunter lot.<sup>17</sup> And in upon John Hunter's death in 1846, his half of the property passed down to his executor and executrix: Henry Hunter Raymond and Mary Raymond. As indicated by the 1861 Census, these owners did not live in the dwellings at Guignard Street.<sup>18</sup> In the case of the Raymonds, it was probably a rental property.

The neighboring Smith lot contained a new two-story wooden structure with a yard at its side by 1852.<sup>19</sup> In 1854, the heirs of William

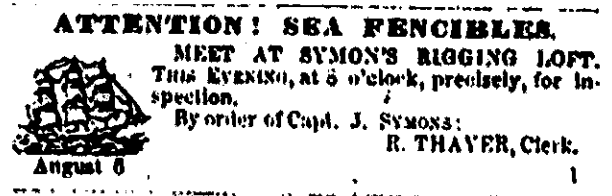


Figure 4

Smith sold the property and the building to John Symons.<sup>20</sup> Symons, a ship rigger, was a tenant of the building next door at 15 Pinckney Street.<sup>21</sup> However, the 1861 Census shows that his Guignard property was still unoccupied<sup>22</sup> By then Symons had already joined Confederate forces for service in the war. Captain John Symons organized a regiment of volunteer soldiers called The South Carolina Sea Fencibles. Comprised of civilians and former sailors, this ragtag group of land-based volunteers operated gun

<sup>16</sup> Appendix Page 30.

<sup>17</sup> 1852 County Assessor's Ward Book.

<sup>18</sup> Census of the city of Charleston, South Carolina: for the year 1861 by Charleston City Council, Frederick A. Ford.

<sup>19</sup> 1852 County Assessor's Ward Book.

<sup>20</sup> Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, SC. Deed Book T14, Pg. 142

<sup>21</sup> Charleston, SC City Directory. 1855. South Carolina Public Library.

<sup>22</sup> Census of the city of Charleston, South Carolina: for the year 1861 by Charleston City Council, Frederick A. Ford.

points and reconnaissance missions around the coast.<sup>23</sup> Captain John Symons and his neighboring property owners, Henry and Mary Raymond, had no idea that fire would soon strike Guignard Street again.

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<sup>23</sup> Seigler, Robert S. *South Carolina's Military Organizations During the War Between the States: The Lowcountry & Pee Dee*. The History Press, 2008.

## 1861-1865: The Great Fire and the War

On the evening of December 11, 1861, a fire broke out at Russell & Co.'s Sash and Blind factory at the foot of Hasell Street. Dry weather and high winds worsened the conditions; the fire leapt from building to building and left a wide swath of devastation from the Cooper to the Ashley Rivers. Remarkably, there was only one loss of life in the whole fire. Katy Cook, a 50 year-old slave owned by Wellington Stevens, “madly ventured back [into the fire] to save her mattress” and perished in the flames.<sup>24</sup> Though tragic, the loss of human life was minimal compared to the catastrophic affects of the fire on its physical surroundings. Hundreds of buildings were lost or damaged in the fire’s 540-acre path, including some of the city’s most beautiful colonial mansions and ornate churches. For example, the lovely brick Pinckney Mansion, which once housed South Carolina’s governors, was destroyed. It was also a neighbor of modern 8 Guignard Street. Both wood and masonry structures ranging from shacks to mansions were equally vulnerable to the advances of the flames.

Reports from the Charleston Mercury on December 20<sup>th</sup>, 1861 outlined a complete inventory of losses. All buildings on Guignard suffered significant damage from the fire,



Figure 5

<sup>24</sup> “The Only Life Lost.” *Charleston Mercury*, December 17, 1861. SC Public Library.

including the property of the John Symons and the Raymonds.<sup>25</sup> In all likelihood, Guignard Street looked like a wasteland. Photos like the one above show what someone standing at 8 Guignard would have seen. Though the fire was terrible and destructive, attitudes around Charleston remained optimistic. Some proposed that the Burnt District should be turned into a central park for the city.<sup>26</sup> City engineers proposed that several streets in the burnt area should be widened and expanded<sup>27</sup> Unfortunately, fate interfered with these plans and dealt an even worse blow to the property and its vicinity during the Union Bombardment of Charleston.

Optimism faded when the first Union shell landed and exploded in the city of Charleston on Pinckney Street near the Symons and Raymond properties on August 22, 1863. This marked the beginning of a brutal 587 day Union bombardment. A Charleston resident described the mayhem firsthand:

"The first shells set the whole town in commotion. It looked like everybody was skedaddling. Some loaded up their goods and left nothing but their empty houses. Others just packed up a few things in trunks and boxes and abandoned the rest. The poor people and negroes took what they could carry on their backs or heads, or in their arms, and put for dear life. Some women put on all their dresses to save them. For a while the streets were crowded with runaways—hurrying, hustling, driving--on horseback, in wagons, and on foot.... But when it was found the shells only fell downtown the people got over their scare; and many who went away came back again. Every once in a while, however, the Yankees would appear to mount a new gun, or get a new gunner, and the shells would fall higher up. That would start the skedaddling once more. One shell would be enough to depopulate a whole neighborhood."<sup>28</sup>

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<sup>25</sup> "Full List of the Losses (Corrected)." *Charleston Mercury*, December 20, 1861.

<sup>26</sup> "The Results of the Great Fire—A Central Park?" *Charleston Mercury*, February 5, 1862.

<sup>27</sup> Charleston City Engineer's Plat Book, Page 222. Proposal of the Projection of Hayne Street into Guignard Street. 1862. SC Public Library (microfilm). SC Public Library. See Appendix Page 31.

<sup>28</sup> Trowbridge, JT. *The South: A Tour of its Battle-fields and Ruined Cities: A Journey Through the Desolate States, and Talks with the People*. L Stebbens Publishers, Hartford, CT. 1866.

By the end of the war 1865, Charleston's commercial district was more ruined and desolate than it had ever been in its history. It is probable that most structures on Guignard Street were decimated. In fact, both John Symons and the Raymonds sold their Guignard Street properties in 1866.

An opportunistic and entrepreneurial German immigrant named Johann Christian Heinrich Claussen purchased both of these devastated properties shortly after the War's end. This man, often known simply by JCH Claussen (or the Americianized John Christian Henry Claussen) would soon become one of postwar Charleston's most successful businessmen.<sup>29</sup>

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<sup>29</sup> Claussen family legal papers, 1860-ca. 1900. (431.02 (C) 13) South Carolina Historical Society.

## 1866-1920: Success in the New South: Prosperity of JCH Claussen

Figure 6



In 1866, the owners of both the east and west lots of modern day 8 Guignard sold their properties to JCH Claussen.<sup>30</sup> The hefty price tag Claussen paid for the Raymond property (\$8,000.00) indicates that he was already a very prosperous man.<sup>31</sup> Few buildings survived the fire, so it is likely that Claussen bought empty lots. He soon built a structure on his new lots, though; the 1874 Bird's Eye View of Charleston shows a one story brick stable structure with six small window openings on Guignard Street, immediately across from Rafer's Alley.<sup>32</sup> This stable also shows up in the Sanborn Fire Insurance maps of 1884, 1888, and 1902, respectively. Beginning in 1884, the Sanborn Maps show new a building next to the west wall of the stable: a two story wooden dwelling—likely built as a rental property for the workers of Claussen's Mills or Claussen's Brewery.<sup>33</sup> A closer look at any 19<sup>th</sup> Century Charleston Sanborn Maps reveal the true breadth of JCH Claussen's wealth and prosperity in the Market Street commercial district.<sup>34</sup>

From 1866 into the early 20<sup>th</sup> century, both properties remained in the hands of JCH Claussen and his family.<sup>35</sup> A brilliant inventor, entrepreneur, and businessman, the German immigrant Claussen founded several of Charleston's most successful 19<sup>th</sup>

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<sup>30</sup> Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, SC. Deed Book T14, Pg 142 (Symons to Claussen) and Deed Book A14 #5, Pg 320 (Raymond to Claussen).

<sup>31</sup> Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, SC. Deed Book A14 #5, Pg 320

<sup>32</sup> See Appendix Page 35.

<sup>33</sup> See Appendix Page 38

<sup>34</sup> See Appendix Page 38, 39, and 40.

<sup>35</sup> Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, SC. Deed Book

century commercial establishments. These included a bakery, a brewery, flour mills, and a candy shop. His large factory complex, along with its accompanying worker housing and stables, comprised several blocks of buildings from North Market up to Pinckney Streets. Pictured above, this image of Claussen comes from his pass for the 1903 West Indian Exposition in Charleston, South Carolina.

During the War, Claussen was a staunch supporter of the Confederacy. He proudly proclaimed that his products were manufactured by Southerners:

"JCH CLAUSSEN...HAS ON HAND THE LARGEST AND MOST VARIED ASSORTMENT OF BISCUITS, CRACKERS, CANDIES, CONFECTIONARY, AND FIREWORKS. With few exceptions, these articles are all of Southern manufacture; this, together with their superior quality, entitles them to the favorable consideration of all who are true to SOUTHERN RIGHTS AND SOUTHERN INTERESTS. The most liberal inducements are offered to this Truth, and all merchants who desire to favor Southern enterprise, are respectfully invited to call and see for themselves."<sup>36</sup>

Though he was not native born, the prosperous Southerner was in fact a slaveholder—he owned 8 slaves in 1861.<sup>37</sup> Clearly a staunch supporter of the Confederacy, Claussen managed to escape punishment after the end of the war by stating that he never performed direct military

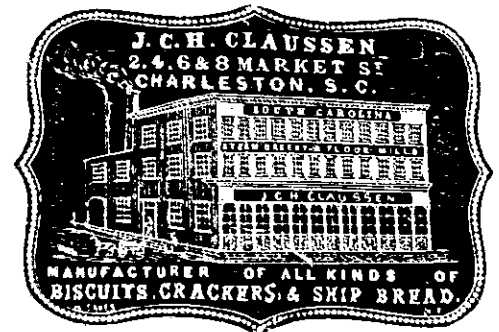


Figure 7

service. Claussen had been conscripted in 1862, but he presented John Wambach as a substitute for his military service. Substitution was fairly common in the early years of the war, and Claussen was urgently needed in Charleston. Claussen's Steam Bakery provided a steady food supply to the military departments of South Carolina, Georgia, and Florida. Even after the disastrous Fire of 1861 and the bombardment of the Civil War, Claussen's baking enterprises remained wildly successful. In 1863 alone,

<sup>36</sup> Advertisement from the Charleston Daily Courier. November 20<sup>th</sup>, 1860.

<sup>37</sup> 1860 Alphabetical List of Slaveholders in Charleston, SC. Courtesy of Ancestry.com. Accessed in the SC Room of the Charleston County Public Library.

Claussen's bakery was responsible for supplying 35,000 soldiers with bread.<sup>38</sup> At war's end, a contemporary of Claussen criticized the hefty profits he made from the war, stating, "I suppose if the Confederate money he handled was put into a pile it would be more than his ovens could hold."<sup>39</sup>

In an 1872 agricultural trade magazine, a visitor of Claussen's Steam Bakery gave a firsthand account of a factory tour through facilities.<sup>40</sup> He was impressed to learn that Claussen's machinery could produce no less than 10,000 wheat crackers in ten minutes. The Steam Bakery itself consumed about forty barrels of flour daily, while burning through half a ton of coal daily. Next door to the bakery was a candy factory, also owned by Claussen. Claussen's visitor observes, "Connected with this bakery is a candy factory which cannot fail to interest those visiting Charleston who have never seen the entire operation of converting sugar into ring-streaked and striped sticks of delicious candy ... curious processes in this establishment will handsomely compensate for the loss of time required to inspect them."<sup>41</sup>

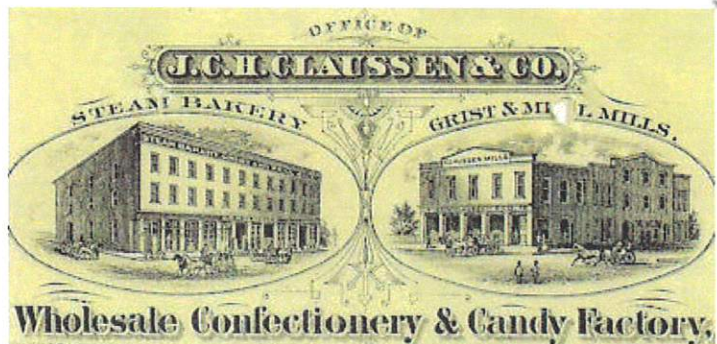


Figure 8

<sup>38</sup> Mehrlunder, Andrea. *Germans of Charleston, Richmond and New Orleans During the Civil War Period*. Walter De Gruyer Co., Germany, 2011.

