

## 60 Cannon Street

c. 1853

The house at 60 Cannon Street is a two-and-a-half story wooden house on a high foundation. A two-story piazza faces Cannon Street above an open area. The house is five bays across with a central door and paired French doors on both sides of the main floor.



The house stands on the southwest portion of a piece of property that was originally 100 feet wide along Cannon Street and that stretched back all the way through the block to Spring Street. On June 7, 1827, a trustee for **Ann Goodrich** and her children received the large property from a court official.

In 1835, Ann Goodrich was listed in the city directory as living on Cannon Street, but on the south side. It is hard to know if that was a mistake since, in the 1837-38 edition, she was listed as a widow living in Butchertown (Cannon Street's earlier name) without further specification. There were definitely buildings on the property by 1838, but if the Goodrich family resided on the property, their dwelling was likely located at the southeast corner in the location of today's 58 Cannon Street address.

After Ms. Goodrich died, the trustee of her estate decided that the buildings on the lot were in "bad order" and that it would be better for the beneficiaries to sell the lot and keep the proceeds for their use instead of the

[Postponed on account of the inclemency of the weather.]  
**UNDER DECREE IN EQUITY.**

*Executors of Mrs. Ann Goodrich.*

**THIS DAY**, the 15th February, at 11 o'clock, will be sold, near the Custom House,

All that LOT OF LAND, with the BUILDINGS thereon, situate in Islington, on Charleston Neck, measuring in front on Cannon-street 100 feet, on the street leading to the Charleston Bridge Ferry 100 feet and in depth 300 feet, more or less; bounded E. on land now or late of John Belser, deceased, West on Road of Wm. Burns, North on the street leading to the Charleston Bridge Ferry, and South on Cannon street.

Terms—ten per cent cash; balance payable in one, two and three years, secured by bond, interest payable annually, personal security and mortgage of the property, the purchaser to insure the buildings and assign the policy to the Commissioner; purchaser to pay for papers.

F 15

J. W. GRAY, Com. in Equity.

property itself. Therefore, a court official sold the property to **John Dixon** on February 15, 1838 at a public auction.<sup>1</sup> An advertisement in the Charleston Courier referred to “BUILDINGS thereon.”<sup>2</sup> Dixon had bid \$2200 for the 100 by 300 lot,<sup>3</sup> and the sale was recorded on March 22, 1838. An individual named John Dixon worked as a chandler on King Street in 1837-1840. Meanwhile, someone named Thomas Dixon, at least a possible relative, was listed as living at an unspecified address on Cannon Street in 1840 in a directory.

On August 21, 1848, John Dixon sold the large property to **Robert H. Riker**.<sup>4</sup> Riker sold off the large tract in smaller pieces, including two that fronted on Cannon Street. First, on June 2, 1850, Riker sold a 45 by 200 feet parcel at the southeast corner of the larger tract to Felix Gauthier for \$2200.<sup>5</sup> Second, the larger part of the property (55 by 200) at the southwest corner was sold to **George S. Hacker** on May 8, 1852, for \$1200. There was no reference to a building in the sale of the second, larger property that would become the current 60 Cannon Street.<sup>6</sup> Only three months later, George S. Hacker, a mechanic, resold the newly created lot for \$1500 on July 16, 1852, to **Thomas B. Trout**. Again, the deed did not refer to any buildings.<sup>7</sup>

Given the significant price difference between the two newly formed Cannon Street lots and lack of a reference to a building in the Hacker deed, prior references to buildings probably meant the adjacent lot that became 58 Cannon Street. Moreover, the position of the two-story single house that stood on 58 Cannon Street suggests that it predated the subdivision of the large lot; in relation to its subdivided lot, the house was immediately adjacent to the western property line while set several feet back from the eastern property line.

The house at 60 Cannon Street was likely built by Thomas B. Trout<sup>8</sup> during his short ownership. Between 1853 and 1854, the assessed value of the property

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<sup>1</sup> Deed book T10, page 395

<sup>2</sup> Charleston Courier, Feb. 15, 1838, at 2

<sup>3</sup> The current properties would include 79, 81, and 83 Spring Street and 58 (vacant lot) and 60 Cannon Street.

