

**9 Pitt Street:
A Biography of a Charleston Single House
and its Most Prominent Occupants**



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TABLE OF CONTENTS

Table of Contents.....	i
List of Figures.....	ii
Introduction and Architectural Description.....	1
Harleston and Huger Ownership.....	4
Lanneau Family Ownership.....	4
The Pitt Street Female Academy.....	6
Renting 9 Pitt Street and the Earthquake of 1886.....	8
The Gibbs Family.....	10
Pitt Street and the Suffrage Movement.....	13
Jack Vane and Architectural Inventory.....	18
Hurricane Hugo and Modern Renovations.....	19
Present Value and Legal Descriptions.....	21
Conclusions.....	22
APPENDIX A - <i>Plat of an Existing Lot Known as Number 9 Pitt Street</i>.....	23
APPENDIX B – Chain of Title Chart.....	24
APPENDIX C – Annotated Chain of Title.....	24
Bibliography.....	26

LIST OF FIGURES

Fig. 1: Plat of an Existing Lot Known as Number 9 Pitt Street (Cropped).....	2
Fig. 2: The Lanneau family residence at 1 Pitt Street.....	3
Fig 3: Map of Fertilizer Factories.....	11
Fig. 4: Location of Etiwan Fertilizer.....	11
Fig. 5: Middleburg Plantation House Photograph.....	12
Fig. 6: John E. Gibbs Jr., “A Quiet Time”.....	16
Fig. 7: Jack Vane Photograph.....	18

INTRODUCTION ARCHITECTURAL DESCRIPTION

Located mid-block on Pitt Street between Wentworth and Beaufain Street, in Charleston, South Carolina, 9 Pitt Street is a three-story Greek revival style, Charleston Single type building that was built in the late 1830's or early 1840's by the Lanneau Family. Throughout its long life, the property was owned by revolutionary war heroes, congressmen, and many prominent Charlestonian families. The building seen today housed a doctor's office, a girls' academy, business executives, and a local suffrage leader. In this way, it is a physical and tangible embodiment of Charleston's rich past and its biography may be explored as an integral piece of Charleston's social and architectural heritage. Throughout this analysis, performed in partial fulfillment of HP-8090: Historical Research Methods at Clemson University.

The single house, the vernacular style in which 9 Pitt Street was designed, is one of the oldest and most celebrated building types native to Charleston. Known in the Lowcountry as the Charleston single House, this house type likely originated in Barbados, which was colonized by the British around the same time as Charleston. The term "single House" was historically used to describe residential architecture in only two places: Barbados and Charleston. In his 1657 work titled the History of Barbados, Richard Ligon describes both a "single" house and a "double" house, and recommends building "your house upon an East and West line... so that the morning sun never shines in..." Many Charleston Single houses, including 9 Pitt Street, are, for this very reason, oriented in precisely this way.¹ This is reason behind the house's south-facing piazza.

¹ Gabriel, Pamela Durkin, *The Unique Charleston Single House*, 2009, Print. Pg. 9

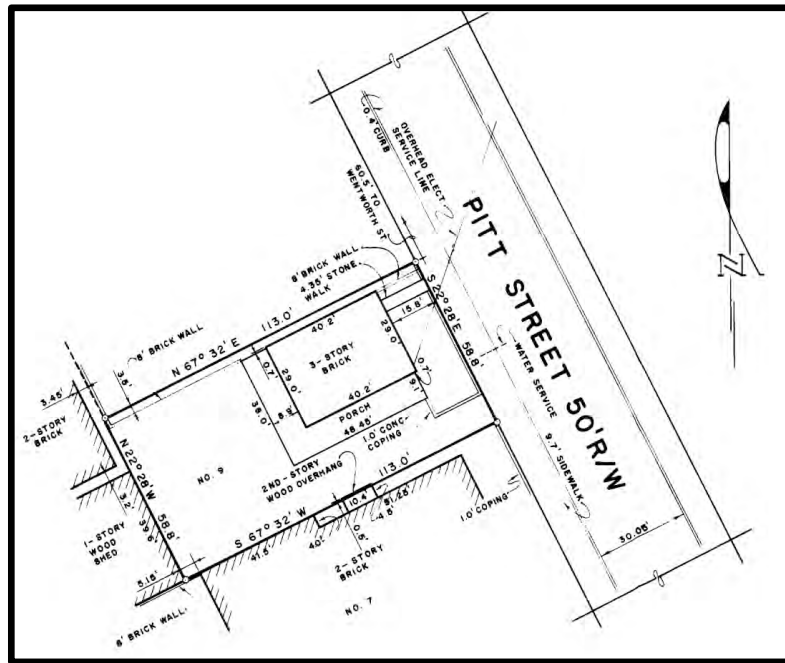


Fig. 1: 1974 Plat of 9 Pitt Street shows the Northeastern orientation of the house and its position on its lot.²

The structure has a side-hall plan, a brick façade, a transom window above the entranceway, a side piazza supported by masonry piers, stone window lintels and sills, masonry detailing, and cast iron grills with anthemion motifs. The windows themselves vary in their design. The top and bottom floor windows are “six-over-six.” This is to say each window has an upper and lower sash, each with six panes of glass (arranged in two rows of three), while the middle floor windows are “six-over-nine,” or that their top sash has six panes (arranged in two rows of three) and their lower sashes have nine panes (arranged in three rows of three). A set of three black iron earthquake bolts dot the façade and a small fence wraps the front of the property where a Japanese maple tree and palmetto tree adorn the front yard.