<sup>39</sup> Doyle, Don. *New Men, New Cities, New South: Atlanta, Nashville, Charleston, Mobile, 1860-1910*. UNC Press, 1990.

<sup>40</sup> Aiken, Wyatt. *The Rural Carolinian, Illustrated Volume of Agriculture, Horticulture, and the Arts, Volume III*. Walker, Evans, and Cogswell, and D. Wyatt Aiken, 1872.

<sup>41</sup> Ibid.



Figure 9

Throughout the remaining decades of his life, Claussen expanded his business with new companies, new inventions, and more political influence.<sup>42</sup> He started the Palmetto Brewery (later called Germania Brewing Company) in 1870.<sup>43</sup> Sanborn maps of 1884, 1888, and 1902 confirm that Claussen had broad property holdings across Rafer's Alley, Guignard Street, and North Market Streets. And by 1880 the industrious Claussen was a member of four company boards of directors.<sup>44</sup>

Although it was not a part of the main bakery, brewery, or mill complex, the property on 8 Guignard Street was a significant part of Claussen's empire. The horses that delivered Claussen's beer, flour, and baked goods to nearby residents probably lived in the stable there. The dwelling house next to the stable likely housed his factory workers, or perhaps the stablehand. Untouched by devastating the Earthquake of 1886, these two structures stood tall for many decades. The buildings remained in Claussen's hands until his death in 1910, when he bequeathed them to a family member. His relative Aronia J.L. Claussen held on to the small brick stable and the dwelling next door for another decade, but eventually sold the buildings to the Wabona Corporation.<sup>45</sup> This transaction marks a new era in the history of 8 Guignard—several decades of usage as a light industrial warehouse building.

<sup>42</sup> Claussen family legal papers, 1860-ca. 1900. (431.02 (C) 13) South Carolina Historical Society.

<sup>43</sup> Mehrlunder, Andrea. *Germans of Charleston, Richmond and New Orleans During the Civil War Period*. Walter De Gruyter Co., Germany, 2011.

<sup>44</sup> Doyle, Don. *New Men, New Cities, New South: Atlanta, Nashville, Charleston, Mobile, 1860-1910*. UNC Press, 1990.

<sup>45</sup> Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, SC. Deed Book G30, pg 356.

## 1920-1978: The Industrial Life of 8 Guignard Street

In the ownership of the Wabona Corporation, 8 Guignard Street transformed from a historic to a more modern usage. Horses and buggies were replaced with high warehouse ceilings and modern equipment. Although the exact date is unclear, both of Claussen's structures were torn down to accommodate a larger warehouse building.<sup>46</sup> A 1915 zoning map confirms that Guignard Street had become a wholesale district.<sup>47</sup>



Although little is known about the Wabona Corporation, its modern-day counterpart, WABCO, is a commercial automobile parts company. This fits in well with 8 Guignard's history, because in the 1920's the next owner of the property

was GARCO, the General Asbestos and Rubber Company.<sup>48</sup> At the time, GARCO was the world's largest manufacturer of asbestos textile products. Asbestos textile made excellent liners for automobile gaskets and brake drums due to its durability and flame-retardant qualities.

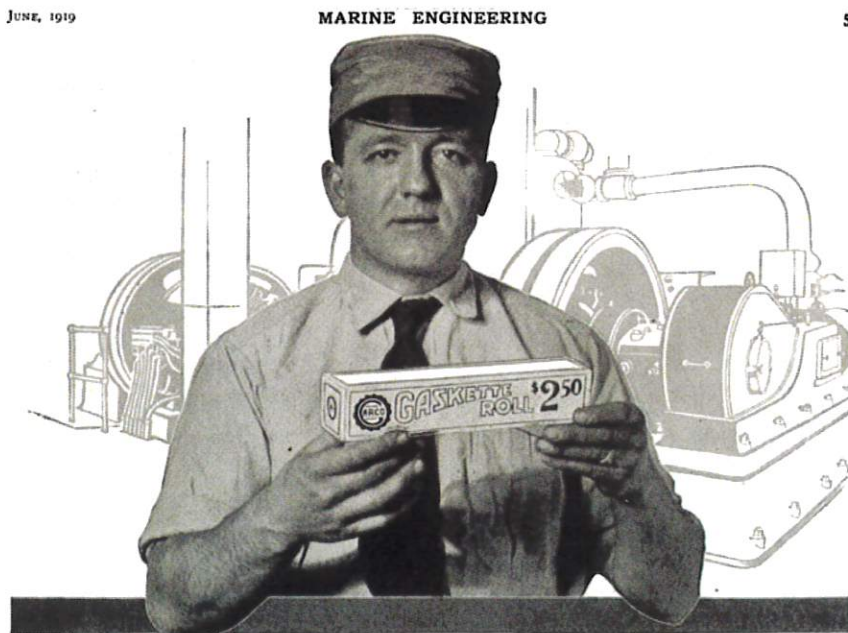


Figure 10

<sup>46</sup> Sanborn Fire Insurance Map, 1942 updates to the 1902 edition.

<sup>47</sup> Map of Charleston SC and Vicinity Showing Commercial and Industrial Developments, 1915. Copy in South Carolina History Room, Charleston County Public Library.

<sup>48</sup> Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, SC. Deed Book D31, Pg 167

GARCO manufactured these products at its factory at 85 Cumberland Street, and probably used the nearby property at 8 Guignard as a shipping or warehouse space.<sup>49</sup> When the factory moved its facilities to North Charleston, the property at 8 Guignard became less useful to GARCO. Throughout the mid twenties and late thirties, GARCO used 8 Guignard Street as a real estate investment property.<sup>50</sup> Sanborn maps from the 1940's reveal that GARCO Realty converted the warehouse space at 8 Guignard into a woodworking shop.<sup>51</sup>

The woodworking business flourished in the 1960's when the property was sold to General Woodworking, Incorporated.<sup>52</sup> From 1965-1974, the property was then owned by the Neal Blun Corporation, a construction supply company.<sup>53</sup> From 1974-1978, Louis Y. Dawson III, retired president of Dawson Engineering, Inc, owned the property in its last incarnation as a light industrial/warehouse space.<sup>54</sup>

Various maps from the 1940's through the 1970's confirm that the woodworking warehouse is almost an exact match for the structure as it stands today. It can be assumed that most of the structural elements currently standing at 8 Guignard were built in the first half of the twentieth century.

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<sup>49</sup> "Cumberland Street" <http://www.ccpl.org/content.asp?id=15697&action=detail&catid=6028&parentid=5747> [accessed 11.1.11]

<sup>50</sup> Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, SC. Deed Book V31, pg 263.

<sup>51</sup> See Appendix Page 42

<sup>52</sup> Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, SC. Deed Book I141, Pg 62.

<sup>53</sup> Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, SC. Deed Book Z82, pg 367

<sup>54</sup> Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, SC. Deed Book D105, Pg 215

In an interesting twist of fate, the general contractor and engineer Louis Y. Dawson III sold the warehouse to Palmetto Carriage Works in 1978.<sup>55</sup> Though it is unclear whether or not the owner knew that 8 Guignard was a stable 100 years prior, he converted the warehouse back into a stable facility for the Palmetto Carriage Works. Physical evidence in the interior of Palmetto Carriage reveals that the wooden floors and trusses of the warehouse were removed to better accommodate the animals. In its early years of ownership at 8 Guignard, the company probably painted the structure red and added a barn door at the entrance to give the warehouse a more rustic feel. The only remaining hints of the structure's history as a warehouse and workshop are two large industrial exhaust fans situated at the north and south facades of the building. In 2011, the Big Red Barn is now a prominent fixture in downtown Charleston's landscape.



North Façade of 8 Guignard Street.

Note the factory exhaust fans above the entrance---one of the few reminders of a bygone era.

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<sup>55</sup> Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, SC. Deed Book A117, pg 146

## 1978-2011: The Nostalgia Business

From the last quarter of the 20<sup>th</sup> century and well into the 21<sup>st</sup>, Guignard Street became the epicenter of Charleston's historic carriage tour business. Harry Waagener, the earliest of Charleston's 20<sup>th</sup> century tour guides, began giving tours to locals and tourists in his old Victorian carriage.<sup>56</sup> He started Classic Carriage Works, now Palmetto's next door neighbor at 10 Guignard Street. Mr. Waagener started a trend, and new business like Palmetto Carriage Works sprang up along Guignard Street in the 1970's.



The current owner of Palmetto Carriage is Thomas J. Doyle. Mr. Doyle, a Citadel graduate, fell in love with the carriage tour business after taking a job with Palmetto Carriage Works in 1978. In 1981 he bought the business and its big red barn from then-owner John Robertson.<sup>57</sup> Horse-drawn carriages are now an integral part of Charleston's tourist trade. The flourishing carriage tour business represents one of Charleston's most interesting, nostalgic, and fun ways to share history with its visitors.



<sup>56</sup> Brenner, Betty and Francis J. *The Old Codgers' Charleston Address Book, 1990-1999*. The Old Codgers, Inc. 2000.

<sup>57</sup> Ibid.

## Architectural Description

Situated on the north side of Guignard Street across from Rafer's Alley, the "Big Red Barn" is a timber-framed barn structure that is comprised of a 30 foot tall central building with an attached 1-story shed roof wing on both its east and west sides, respectively. The barn has a purlin roof structure with king-post beam construction. Its framing system appears to be comprised of mill-sawn timber. The gable ends face north and south to the street, and the south façade fronts Guignard as the building's principal elevation. The exterior of the building is clad with corrugated metal sheeting, ranging from aluminum to galvanized steel. Large iron pins secure the exterior cladding to the wood structure. The roofing material is corrugated metal of the "five v" variety.

Running the full length of both the east and west sides of the central structure, two shed-roofed wings with timber rafter construction project from the larger structure. The east wing is separated into six bays for animal stalls, while the west wing is similar aside from a guest reception area at the building's southwest corner. A raised hay loft is situated at the north end of the building, and it projects over the east wing. The supporting timbers run from floor to ceiling and are anchored into one foot tall concrete piers which rise out of the poured concrete floor. A brick party wall, running east to west, separates the east wing from the building's northerly neighbor that fronts Pinckney Street. This running-bond masonry firewall projects approximately three feet above the roof of the barn, and it is constructed with Portland cement mortar.

Two wide openings at the center of the north and south walls provide an entrance and exit for carriages. Outward-swinging barn doors with a central locking mechanism protect the south (principal) and north entryways. A large industrial exhaust

fan is also centered at the top of both the north and south facade. Six small openings punched through the east wall provide light and align with the six bays of the east wing. The west wing's openings are similar aside from the southwestern most opening, which is covered over by corrugated metal sheeting to provide greater insulation for the guest reception area. Centered light openings are punched through the north and south facades for the west wing; the south façade has 3 bays of 6/6 double-hung sash windows while the north façade has a simple unglazed rectangular opening.

## Significance and Conclusions

Burned by the epidemic fires of the 1830s and again destroyed by both the Fire of 1861 and the Union bombardment, the property at 8 Guignard Street is a part of a commercial district that continually bounces back after disaster. Most notably, the property was a part of JCH Claussen's post-Civil War economic empire. Although the buildings at 8 Guignard were not architecturally significant, the stable and the small dwelling house next door were a component of Claussen's business in Charleston. JCH Claussen rose above the ashes of the disastrous fires and battles of the 1860's and turned several blocks of ruined property around Market Street into a significantly prosperous commercial district. The Claussen bakery, brewery, mills, and candy shop were renowned throughout the southeast during his lifetime.