<sup>4</sup> Deed book A12, page 406

<sup>5</sup> Deed book G12, page 256

<sup>6</sup> Deed book S12, page 223

<sup>7</sup> Deed book \_\_\_\_, page 383

<sup>8</sup> Thomas B. Trout appears to have been born in Massachusetts about 1800 and arrived in Charleston before 1840. At least by 1845, Trout worked in the insurance business as the local representative for the Protection Insurance Co. of Hartford and for the Atlantic Insurance Co. later in the 1840s. When he was named in the 1850 census, he was identified as a merchant with real estate holdings worth a sizeable \$15,000. He continued to appear as an insurance agent until 1852 when suddenly seems to have switched careers and began exclusively as a general merchant along

increased dramatically, and on September 12, 1855, Thomas B. Trout sold the property to **John S. Riggs, Jr.** for \$8000.<sup>9</sup> That significant increase in price suggests that a large house was added to the lot during his ownership. Moreover, for the first time, the deed affecting the sale from Trout to Riggs referred to a dwelling house and outbuildings.

No records show how Trout used the new house. It is possible that he had the house built for resale, but it is also possible that his family occupied the house itself. Trout sold the property only about three years after buying it (and perhaps a year or two after building the dwelling), but he appears to have remained in Charleston at least another year after the sale.

Regardless, in a municipal census of 1861, John S. Riggs was identified as both the owner and occupant of 60 Cannon Street (then numbered under an early numbering system as 36 Cannon Street). Riggs did not remain long.

On January 10, 1861, the house was bought by brothers **John Keith Brown and Josiah S. Brown.**<sup>10</sup> They held the property in trust for their mother, Sarah (widow of Charles) Brown, during her life and then for the benefit of her children and grandchildren. In at least 1867 to 1869, planter Josiah Brown<sup>11</sup> occupied the house, and consistently by 1872 (when it appeared in the Bird's Eye View), it was the home of Edmonds T. Brown.<sup>12</sup>



In 1886, Edmonds T. Brown sued Isaiah Brown and others over the property, possibly as an heir of one of the owners. The master-in-equity conveyed the land to

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the waterfront. The final mention of Trout in Charleston was a newspaper advertisement in May 1857. In 1860, he was living in Memphis, Tennessee with his family and working as a cotton merchant. He died in 1878.

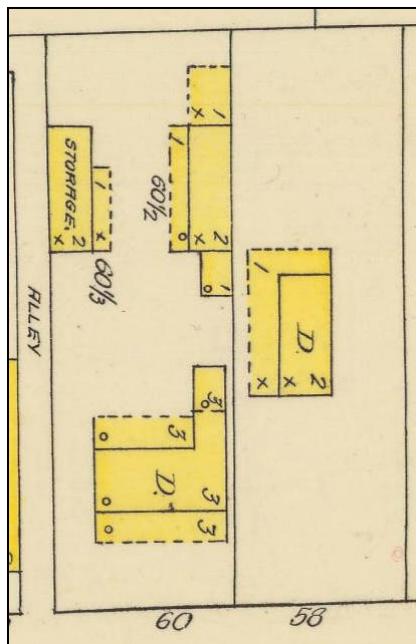
<sup>9</sup> Deed book 113, page 501

<sup>10</sup> The seller of the house was Charles H. Cohrs, but a deed conveying the house from Riggs to Cohrs has not been located.

<sup>11</sup> (b. June 10, 1825; d. Aug. 25, 1885)

<sup>12</sup> (b. Feb. 8, 1831; d. Apr. 30, 1918)

**Edmonds T. Brown** on December 28, 1888, following a public auction that had been held on June 26, 1888.<sup>13</sup> Edmonds T. Brown paid \$2500 for it.



By the time of the 1888 Sanborn maps, the house at 60 Cannon Street clearly had achieved its current form. Two smaller (but still substantial) buildings filled the rear of the lot. A two-story wooden building with one-story porches occupied the northeast corner, and a two-story storage building occupied the northwest corner. (The peculiar position of the adjacent house at 58 Cannon Street in relationship to its own lot can be seen in the map too.)