The main entranceway for the house is grand doorway complete with a small

² S.T.S. Engineering, Inc. *Plat of an Existing Lot Known as Number 9 Pitt Street*. Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Plat Book AD, P.31

portico and a transom window. By way of comparison, number 7 Pitt Street, which was also built by the Lanneau family around the same time, shares some architectural similarities but has its main entrance along its lower piazza. The structure shares a closer architectural similarity with 1 Pitt Street, which has the same side-hall plan and grand entry doorway featuring a transom window. Along with numbers 1, 3, 5, 7, and 11 Pitt Street, number 9 is considered part of “Lanneau Row.”^{3 4}

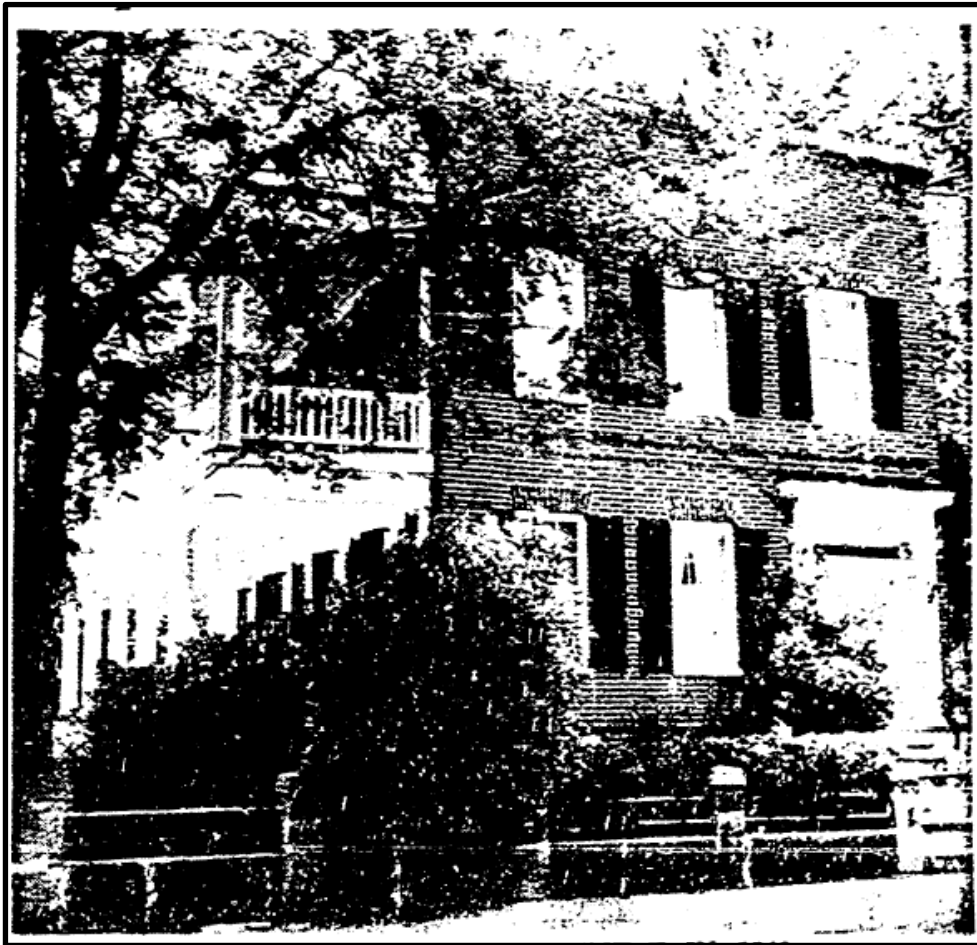


Fig 2: The Lanneau family residence at 1 Pitt Street, as seen in 1970⁵

³ Poston, Jonathan H., *The Buildings of Charleston: A Guide to the City's Architecture*, University of South Carolina Press; 1 November 1997. Print.

⁴ Thomas, W.H.J., *Lanneau Family: Pitt Street Developers*, News and Courier. 16 August 1971. Print.

⁵ Thomas, W.H.J., *House is One of Four Constructed by Acadian Family*, Charleston News and Courier. 22 June 1970. Print.

HARLESTON AND HUGER OWNERSHIP

Prior to the Lanneau family owning the property, the land was originally owned by Isaac Harleston in 1778, from whom the area inherited the names Harleston Green and Harleston Village. The name can also be found in the area's modern neighborhood organization the Harleston Village Neighborhood Association. In July of 1825, Benjamin Huger purchased the entire area of what is now the southwest corner of Wentworth and Pitt Street from William L. Kirkland, who may have purchased it from Harleston.⁶ Harleston was a Major in the Continental Army and had served on General Francis Marion's staff during the American Revolutionary War.⁷ The streets in Harleston Village had been laid out by around 1770, and so the area was ready to receive the city's northward growth.⁸ Huger was elected to the U.S. House of Representatives in 1779.⁹

LANNEAU FAMILY OWNERSHIP

Later that year, on August 24th, 1779, Benjamin Huger, William Moultrie, William Harleston, and John Harleston sold a parcel on Pitt Street to Basil (also spelled Bazile) Lanneau for \$1,800. The lot, which is numbered 15 in "Harleston Green" is 120-ft, 4-inches, by 212-ft, 6-inches.¹⁰ Bazile Lanneau was an attorney who was already involved in real estate in that area when he purchased the property. In January 1820,

⁶ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book S9, P28.