Unfortunately, twentieth-century owners demolished most traces of Claussen's original structures at 8 Guignard. But its close proximity to the wharves past East Bay street made the property a valuable industrial warehouse space for a series of companies. When many factories and warehouses moved away from downtown in the late 1900's, 8 Guignard Street found another use.

In spite of all of its alterations from stable to woodshop to warehouse, the property became a stable once again. The Big Red Barn is now the center of another profitable commercial endeavor in Charleston: the historic carriage tour business. The tourist trade is flourishing in Charleston, and companies like Palmetto Carriage Works play a significant role in Charleston's current economic success. From its earliest colonial years to its new life as a tourist spot, Guignard Street has been a profitable part of Charleston's economic structure.

## Appendix

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#### Figure 1

Ichonography of Charleston, South-Carolina : at the request of Adam Tunno, Esq., for the use of the Phoenix Fire-Company of London, taken from actual survey, 2d August 1788.

#### Figure 2

Advertisement from the City Gazette, page [4], vol. XIII, iss. 2427. May 6, 1795. Charleston, South Carolina. America's Historic Newspapers. [http://docs.newsbank.com/nuncio.cofc.edu/openurl?ctx\\_ver=z39.88-2004&rft\\_id=info:sid/iw.newsbank.com:EANX&rft\\_val\\_format=info:ofi/fmt:kev:mtx:ctx&rft\\_dat=108C1B3DF9C9DA90&svc\\_dat=HistArchive:ahnpdoc&req\\_dat=0FFF655A237D7C3A](http://docs.newsbank.com/nuncio.cofc.edu/openurl?ctx_ver=z39.88-2004&rft_id=info:sid/iw.newsbank.com:EANX&rft_val_format=info:ofi/fmt:kev:mtx:ctx&rft_dat=108C1B3DF9C9DA90&svc_dat=HistArchive:ahnpdoc&req_dat=0FFF655A237D7C3A) [accessed 9.17.11].

#### Figure 3

Author's Photo of Karwon, Thomas and William Rees, executors of Thomas Dearington vs. Susannah Johnston, executrix and Robert Johnston, Executor of Robert Johnston, Judgment Roll. 802. Courtesy of the SC Archives.

#### Figure 4

Advertisement/Notice for Captain John Symon's Sea Fencibles.  
<http://seafenciblemess.webs.com/history.htm> [accessed 11.1.11].

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Ruins of 8 Guignard's Neighbor, the Pinckney Mansion in 1865. U.S. National Archives and Records Administration <http://arcweb.archives.gov/> [accessed 9.23.11]

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Johann Christian Heinrich Claussen's Pass from the 1901 Charleston West Indian Exposition. Courtesy of the SC Public Library.

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Image of Claussen's Bakery from the an advertisement 1859 Charleston City Directory. Pg. 58. Courtesy of SC Public Library, Charleston County.

#### Figure 8

Illustrated Letterhead from J.C. Claussen & Co., 6 - 14 Market St., Charleston, S.C. Wholesale Confectionery & Candy Factory, 1883. <http://www.worthpoint.com/worthopedia/1883-claussen-steam-bakery-grist-mill-114026045> [accessed 10.9.11]

#### Figure 9

Palmetto Brewery: Embossed Bottles.  
<http://brucemobley.com/beerbottlelibrary/sc/charleston/palmetto.htm> [accessed 10.12.11]

#### Figure 10

Marine Engineering, June 1919. GARCO Advertisement. <http://books.google.com/books?id=rQRAQAAMAAJ&pg=RA1-PA53&img=1&zoom=3&hl=en&sig=ACfU3U3yYhifCiYbFoFilCc-8YsGOu4BHg&ci=79%2C170%2C788%2C713&edge=0> [accessed 10.2.11]

## Property Photos



**South (primary) facade**



**North Façade of 8 Guignard Street**



**East Facade of 8 Guignard Street**



**Brick firewall separating the building's east wing from its northern neighbor (5 Pinckney Street)**

## Historic Maps

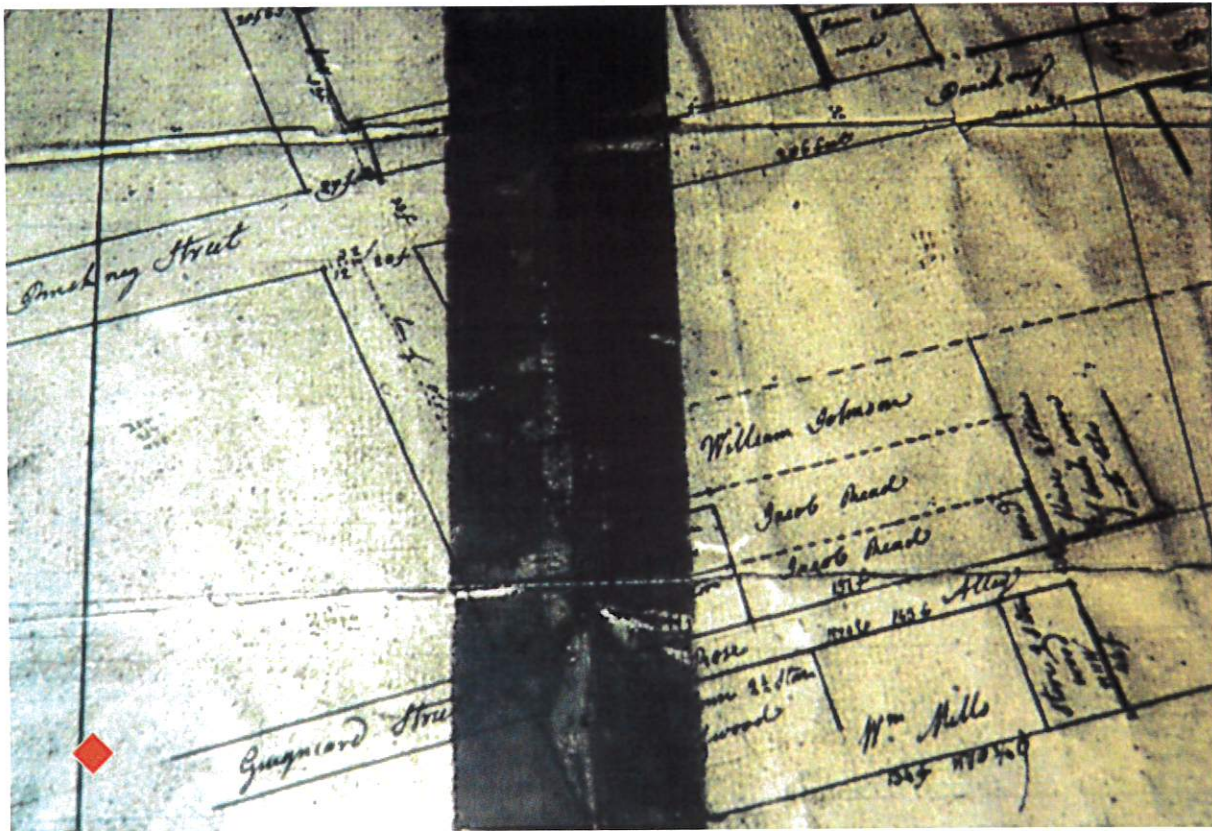
*Property location on each map is indicated by this symbol:*



(date unknown)

**McCrary Plat 6**  
**PLAN OF LOTS AND BUILDINGS OF VARIOUS OWNERS IN AREA INCLUDING**  
**PINCKNEY, GUIGNARD, CONCORD, AND TROTT STREETS,**  
**AND HARD AND ROSE ALLEYS. (B.1, P.2) No Date.**

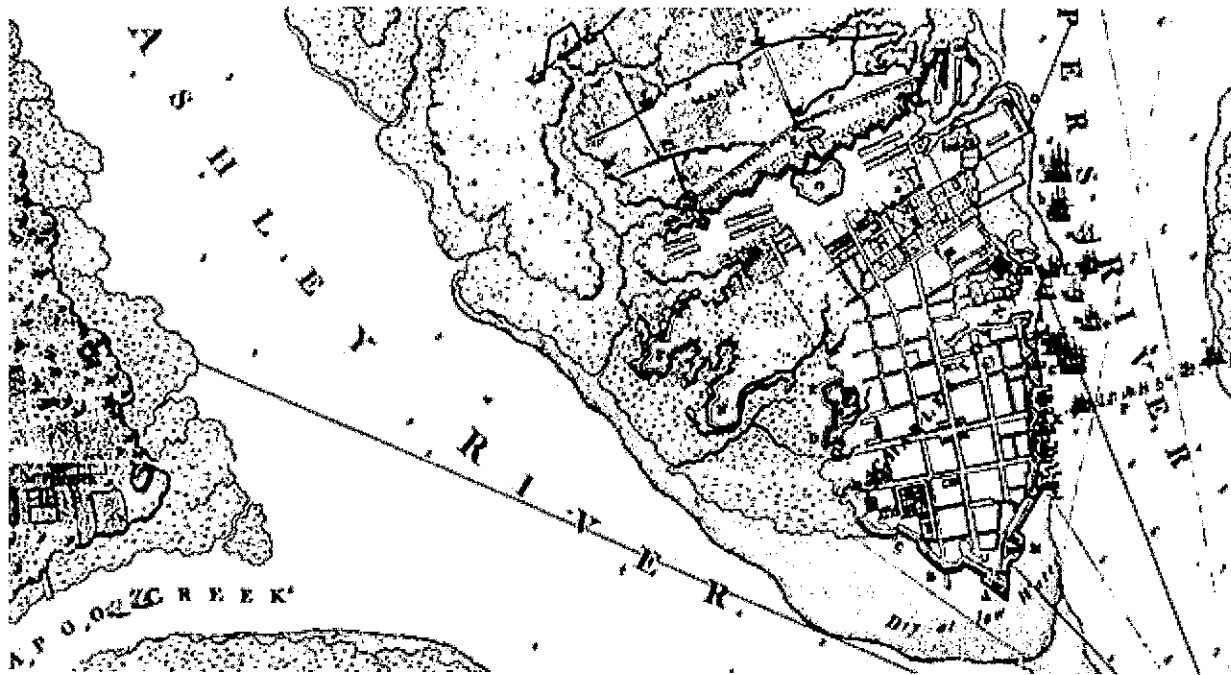
Copy in South Carolina History Room, Charleston County Public Library