Edmonds T. Brown sold the house to **Henry Haesloop** (pictured below in 1901) on March 22, 1897, for \$3375.<sup>14</sup> Mr. Haesloop, who was the president of the Columbian Banking & Trust Co., occupied the house as his residence until he died there on March 11, 1902. The executor of his estate conveyed the house to **Sophia A.C. Haesloop** (pictured below in 1901) on July 31, 1902, for \$3100.<sup>15</sup> She remained until at least 1919 along with other members of her extended family. In 1919, the house was listed in an advertisement as “a Fine, Large Splendidly Built RESIDENCE With Large Lot” that was built with materials no longer available.<sup>16</sup>

When Mrs. Haesloop moved out of the house, it appears to have become a rental property. Apartment listings appeared in the newspaper at least throughout the 1920s and 1930s.



<sup>13</sup> Deed book W18, page 369

<sup>14</sup> Deed book E23, page 160

<sup>15</sup> Deed book Q22, page 276

<sup>16</sup> Charleston News & Courier, Oct. 2, 1919, at 5



**Frederick J.H. Haesloop**, the only child of Mr. and Mrs. Haesloop, received the house when Sophia died on January 25, 1937. When Frederick himself died on a few weeks later on April 8, 1937, his only heirs were his two aunts (his mother's sisters), Frederica A. Kracke and Julia E.M. Kracke. In 1938, an advertisement appeared for the house which stated that the three-story house and two-story outbuilding "could be readily converted into three apartments."<sup>17</sup> There were, at the same time, already mentions of small apartments available in the house; the exact configuration of the house during the period is unclear.

The two Kracke sisters sold the house to **Harry Demos** for \$4350 on April 25, 1941.<sup>18</sup> In October 1941, Mr. Demos applied for permission to build an addition to the house and then pulled a \$3000 permit for the construction of a store on the premises.<sup>19</sup>

Mr. Demos sold 60 Cannon Street to **Annie Rosen** on February 16, 1945 for \$9500.<sup>20</sup> Ms. Rosen seems to have used the house into a multi-unit rental property<sup>21</sup> before selling it to **R. Lee Davis and Mozella Davis** for \$11,250 on March 19, 1946.<sup>22</sup>

The Davis family continued renting out parts of their home while occupying part of it too. The family owned the house for many decades during which there were transfers among family members. When Mr. Davis died on January 9, 1949, leaving his widow, Mozella, and his son, Robert Lee Davis, Jr., as his two heirs. In June 1959, R. Lee Davis, Jr. conveyed his one-half interest to his mother.<sup>23</sup> Robert Lee Davis, Jr.<sup>24</sup> and Vernetta L. Davis<sup>25</sup> then received it in 1988 by will after her death. Elvin L. Davis and Linda Davis-Rainey got the house on December 3, 2002.<sup>26</sup>

Throughout the time, members of the family had occupied at least parts of the house.<sup>27</sup> However, at times, the Davis family apparently was interested in selling the house. For instance, at least in 1989-1990, the family tried to sell the then 5-

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<sup>17</sup> Charleston News & Courier, Dec. 4, 1938, at 9-ii

<sup>18</sup> Deed book T42, page 113

<sup>19</sup> Charleston News & Courier, Oct. 17, 1941, at 10-ii (zoning notice); Charleston Evening Post, Oct. 23, 1941, at 5-B (building permit notice)

<sup>20</sup> Deed book R45, page 35

<sup>21</sup> In December 1945, Mr. and Mrs. James Sauls occupied the house.

<sup>22</sup> Deed book G46, page 377

<sup>23</sup> Deed book S68, page 26

<sup>24</sup> (d. March 3, 2002)

<sup>25</sup> (d. March 31, 1970)

<sup>26</sup> Deed book U427, page 772

<sup>27</sup> Robert's wife, Janie Elizabeth Davis, died on October 8, 1993, while an occupant of 60 Cannon Street.

apartment house with a carriage house for \$195,000, advertising it as a “restoration opportunity.”

Marvin Smalley got it on December 3, 2002 for \$415,000.<sup>28</sup> The house has continued to be used as a rental property.

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<sup>28</sup> Deed book V427, page 44