⁷ Hofbauer, Lisa, *Plantation has Call-of-the-Wild Feel, Animals Roam the Preserve*, Post and Courier. 15 April 1997. Print. Pg. 5, Sec. B

⁸ Thomas, W.H.J., *Lanneau Family: Pitt Street Developers*, News and Courier. 16 August 1971. Print.

⁹ *Legislative Acts/Legal Proceedings*, City Gazette, March 5, 1799

¹⁰ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book O9, P. 409

Lanneau advertised a rental property at 104 Tradd St and he was listed as living at “Pitt St, Harleston’s Green No. 1.” This was likely not 9 Pitt St, as Lanneau purchased that land five years after his advertisement was posted, but he clearly lived in the area.¹¹

The address for Lanneau mentioned in the advertisement was likely 1 Pitt Street, which was built by the Lanneau family and was used as their residence. Bazile (Basil) Lanneau had come to Charleston as a young child as in exile from Acadia, an early French colony in Nova Scotia. Prior to their arrival in Charleston, the family had spelled their name La Noue, and had lived in the Acadia colony since the 1660’s. By 1755, they were pushed out of the colony due to accusations that they had encouraged Native Americans to attack the colonists,¹² and two brothers, Jean Baptiste and Bazile (Basil), arrived in Charleston. Bazile was befriended by a Revolutionary War veteran and merchant named Henry Laurens, and even eventually served in the South Carolina State Legislature.¹³

In his 1929 will Basil Lanneau created an inventory of his property, which included the family home he built at 1 Pitt Street, as well as a lot on Pitt Street measuring 60 by 212 feet. Also included were the names of Also included were several enslaved persons listed as; “Negroes; Betty, Joe, Phillis, Rachael, Mosley, & Charles. Six at \$300 each. Dealia, Elsey, Sam, these at \$400, Louis & Beck at \$350 ea, Bob \$300.” The will created a division of the equity that was to be distributed among each of his heirs upon his death.¹⁴

Following the death of Bazile Lanneau, the property was divided among his heirs.

¹¹ *Advertisement; To Rent*, City Gazette, 10 January 1820. Print.

¹² Thomas, W.H.J., *Lanneau Family: Pitt Street Developers*, News and Courier. 16 August 1971. Print.

¹³ Thomas, W.H.J., *House is One of Four Constructed by Acadian Family*, Charleston News and Courier. 22 June 1970. Print.

¹⁴ *Will of Basil Lanneau*, Charleston County Wills, 11 August 1829, Book 39, Page 1216

In 1839, Thomas Lanneau, Basil B. Lanneau, John F. Lanneau, Benjamin Gildersleeve and wife, filed a suit against Emma Gildersleeve, Basil Gildersleeve, Mary Marisnak Gildersleeve, Benjamin Gildersleeve, Johanna Gildersleeve, and Louisa Gildersleeve, on the division of the estate of Bazile Lanneau. “The lot hereinafter described” was with other land and property allotted to Mrs. Hannah Lanneau, his widow. This appears to be when the land at the corner of Wentworth and Pitt Street was divided up from one estate into individual parcels.¹⁵ While 9 Pitt Street remained in the Lanneau family through this division, it was not always used as a residence. In December 1848, Dr. A. Cunningham advertised his physician practice in his home at 9 Pitt St in the Charleston Courier.¹⁶

THE PITT STREET FEMALE ACADEMY

Dr. Cunningham must have been renting the space, because there was no transfer of ownership into his name, and less than a decade later, in January 1857, the Pitt Street Female Academy was founded on the property by the Lanneau family. In an advertisement listed in the Charleston Courier, instructors were listed as Mrs. B. Lanneau, Mrs. M.S.B. Shindler, Ms. M.J. Lanneau, and Mr. B.P. Lanneau. The Academy ran three quarters, Oct 1st-Dec 15th, Dec 15th – March 1st, March 1st-May 15th, and May 15th – July 31st. Spelling and Reading cost \$6, History Geography, Arithmetic, Writing, and Grammar cost between \$8 and \$9. Composition, rhetoric, and Astronomy “with use of Globes,” costs \$10 to \$12. Higher Mathematics and Natural Sciences “illustrated by the use of Apparatus,” cost \$15. Languages and other skills were also offered a la carte.

¹⁵ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book A11, P. 378

¹⁶ *Dr. A. Cunningham*, Charleston Courier, 23 December 1848. Print.

French and Latin were \$10 each. Music, Piano, and guitar were \$20 each. Stationary cost \$0.50, and “Fuel for the season” cost \$1.00.¹⁷

Another advertisement in the Charleston Courier that same day explains that Mrs. B. P. Lanneau and Mrs. M.S.B. Shindler were sisters opening the Academy together, that the Academy was setup in the rear building of 9 Pitt, possibly the same wooden building described in the 1872 Ward book, and that this structure was the former residence of Rev. B. Gildersleeve. Lastly, the article mentions that the “School for Little Boys and Girls,” which had been preannounced on January 5th, was operating at 7 Pitt Street.¹⁸ The Pitt Street Female Academy does not appear again in the public record, and so it may perhaps be considered to be among the casualties of the economic destruction dealt to the South during the American Civil War.