**1780**

**"Sketch of Operations Before Charlestown Copied from Sir Henry Clinton's Map, 1780."**

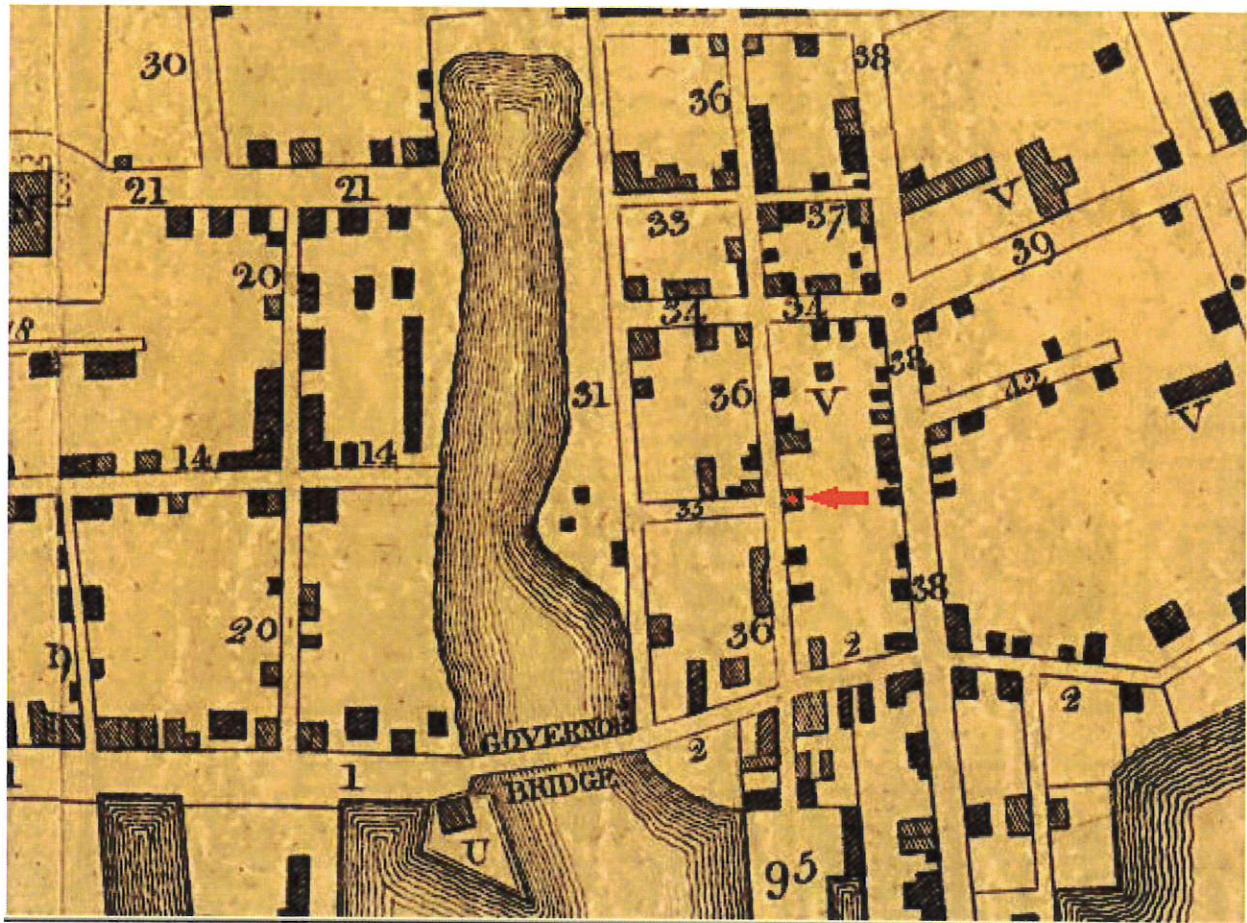
Copy in South Carolina History Room, Charleston County Public Library



1788

**Ichonography of Charleston, Ichonography of Charleston, South-Carolina : at the request of Adam Tunno, Esq., for the use of the Phoenix Fire-Company of London, taken from actual survey, 2d August 1788 / (#36 corresponds to Guignard Street)**

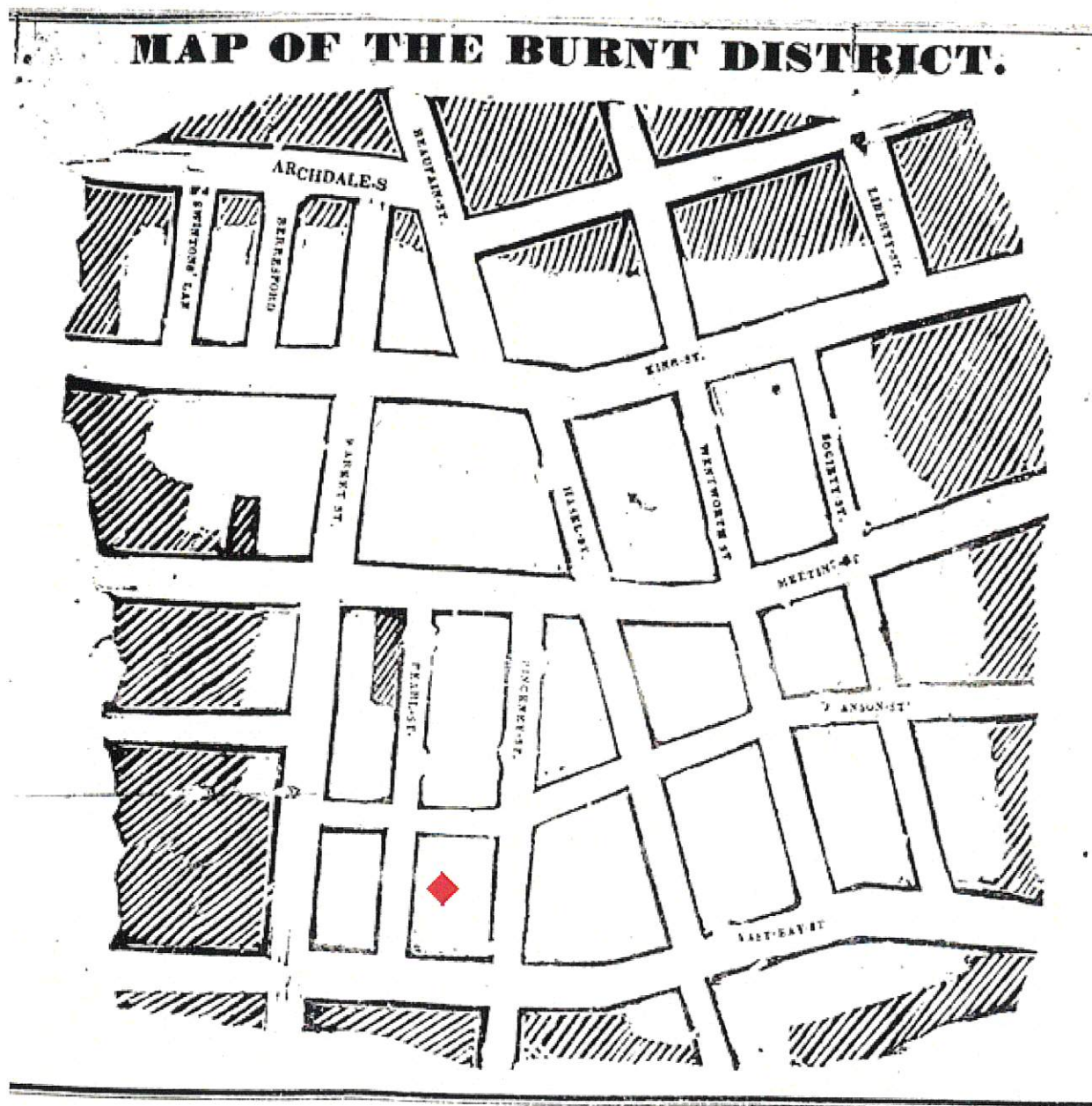
Copy in South Carolina History Room, Charleston County Public Library



1838

Map of the Burnt District after the Fire of 1838. Charleston Mercury, May 1, 1838

Copy in South Carolina History Room, Charleston County Public Library



1852

Map of the City of Charleston, 1852. Bridgens and Allen.

Copy in South Carolina History Room, Charleston County Public Library

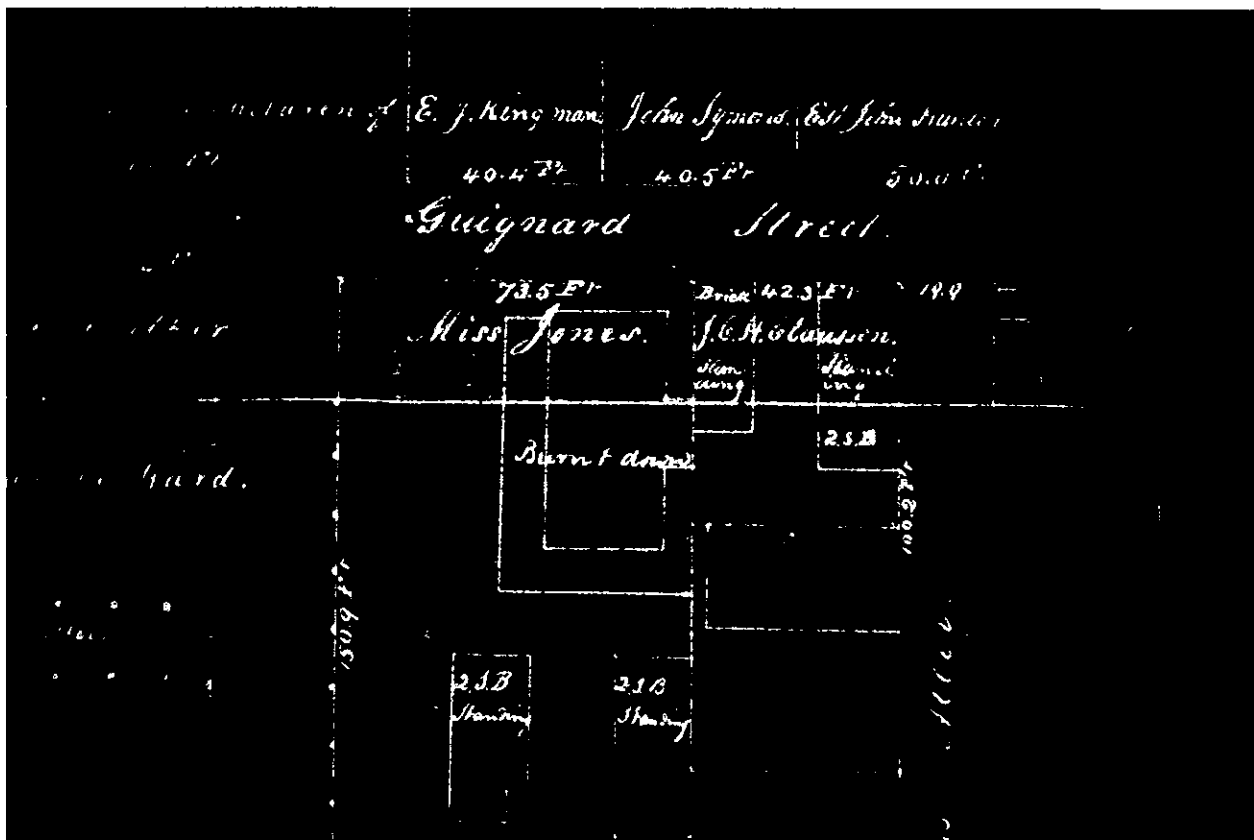


**Note: No building listed on the North side of Guignard Street, across from Raper's Alley.**

1862

Charleston City Engineer's Plat Book, Page 222. Proposal of the Projection of  
Hayne Street into Guignard Street.

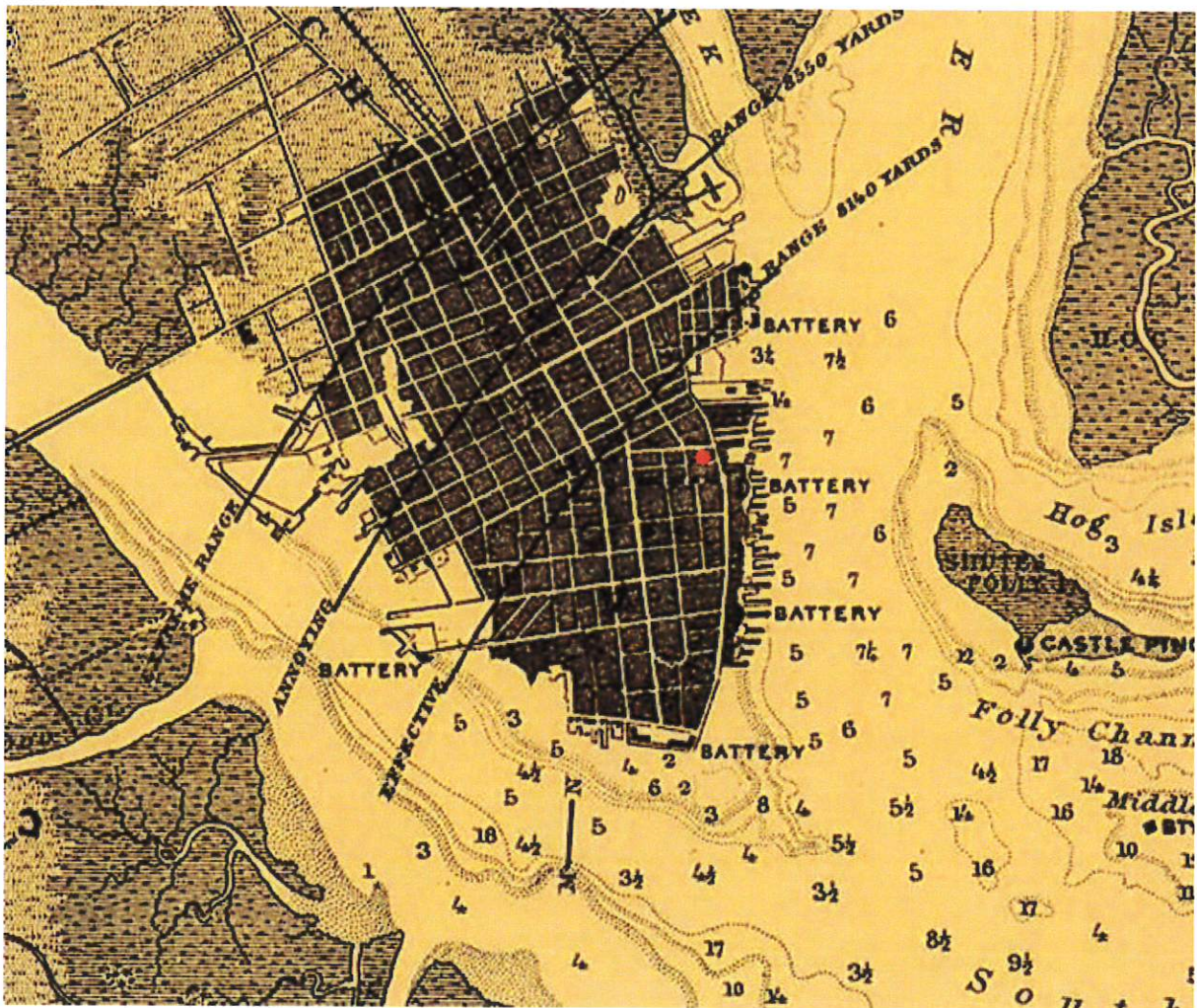
Copy in South Carolina History Room, Charleston County Public Library



1863

**Map of the defences of Charleston city and harbor, showing also the works erected by the U.S. forces in 1863 and 1864. To accompany the report of Major Genl. Q. A. Gillmore, U.S. Vols.**

[www.memory.loc.gov](http://www.memory.loc.gov)

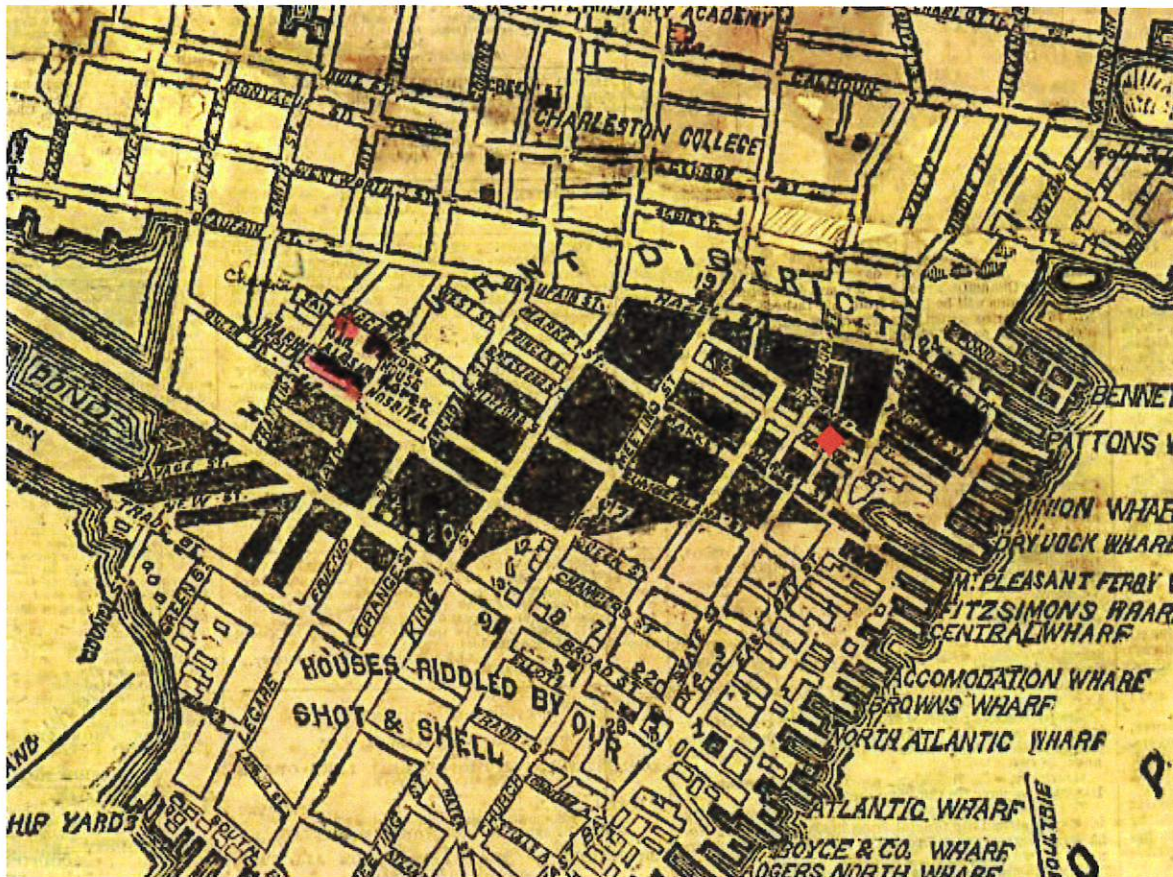


**Note: Any buildings located on Guignard Street were well within “effective” shelling range for union bombardment throughout 1863 and 1864.**

1864

Charleston S.C., A.D. 1864. By Sneden, Robert Knox, 1832-1918.

Copy in South Carolina History Room, Charleston County Public Library

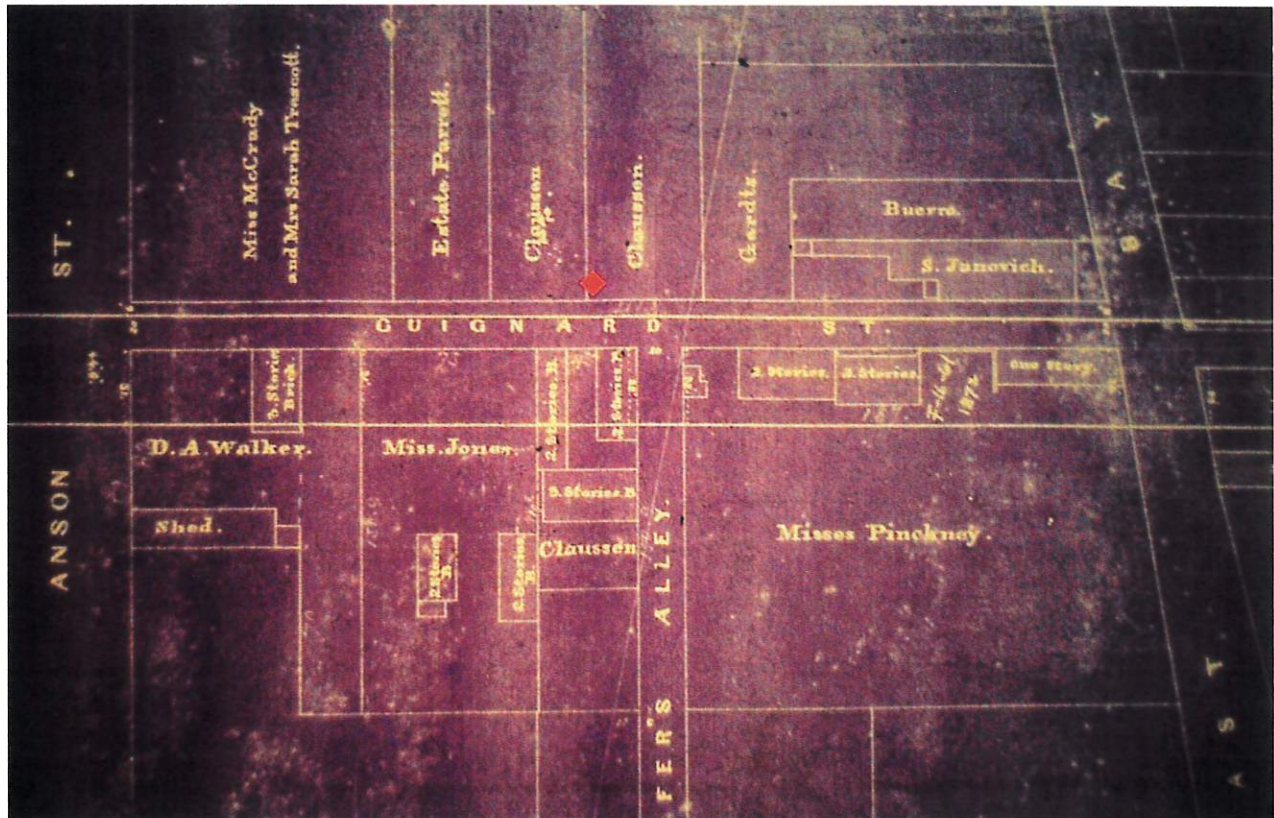


Note: blackened area shows the Burnt District from the Fire of 1861

1870

Charleston City Engineer's Plat Book, Page 205.  
Proposal of the Projection of Hayne Street. (*never completed*)

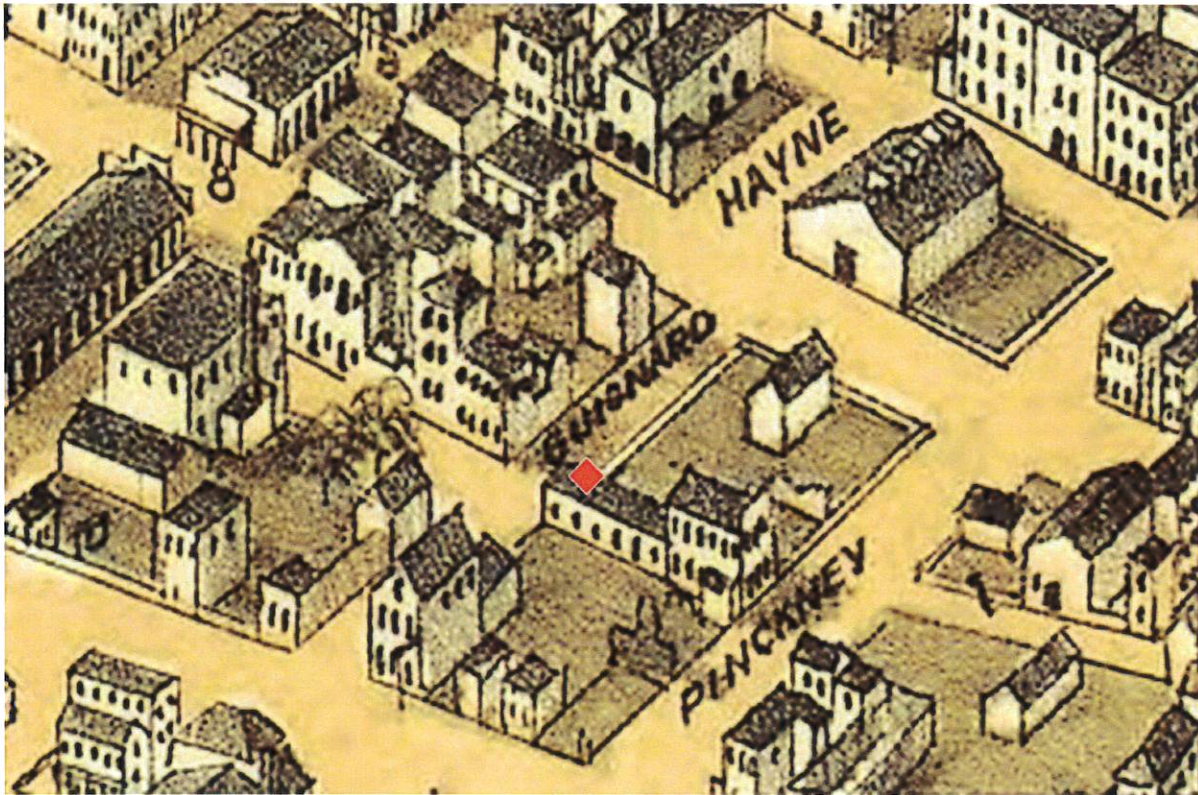
Copy in South Carolina History Room, Charleston County Public Library



1872

1872 Bird's Eye View of Charleston

[www.memory.loc.gov](http://www.memory.loc.gov) [accessed 9.16.11]



1879

Map of the Charleston peninsula. Revised in 1879; published by Walker, Evans & Cogswell.