The American Civil War, raging from 1861 to 1865, seems to otherwise have had little impact on the house or the property. There are no available public records of damages to the structure by armaments or fires, and the lot’s proportions were preserved, as was the Lanneau’s ownership. The next time the house appeared in the public record was in the City of Charleston’s Ward Book for 1871, which was used for tax appraisal and collection. This record showed the property as being owned by the estate of E.S. Gildersleeve, which was likely Emma Gildersleeve named as a Lanneau relative in the 1839 court case. The Ward book notes that there was a 3-story brick house and a 2-story wooden house. The lot measures 60x212. Subsequent handmade corrections in the book noted that 9 Pitt Street was transferred from Gildersleeve to a Mr. A. Lengnik.¹⁹ This

¹⁷ *Pitt-Street Female Academy*, Charleston Courier, 14 January 1857. Pg. 2

¹⁸ *Pitt-Street Female Seminary*, Charleston Courier. 14 January 1857. Pg. 2

¹⁹ City of Charleston. City Tax Assessment Ward Books, Charleston, SC., Ward 4, 1871-1875, [Microfilm] South Carolina Room, Charleston County Public Library

likely reflects an 1872 court ruling. In January 1872, the property was awarded to Albert Legnik in a court settlement involving F. Pratt, Luisa Howard, Henry B. Pratt Lanneau, and Ellen Howard. The lot still measured 60x212 feet.²⁰

RENTING 9 PITT STREET AND THE EARTHQUAKE OF 1886

It would appear that Mr. Legnick did not personally take up residence at 9 Pitt Street because the house was listed in a “For Rent” advertisement in the Charleston News and Courier in August 1876. Inquiries were directed to 11 Pitt Street.²¹ Two years later, in July 1878, the property was transferred from the estate of Albert Legnik to Alfred Legnik. The lot still measured 60x212 feet. The day of the July was not noted, or was left blank.²²

The younger Mr. Legnick also apparently did not take up residence in the house because 9 Pitt Street was named in an advertisement for Blodgett and Company, a firm which appeared to sell poultry retail, in March 1885. A sale of eggs by Remly’s Point Poultry was organized at the house.²³ The City of Charleston Directory listed Eber E. Blodgett as the owner of 9 Pitt Street, with his business being Blodgett & Company.²⁴ In May 1885, Mr. Blodgett seems to have lost his dog, a large St. Bernard named “Rover,” and he took out an advertisement in the Charleston News and Courier asking for it to be

²⁰ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book V15, P. 146

²¹ *To Rent*, Charleston News and Courier, August 14, 1876, pg. 2

²² Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book G17, P. 559

²³ *Remly’s Point Poultry Yards*, Charleston News and Courier. 19 March 1885. Print.

²⁴ City of Charleston Directory 1889.

returned to 9 Pitt Street.²⁵

Mr. Blodgett was still living at 9 Pitt Street when the Earthquake of 1886 struck on August 31st. 9 Pitt Street was listed as being as the dwelling of “E. Blodgett,” and the house was described as “made of brick with a tin roof, measuring 30 feet long, 26 feet wide, and 30 feet high. The north and south sides were recorded as being in good condition, with the east and west sides being noted as “cracked,” and the chimneys having been repaired. Notes indicate that the building was “being repaired and put in good order.”²⁶ This may be the reason for the repair in the brick pointing that is still, as of 2019, visible on the house’s front façade, which faces east. These repairs must have been paid for privately, as no vouchers for repairs were recorded by the City of Charleston.

On April 10th, 1891, the “Little Givers” of St. John’s Lutheran Church gave a public performance at 9 Pitt Street between 4:30 and 7PM, although it is unclear whether Mr. Blodgett still lived in the house and hosted the event.²⁷ It is clear though that Mr. Blodgett had vacated 9 Pitt Street by July of 1893, because the house was listed for rent by James F. Redding in an advertisement in the Charleston News and Courier. It was listed as having 8 rooms, a kitchen, and a cistern.²⁸ Three years later, on September 25th, 1896, the house was listed for rent by Mr. Redding again. This time, his office was listed at 59 Broad Street and the rental rate was advertised as \$40.²⁹

It is unknown if Mr. Redding ever found a renter for the house. If he did, they did not appear in the public record. A decade later, on May 10th, 1906, 9 Pitt Street was listed

²⁵ *Lost: Large St Bernard*, Charleston News and Courier. 28 May 1885. Print.

²⁶ Record of Damages, The Earthquake of 1886, City of Charleston Division of Records, Pg. 92

²⁷ *All Around Town: Happenings and Incidents of a Day in the City*, Charleston News and Courier. 10 April 1891. Print.

²⁸ Redding, James F., *To Rent*, Charleston News and Courier. 22 July 1893. Print.

²⁹ Redding, James F., *For Rent*, Charleston News and Courier. 25 September 1896 Print.

for sale by Lawrence M. Pinckney.³⁰ The following year, on 7th August, 1907, a 1-year old boy named Joseph M. Bruning died at 9 Pitt Street of undisclosed causes.³¹ It is also unknown whether he was living at the house or visiting.

The following year, an auction was held at 9 Pitt Street on June 10th, to sell “the entire contents of the house.” Several items were listed: a new upright piano, a mahogany table, mahogany chairs, china closets, parlor suit, dining table, crockery, art squares, rugs, matting, clocks, bed room furniture, side boards, leather couch, stoves, kitchen utensils, and more.³² This was likely related to a change in ownership leading to the property’s most notable occupants taking up residency at 9 Pitt Street.