Copy in South Carolina History Room, Charleston County Public Library



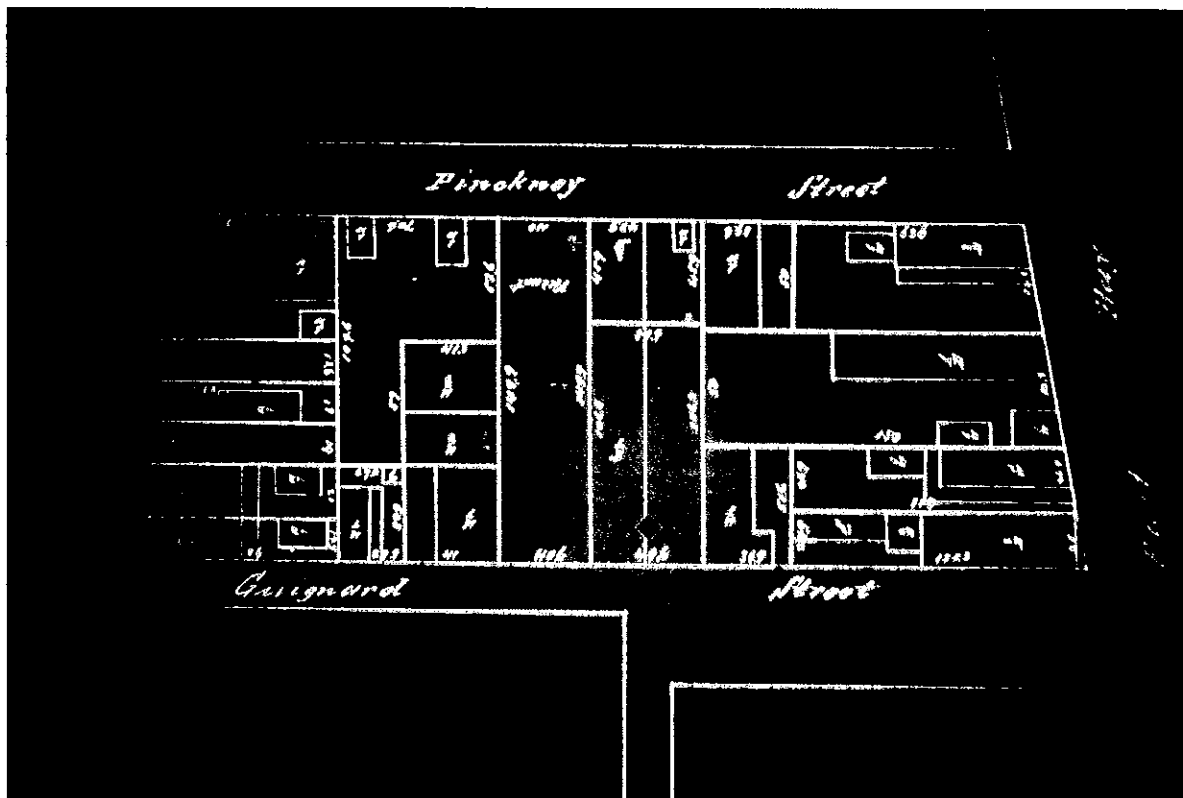
Detail:



1882

**Lamble Block Plat, 1882**

Copy in South Carolina History Room, Charleston County Public Library

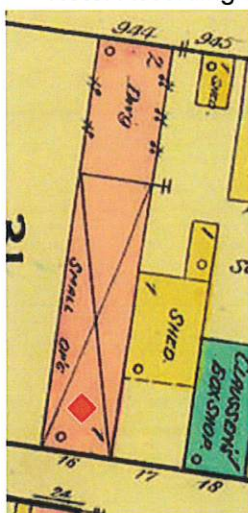
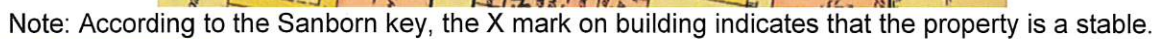


**Property Description and Boundaries:**

**North side of Guignard Street, across from Raper's Alley (now known as Rafer's Alley)**

**Dimensions: 50 feet wide x 150 feet deep**

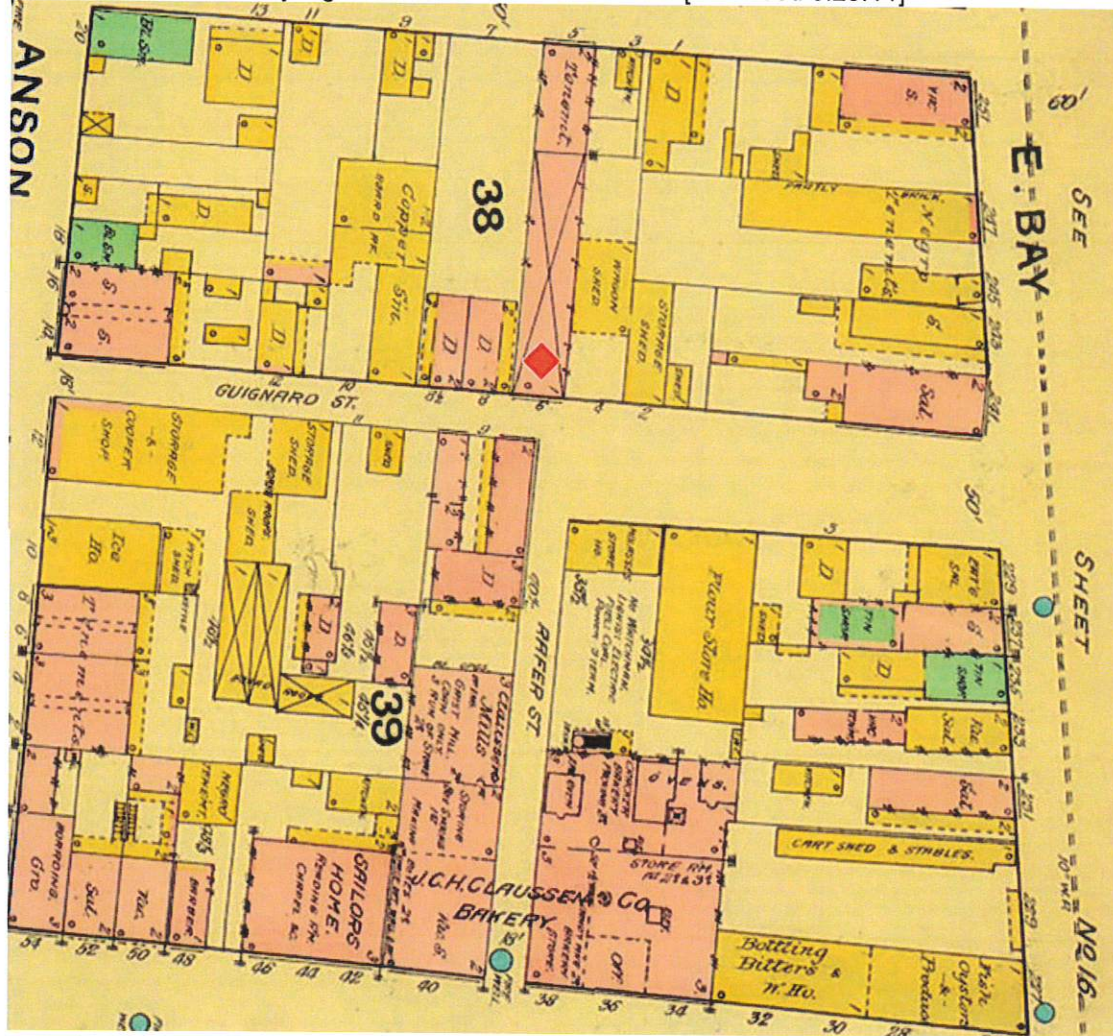
**1884 Sanborn**  
Sanborn Fire Insurance Map Company. Charleston, May 1884. University of South Carolina Libraries.  
<http://www.sc.edu/library/digital/collections/sanborn.html>. [accessed 9.29.11]



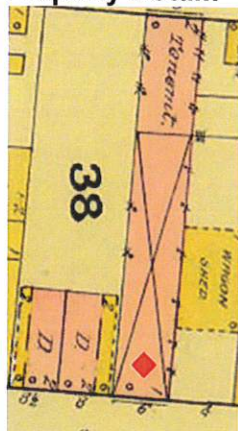
1888

# 1888 Sanborn

Sanborn Fire Insurance Map Company. Charleston, June 1888. University of South Carolina Libraries.  
<http://www.sc.edu/library/digital/collections/sanborn.html>. [accessed 9.29.11]



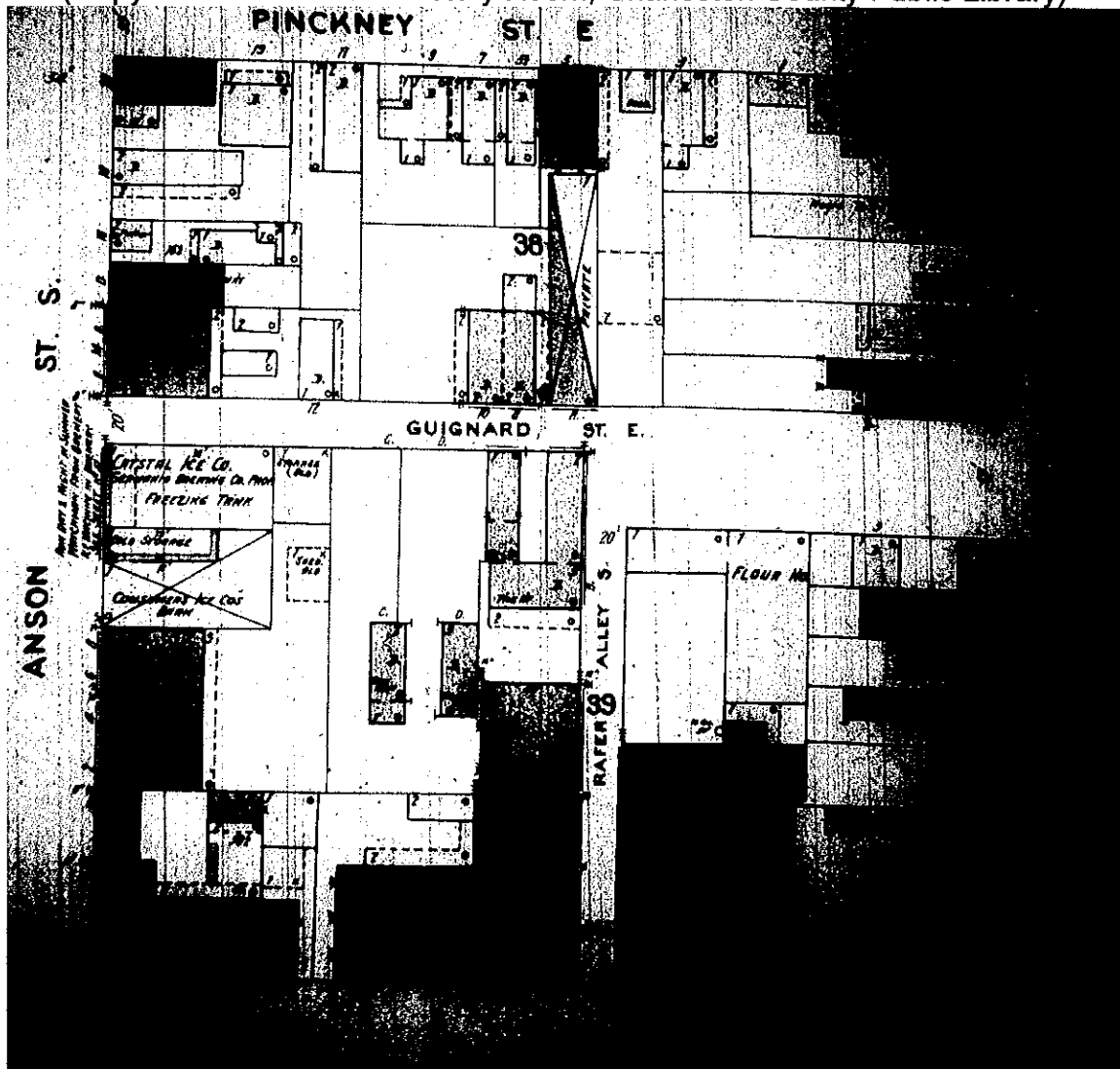
Property Detail:



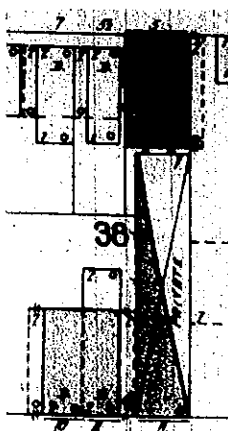
1902

1902 Sanborn

(Copy in South Carolina History Room, Charleston County Public Library)



Property Detail:



1915

**Map of Charleston SC and Vicinity Showing Commercial and Industrial Developments, 1915.**

Copy in South Carolina History Room, Charleston County Public Library

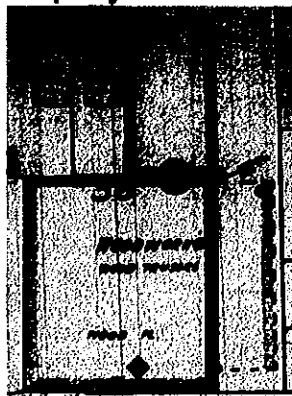


1942

Sanborn Fire Insurance Map, 1942 updates to the 1902 edition.  
Copy in South Carolina History Room, Charleston County Public Library



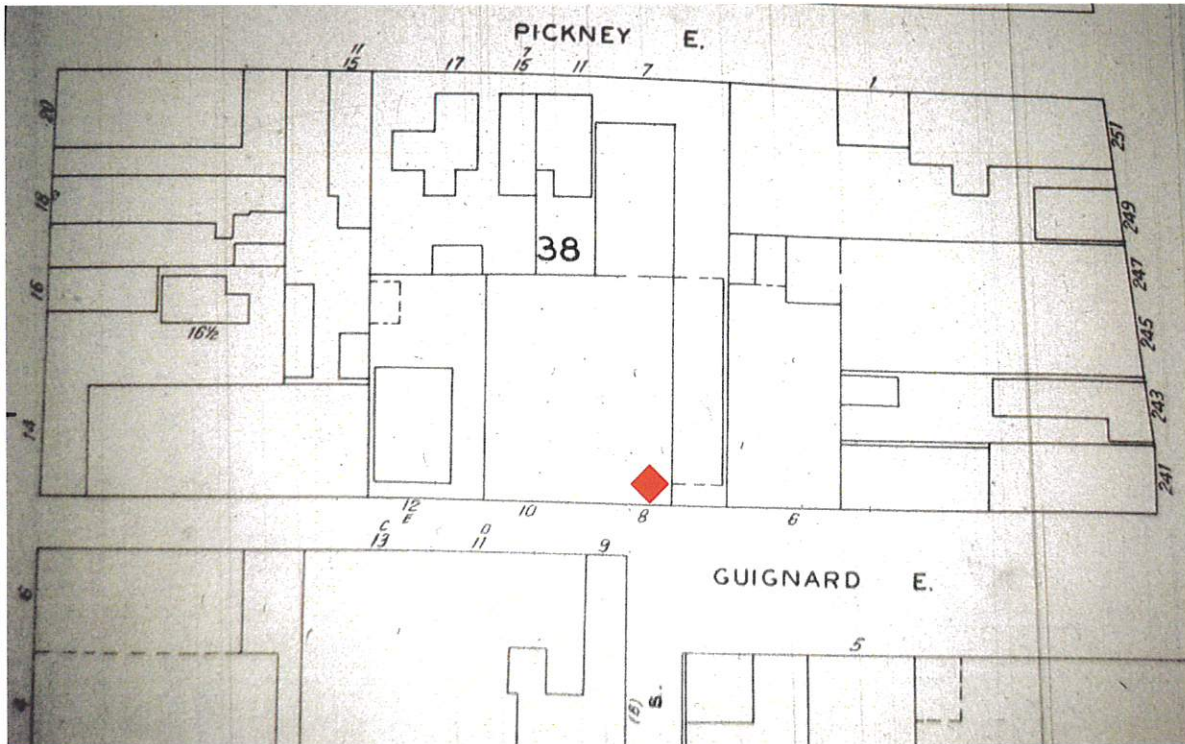
Property detail:



1946

Sanborn Fire Insurance Map, 1946 "Skeleton" Overlay to the 1902 edition.

Copy in South Carolina History Room, Charleston County Public Library

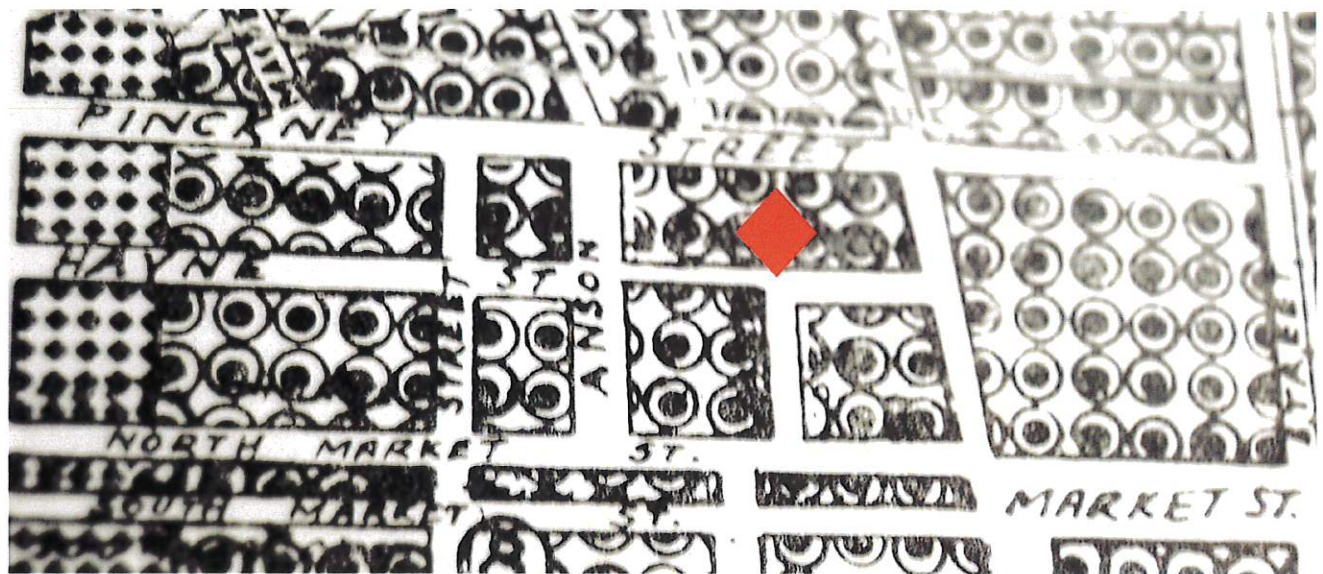


1964

City of Charleston, SC Zone Map, Wards 1-12. City Engineer's Office, 1964.

Zone = Light industrial

Copy in South Carolina History Room, Charleston County Public Library

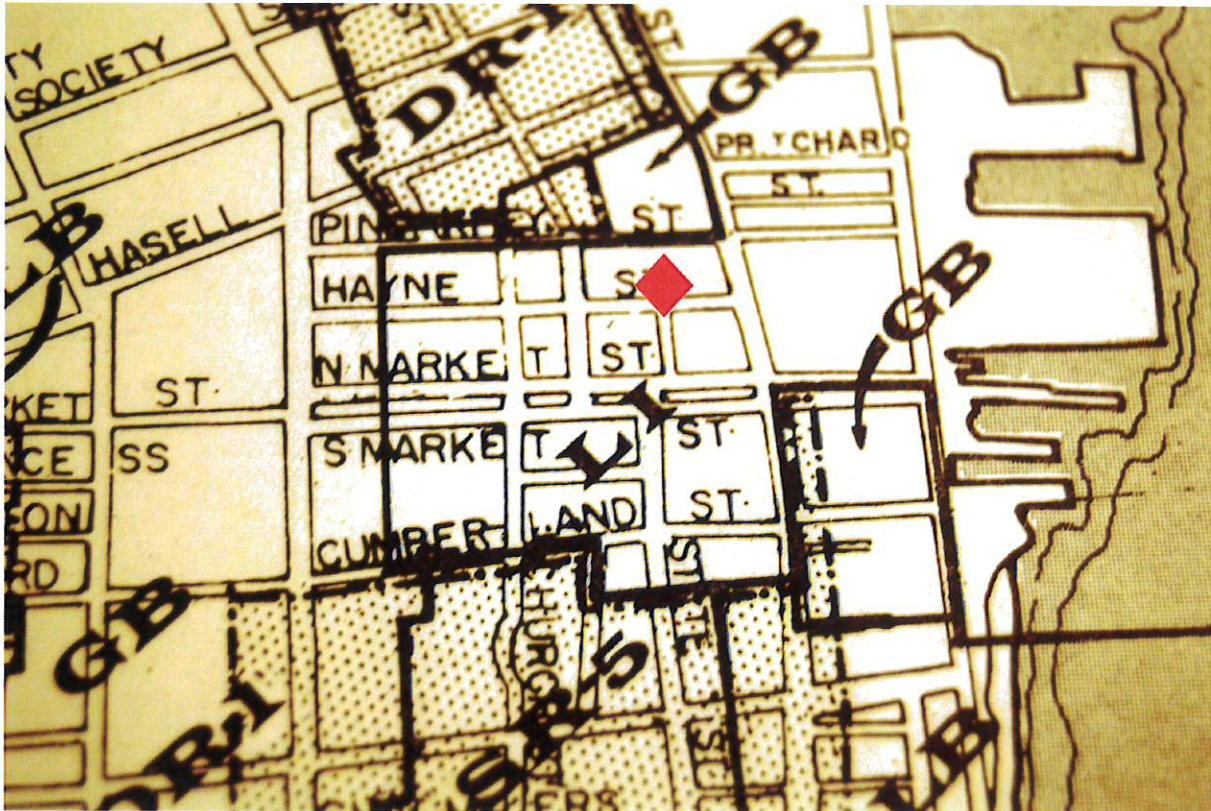


1967

Zone Map of Charleston, South Carolina. Prepared by Candelub, Fleissig, and Assoc.

NOTE: L1= Light industrial

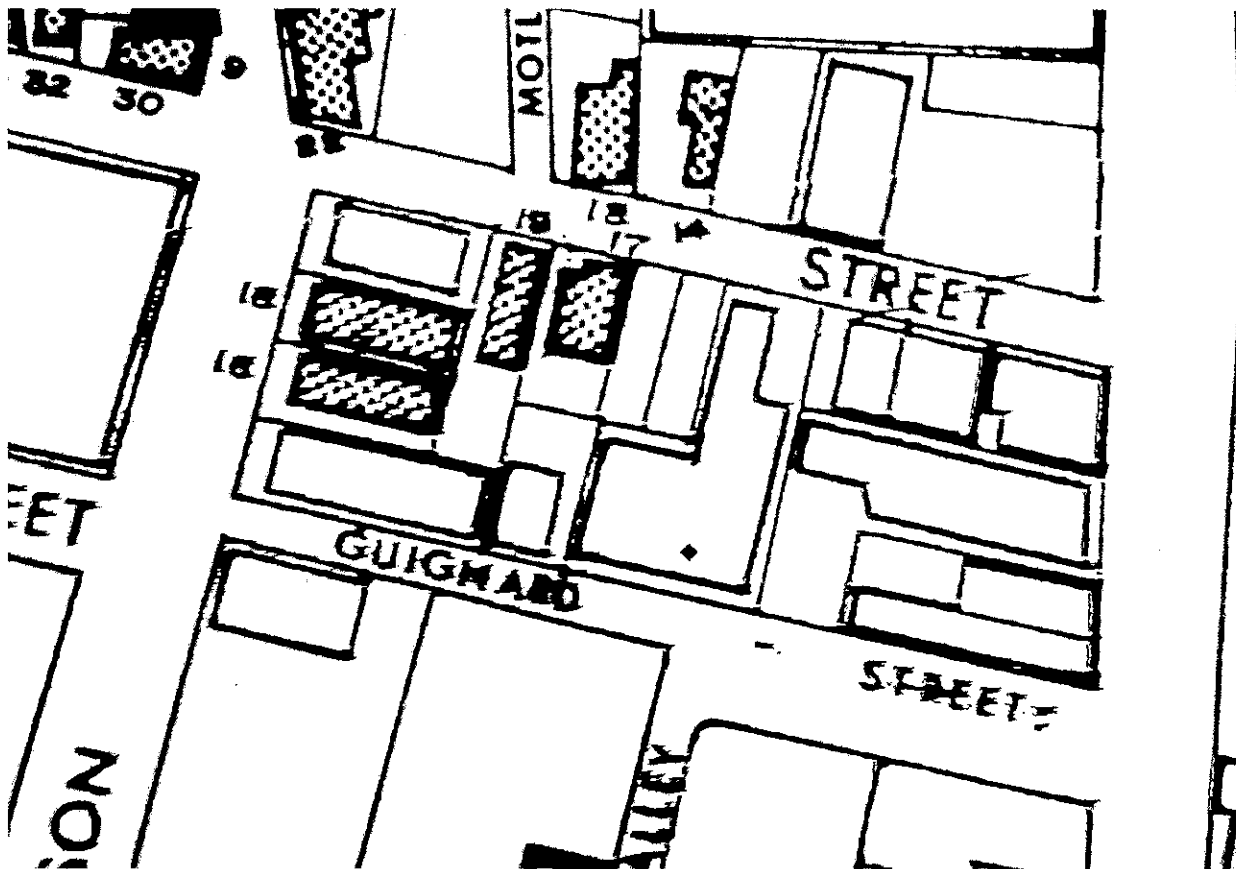
Copy in South Carolina History Room, Charleston County Public Library



1972

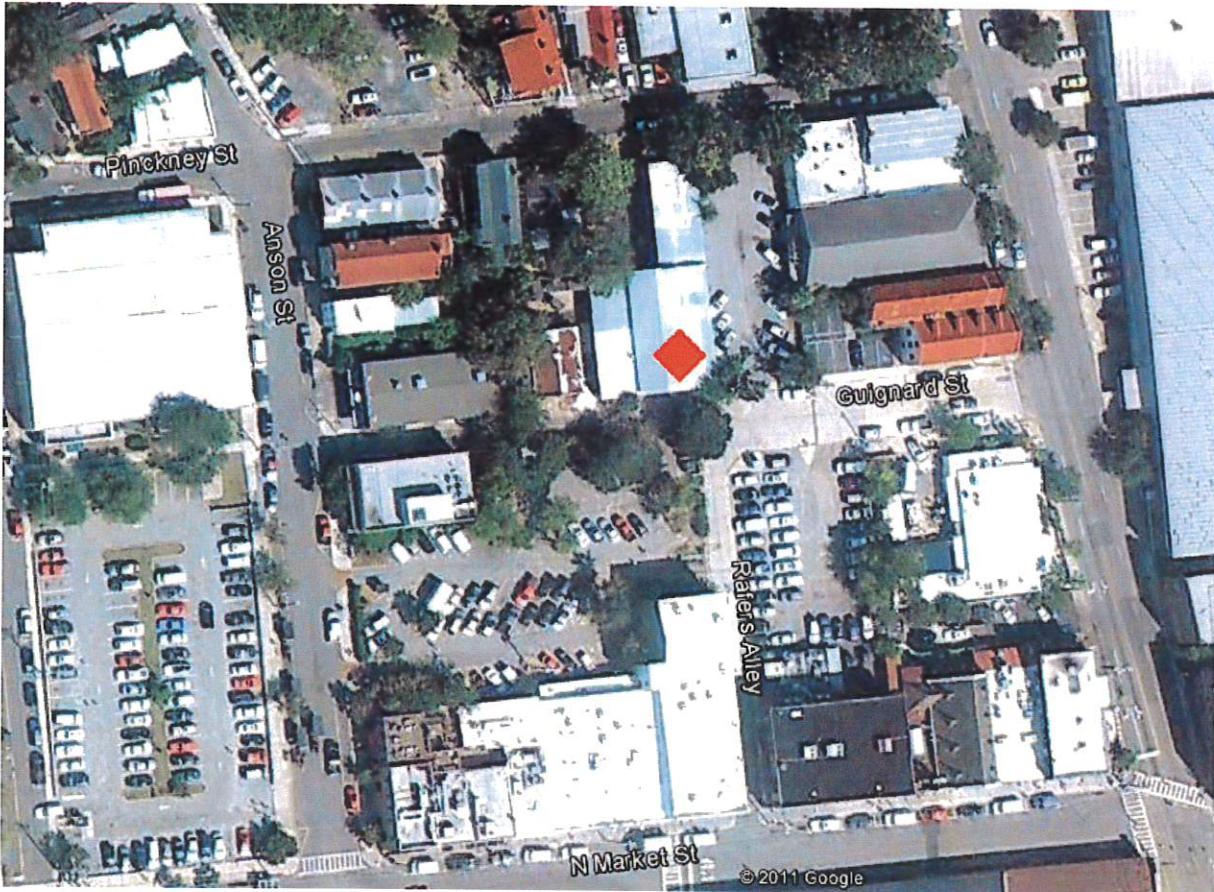
Historic Architecture Inventory 1972-1973: Peninsula City, Charleston, SC.

Copy in South Carolina History Room, Charleston County Public Library



2011

Satellite Image of 8 Guignard Street, Courtesy of Google Maps.



## Chain of Title

Chain of Title Record				Property Address: 8 Guignard	
Date	Book and Page	Grantor	Grantee	Type	Lot size
9/20/1978	A117 , pg. 146	Louis Y Dawson III	Palmetto Carriage Works	real estate (conv)	
8/27/1974	D105, pg. 215	Neal Blun Company	Louis Y Dawson III	real estate (conv)	
5/28/1965	Z82, pg. 367	General Woodworking, Inc.	Neal Blun	real estate (conv)	90 x 48 feet
8/1/1962	I41, pg. 62	GARCO	General Woodworking, Inc.	real estate (conv)	
8/22/1939	T35, pg. 283	Athanas Tsiropoulou	GARCO	real estate (conv)	
3/6/1923	V31, pg. 263	GARCO Realty	Athanas Tsiropoulou	estate	
4/26/1921	D31, pg. 167	Wabona Corporation	GARCO Realty	conveyance	
1/10/1920	G30, pg. 356	Aronia JL Claussen	Wabona Corporation	conveyance	
6/4/1866	T14, pg 142	John Symons	JCH Claussen	conveyance	90x100 feet
4/22/1854	H13, pg. 141	Wm Smith, Sr.	John Symons	conveyance	
6/10/1802	Z13, pg. 589	Wm Gibbes (Master in Equity)	William Smith the Younger	conv. (public auction)	

## Annotated Chain of Title

### Palmetto Carriage Works

Address: 5 Pinckney, 11 Pinckney, 15 Pinckney, 6 Guignard, and 8 Guignard\*\*

\*\*For the sake of time, the author traced the chain of title for **8 Guignard** (the horse barn) only.

#### June 10, 1802

Grantor: William Hassell Gibbes, Master in Equity

Grantee: William Smith the Younger

Book and Page: Z13, pg. 589

Type: Conveyance

Public Auction of lands given to court via an estate dispute. William Smith purchased a lot of land bounded by Pinckney and Guignard Street (45x75 feet) for the price of "137 pounds, 80 shillings, and seven pence."

#### April 22, 1854

Grantor: William Smith, Jr. executor of the estate of William Smith, Sr.

Grantee: John Symons

Book and Page: H13, pg. 141

Type: Conveyance

The property listed at "Number 6 Guignard Street" (modern-day 8 Guignard)# was sold to John Symons. William Smith Jr., along with his siblings, sold off this portion of their father's estate to John Symons for a sum of \$1,000.00.

#### June 4, 1866

Grantor: John Symons

Grantee: JHC Claussen

Book and Page: T14, pg. 142

Type: Conveyance

John Symons sold JHC Claussen a portion of a lot on Guignard (known as 6 Guignard). The lot measured ninety by one hundred feet. This is slightly confusing, since JHC Claussen acquired several other properties on Guignard. I verified the location of the correct lot via the Ward Books.

According to the 1852 Ward Book, 2, 4, and 8 Guignard were sold to different owners. 2 and 4 Guignard were owned by John Hunter and later by JHC Claussen. 6 Guignard was owned by William Smith, Sr. and later by John Symons. 8 Guignard was owned by William E Bailey, and later by EL Kingmans.

Since John Symons owned 6 Guignard, this is the correct property. Examination of the 1886 Sanborn map shows a barnlike structure located at 6 Guignard Street. The

current barn at 8 Guignard is in the exact same location, immediately across from Rafer's Alley. The 1861 Census also confirms this street number, placing John Symons as the property owner at 8 Guignard.

**January 10, 1920**

Grantor: Aronia JL Claussen

Grantee: Wabona Corporation

Book and Page: G30, pg. 356

Type: Conveyance

After the death of JHC Claussen, the property at Guignard Street was passed down to one of his relatives (most likely via will). In this deed his relative Aronia Claussen sells the lots at 4, 6, and 8 Guignard Street to Wabona Corporation.

**April 26, 1921**

Grantor: Wabona Corporation

Grantee: GARCO Realty Company

Book and Page: D31, pg. 167

Type: Conveyance

Properties located at 4, 6, and 8 Guignard transferred to GARCO Realty in this notice. Although it is not noted in the deed, GARCO stands for General Asbestos and Rubber Company.

**March 6, 1923**

Grantor: GARCO Realty Company

Grantee: Athanas Tsiropoulou

Book and Page: V31, pg. 263

Type: Conveyance

Property sold for \$13,500.00. Although it is not noted in the deed, GARCO stands for General Asbestos and Rubber Company.

**August 22, 1939**

Grantor: Athanas Tsiropoulou

Grantee: General Asbestos and Rubber Company

Book and Page: T35, pg. 283

Type: Conveyance

Property sold for \$5.00. For reference, the deed identifies David L. Kidd, Adolph Hollings, and Maggie Capers as adjoining property owners.

**August 1, 1962**

Grantor: General Asbestos and Rubber Company

Grantee: General Woodworking, Inc.

Book and Page: I41, pg. 62

Type: Conveyance

**May 28, 1965**

Grantor: General Woodworking, Inc.

Grantee: Neal Blun

Book and Page: Z82, pg. 367

Type: Conveyance

**August 27, 1974**

Grantor: Neal Blun Company

Grantee: Louis Y Dawson III

Book and Page: D105, pg. 215

Type: Conveyance

**September 20, 1978**

Grantor: Louis Y Dawson III

Grantee: Palmetto Carriage Works

Book and Page: A117, pg. 146

Type: Conveyance

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Map of Charleston SC and Vicinity Showing Commercial and Industrial Developments, 1915. Copy in South Carolina History Room, Charleston County Public Library

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