THE GIBBS FAMILY

The most notable, if perhaps unrecognized, family to reside 9 Pitt Street was the Gibbs family. John E. Gibbs, Sr. was born on June 27th, 1879 to James P. Gibbs and Jane Perry Gibbs, and was President of the Etiwan Fertilizer Company.³³ The Etiwan Phosphate Company, founded by James S. Gibbs and Lewis R. Gibbs under the name Sulphuric Acid and Super-Phosphate (SASP) was one of several family owned and operated phosphate and fertilizer companies in Postbellum Charleston.³⁴ The company’s facility was located on Milford Street, at the convergence of King and Meeting Streets.³⁵

³⁰ Pinckney, Lawrence M., *For Sale*, Charleston News and Courier. 10 May 1906. Print.

³¹ *The Death Record*, Evening Post, 7 August 1907. Print.

³² Pinckney, Lawrence M., *Household Furniture of Family Declining Housekeeping*, Charleston News and Courier. 4 June 1908. Print.

³³ Banov M.D., Leon, *Standard Certificate of Death: John E. Gibbs*, Division of Vital Statistics, State of South Carolina. State File No. 04927. 5 June 1945

³⁴ McKinley, Shepherd W., *Stinking Stones and Rocks of Gold: Phosphate, Fertilizer, and Industrialization in Postbellum South Carolina*, University Press of Florida. 2014. Print, Pg. 124-125

³⁵ *Etiwan Plant Burned In 1950 And River Terminals in 1944*, News and Courier, 27 April 1962.

The family also owned a rental property at 371 Meeting Street, which is known as the “Gibbes Tenement,” (named for another family) between 1939, when it was purchased by Anne S. Gibbs, and 1947, when it was sold by her son John E Gibbs Jr. following her death.³⁶

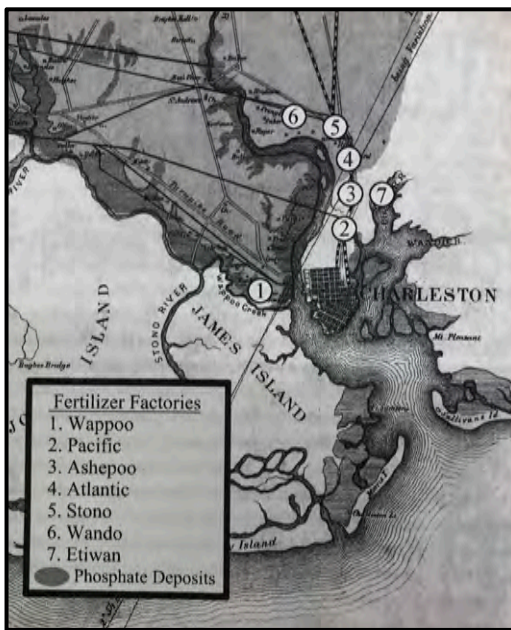


Fig. 3: A map of Charleston's Fertilizer Factories³⁷



Fig. 4: A Map showing the location of the Etiwan Fertilizer Company³⁸

John Gibbs Sr. also served on the Juvenile Welfare Commission In 1923.³⁹ While Mr. Gibbs was prominent in the business community as the owner of a large local corporation, it was his wife's activism that stands out as truly notable.

Anne Simons Ball was born on June 26th, 1880 to John Coming Ball and Anne Hume Simons⁴⁰ at Middleburg Plantation.⁴¹ Anne's parents had owned Hyde Park

³⁶ *Gibbs Tenement: 371 Meeting Street*, Historic American Buildings Survey, HABS No. SC-632. National Park Service, Department of the Interior, Atlanta, GA. Nov. 1988

³⁷ Shepherd W. McKinley, *Stinking Stones and Rocks of Gold: Phosphate, Fertilizer, and Industrialization in Postbellum South Carolina*. Gainesville, FL: University Press of Florida, 2014. Pg. 124

³⁸ *Etiwan Plant Burned in 1950 and River Terminals in 1944*, News and Courier, 27 April 1962. Print.

³⁹ City of Charleston Yearbook 1923, Pg. xii

⁴⁰ Banov M.D., Leon, *Standard Certificate of Death: Anne Simons Gibbs*, Division of Vital Statistics, State of South Carolina. State File No. 07868. 18 July 1946

plantation and bought Middleburg Plantation in 1872 to unite the two estates that had once been joined. Upon the death of John Coming Ball, Middleburg was left to his daughter, Marie Guerin Ball, and Hyde Park was left to Anne.⁴²

Built around 1697, Middleburg is claimed to be the oldest surviving plantation house in South Carolina.⁴³ The house is 2,500 square feet, has six bedrooms, and as of 2007, the slave quarters were still standing along with the ruins of a mechanized rice mill, and the plantation is a 326-acre property off Cainhoy Rd in Berkley County.⁴⁴ John E. Gibbs, Sr. was named along with Charles H. Gibbs, James G. Gibbs, and Coming Ball Gibbs, as nephews of Von S. Dingle and Marie Guerin Ball Dingle, from whom they inherited Middleburg Plantation.⁴⁵



Fig. 5: Middleburg Plantation House where Anne S. Gibbs was born⁴⁶

⁴¹ Waring, Thomas R. *Educator has no Regrets*, The News and Courier – The Evening Post, 15 March 1981. Print.

⁴² Irving, John Beaufain AND Stoney, Samuel Gaillard, *A Day on the Cooper*, Originally Published 1842. Third Edition 1969. Pg. 155

⁴³ Joyner, Louis, *Still Standing*, Southern Living, March 2004. Print.

⁴⁴ Stech, Katy, *Historic Gem To Be Sold*, Post and Courier, 8 September 2007.

⁴⁵ Local Realtor, *Middleburg Plantation Purchased*, News and Courier, 24 March 1981.

⁴⁶ Joyner, Louis, *Still Standing*, Southern Living, March 2004. Print.

PITT STREET AND THE SUFFRAGE MOVEMENT

In the 1910 US Census, John and Anne Gibbs were listed as living at 9 Pitt Street along with their son, John E. Gibbs Jr.⁴⁷ It was around this time that Anne started to become involved in women's groups in Charleston and eventually the Women's Suffrage Movement. In 1913, she was a member of the Housewife's League.⁴⁸ Two years later, Mrs. Gibbs was elected to the Congressional Suffrage Union on November 19th, 1915.⁴⁹ The year after, on 5 April 1916, Mrs. Gibbs, as President of the Congressional Union for Woman's Suffrage, held a meeting at 4:30PM at her house at 9 Pitt Street.⁵⁰ Mrs. Gibbs was listed along with Susan Pringle Frost, Mabel Pollizer, Jean A Robinson, Carrie T. Pollitzer, and several others in issuing a joint statement at Hibernian Hall regarding women's suffrage in October 1917.⁵¹ The Pollizer sisters would have also been neighbors with the Gibbs family, as they resided at 5 Pitt Street.

1919 was a particularly active year for Mrs. Gibbs as she became heavily involved in various suffrage organizations. On March 14th 1919, Mrs. Gibbs was listed as Chairman of the Equal Suffrage League's Finance Committee,⁵² and less than a week later, on March 18th she was named as the Treasurer of the National woman Suffrage Association, and she was tasked with collecting financial contributions at 9 Pitt Street to

⁴⁷ United States of America, Bureau of the. Thirteenth Census of the United States. 1910 - Population. Washington, D.C.: National Archives and Records Administration, 1910. Retrieved from Ancestry.com (Accessed 29 October 2019)

⁴⁸ *Housewives in Lively Sessions*, Evening Post, 25 October 1913. Print.

⁴⁹ *Local Congressional Union Selects Its Officials At Meeting*, Evening Post. 19 November 1915. Print.

⁵⁰ *Congressional Union*, Charleston News and Courier. 5 April 1916. Print.

⁵¹ *Brilliant Women Will Speak Here*, Evening Post. 17 October 1917. Print.

⁵² *Equal Suffrage League*, Evening Post. 14 May 1919. Print.

present to a Dr. Anna Howard at the annual business meeting of the Equal Suffrage League at the Charleston Museum.⁵³

In May, she attended a meeting of the Equal Suffrage League held at the Charleston Museum, in which members wrote letters to Senator N.B. Dial asking him to vote for the upcoming suffrage bill.⁵⁴ One month later, in June, Mrs. Gibbs was listed as Treasurer of the City Federation of Women's Clubs.⁵⁵ The goals of the Suffrage movement were at least partially reached on a national level in June of 1919 when congress passed the 19th Amendment to the US Constitution. Reading "*The right of citizens of the United States to vote shall not be denied or abridged by the United State or by any state on account of sex,*" the amendment would officially grant women the right to vote. However to officially become law, the amendment still had to be passed by at least 36 states, and so the work of the Suffragettes carried on.⁵⁶

On the 10th of December, 1919, Mrs. Gibbs, along with several other women, organized a meeting and posted advertisements requesting donations to raise \$300 to continue the Equal Suffrage League's campaigns.⁵⁷ On January 28th, 1920, the General Assembly of South Carolina voted to reject the 19th Amendment. Despite this setback, by August of 1920, the requisite 36 states had ratified the Amendment, finally completing the Suffragette's campaigns.⁵⁸

This did not stop Mrs. Gibbs from being active in the community. In March 1920, she was Second Vice President of the Community Auxiliary to the Lucas Street

⁵³ *Suffragists Will Meet: Annual Business Meeting This Afternoon*, Charleston News and Courier. 18 March 1919. Print.

⁵⁴ *Equal Suffrage League*, Evening Post. 21 May 1919. Print.

⁵⁵ *Meeting of Board of City Federation*, Evening Post. 5 June 1919. Print.

⁵⁶ *South Carolina and the 19th Amendment*, National Park Service. 27 August 2019. Web

⁵⁷ *Equal Suffrage League*, Evening Post. 10 December 1919. Print.

⁵⁸ *South Carolina and the 19th Amendment*, National Park Service. 27 August 2019. Web

Nursery.⁵⁹ On April 27th, Mrs. Gibbs attended a conference at the Meminger School in which she presented a report she created on loan scholarships offered by the Federation of Women's Clubs. They increased the club's allocation of funds from \$10 to \$25.⁶⁰ The following year, on August 9th, 1921, Mrs. Gibbs was First Vice President of the Civic Club. She was listed as "summering" on Sullivan's Island, but would return to the city for the meeting.⁶¹

John E. Gibbs Sr. died on May 30th, 1945. He was aged 66 years, 11 months, and 3 days when he died, and had worked for the Etiwan company for 35 years. He resided at 4 Logan Street with Mrs. Gibbs and his cause of death was listed as uremia and a coronary embolism, or a stroke.⁶² John E. Gibbs was succeeded as president of the Etiwan Fertilizer Company by his nephew, James Gibbs.⁶³

Though she gained the right to vote in 1920, Anne Gibbs did not live to see her native state officially ratify the law in July 1969, as she passed a year after her husband on July 14th, 1946. She was 66 years old and died at St. Francis Infirmary after a stay of one month. The cause of death was "papillary carcinoma of the ovary with metastasis," or ovarian cancer. At the time of her death, she was a widow and was living at 4 Logan Street with her son, John E. Gibbs. Her funeral was arranged by the J.M. Connelley Company at 309 Meeting Street and she was buried on July 16th, 1946 in St. Philips Church Yard.⁶⁴ Her obituary did not mention her activities in the suffrage movement.⁶⁵

⁵⁹ *Community Auxiliary, Evening Post*, 27 March 1920. Print

⁶⁰ *The Civic Club, Evening Post*. 27 April 1920. Print.

⁶¹ *Civic Club, Evening Post*. 9 August 1921. Print.

⁶² Banov M.D., Leon, *Standard Certificate of Death: John E. Gibbs*, Division of Vital Statistics, State of South Carolina. State File No. 04927. 5 June 1945

⁶³ *Gibbs to Run for Alderman In Ward 3*, News and Courier, 24 Jan 1959.

⁶⁴ Banov M.D., Leon, *Standard Certificate of Death: Anne Simons Gibbs*, Division of Vital Statistics, State of South Carolina. State File No. 07868. 18 July 1946

⁶⁵ *Deaths: Mrs. John E. Gibbs*, Charleston News and Courier. 15 July 1946. Print.

Their son, John E. Gibbs Jr., became a beloved and respected educator and school administrator.⁶⁶ The younger John Gibbs also named his daughter Anne Ball Gibbs in honor of his mother.⁶⁷

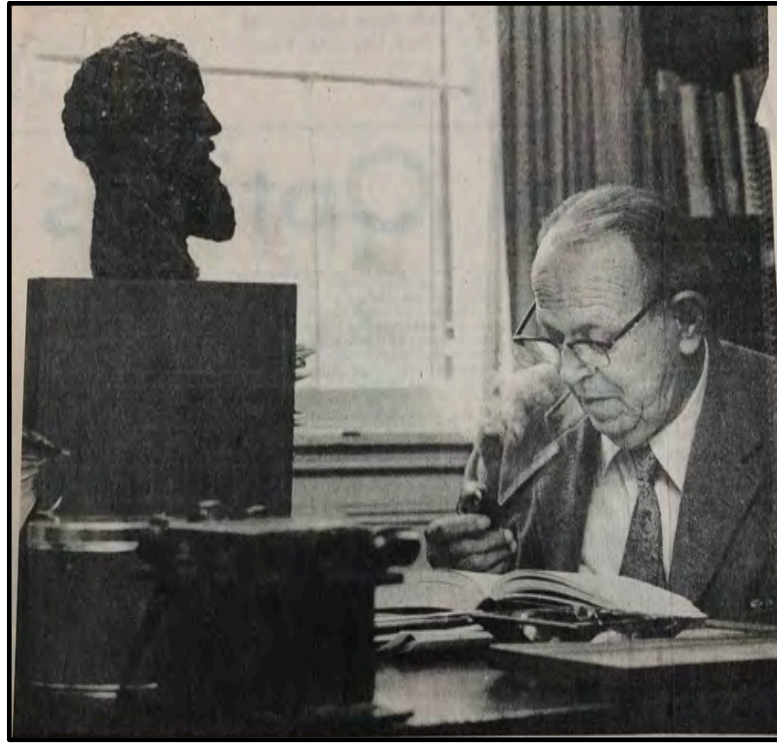


Fig 6: John E. Gibbs Jr, “A Quite Time”⁶⁸

On May 24th, 1920, Sally Nachman, Davin Reinstein, and Nathan Reinstein purchase a portion of the property from the Gibbs family. This was the first time that the lot was recorded as being 60x110 instead of 60x212, indicating that it has been subdivided. This document refers to Albert Legnik, but does not elaborate on the connection between Gibbs and Legnik. It mentions both G17-559, and V15-146. This may indicate that Gibbs was related to Alfred Legnik, since this deed does not refer to

⁶⁶ Waring, Thomas R. *Educator has no Regrets*, The News and Courier – The Evening Post, 15 March 1981. Print.

⁶⁷ *Births*, Charleston News and Courier. 2 Dec. 1941. Print.

⁶⁸ Spees, Wade. *A Quit Time: John E. Gibbs*, from vertical files located at the South Carolina Room, Charleston County Library, Charleston, SC.

any financial transaction between his ownership and hers, leaving the only option as a familial transfer. This may also explain the division of the lot.⁶⁹

In any case, the property remained associated with the Gibbs family. On March 18th, 1928, J.C. Ball (John Coming Ball), Anne Gibbs's father, posted an advertisement to sell 9 Pitt Street for \$12,000. The property remained for sale for almost 14 years, much of that time being during the Great Depression.⁷⁰ On December 2nd, 1942, J. Austin Ball purchases a portion of the property; possibly from the division of the lot, from Sally B. Nachman.⁷¹ It might also be noted that a Mrs. Annie-Arden Jervey Ball had purchased 7 Pitt Street next door in 1915.⁷² Since Anne was descended from the Ball family through her father, who had been the agent advertising the house, it's possible that this sale was arranged within the family.

The property changed hands again on April 1st, 1957, when Manning Aaron and Mildred Bernstein purchased the property from J. Austin Ball,⁷³ and then in a transaction dated the same day, they sold it again, this time to Charles and Fred Bernstien.⁷⁴

⁶⁹ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book L92, P.296

⁷⁰ Ball, J.C., *For Sale*, Charleston News and Courier. 18 March 1928. Print.

⁷¹ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book E30, P.291

⁷² Thomas, W.H.J., *Lanneau Family: Pitt Street Developers*, News and Courier. 16 August 1971. Print.

⁷³ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book F64, P.56

⁷⁴ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book, P80, P. 73

JACK VANE AND ARCHITECTURAL INVENTORY

Jack Vane and Rita V. Mazo purchased the property from the Bernsteins on June 12th, 1964 for \$11,000.⁷⁵ ⁷⁶ Jack Vane was very active in Charleston's business community. According to his obituary, he was president of the American Mortgage and Investment Co. owner and operator of Vane's Appliances and Furniture Co., ran National Car Rental franchises in Charleston, Myrtle Beach and Beaufort, co-founded Park & Go, and was a part owner of the Ashley Marina.⁷⁷ The property was valued at \$2,100 in the 1969 Tax Assessment year.⁷⁸



Fig. 7: Jack Vane⁷⁹

⁷⁵ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book P80, P.73

⁷⁶ *Real Property Card: 9 Pitt Street*, Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C.

⁷⁷ Staff Report, *Local Businessman Jack Vane Dies at 87*, Post and Courier, 17 December 2011

⁷⁸ *Real Property Card: 9 Pitt Street*, Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C.

⁷⁹ *Obituary: Jack Vane*, Legacy.com. 17 Dec. 2011. Web.

During Vane and Mazo's ownership, 9 Pitt Street was recorded in the SC Architectural Inventory in 1973. The lot size was recorded at 60x110, the structure and grounds were recorded as being in "poor" condition, and the neighborhood was recorded as being in "fair" condition. The structure was noted as being 3 stories tall with the façade material and foundation noted as being "brick," and with 2 porches/verandas. The building, which was being used as apartments, was noted as being of "great importance" to the neighborhood and architecturally "valuable," with public access being described as "difficult." The date of construction was listed as 1847, with the source cited as "CW.H.J. Thomas."⁸⁰ One year later, on May 2nd, 1974, Vane and Mazo sold the property to William H. Corry and Edith C. Corry for \$20,000.^{81 82}

HURRICANE HUGO AND MODERN RENOVATIONS

Within ten years, the value of the house then quintupled because David B. Hoffman and April Scott bought it from the Corrys in December 1983 for \$125,000.^{83 84} This may partially be the result of significant improvements that were made by the Corrys. Edgewood Builders was contracted for \$10,000 to repaint the exterior with no change in color, make repairs to interior electric service, and perform structural repairs,

⁸⁰ *SC Architectural Inventory: 9 Pitt Street*, from vertical files located at the South Carolina Room, Charleston County Library, Charleston, SC.

⁸¹ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book H104, P.40

⁸² *Real Property Card: 9 Pitt Street*, Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C.

⁸³ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book D134, P.304

⁸⁴ *Real Property Card: 9 Pitt Street*, Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C.

and to divide the house into separately metered apartments.⁸⁵ A separate permit, also for Edgewood Builders, was filed for \$20,000 for additional electrical wiring and plumbing for the separate apartments.⁸⁶ The permits were signed jointly by the Corrys and David Hoffman.

The renovations and alterations were continued under Hoffmans' ownership. In February 1985, Hoffman hired Edgewood Builders to renovate a "second unit" in the house at the expense of \$20,000.⁸⁷ The following year, he applied for an additional permit for this second unit, hiring Edgewood again at the expense of \$5,000.⁸⁸ In 1987, Hoffman hired Edgewood for \$4,000 to paint the exterior of the house again, along with some unspecified interior repairs but notably no alterations.⁸⁹

Hurricane Hugo hit Charleston on September 22nd, 1989 in one of the most defining (and destructive) days of the city's history, surpassed perhaps only by the Earthquake of 1886. Many houses were heavily damaged, and some were completely destroyed, however 9 Pitt Street was mostly spared. Historic Charleston Foundation performed a damage assessment of the house on July 17th 1990. The house was recorded as being 3 stories, brick frame, with an asphalt roof, and with brick and wood piazzas. The only recorded damage was to the windows and roof, and the damage was minor.⁹⁰

⁸⁵ City of Charleston Building Permit #7033, City of Charleston Department of Clerk Council, Records Management. 6 April 1983

⁸⁶ City of Charleston Building Permit #9229, City of Charleston Department of Clerk Council, Records Management. 2 November 1983

⁸⁷ City of Charleston Building Permit #D002255, City of Charleston Department of Clerk Council, Records Management. 21 February 1985

⁸⁸ City of Charleston Building Permit #D6909, City of Charleston Department of Clerk Council, Records Management. 25 July 1986

⁸⁹ City of Charleston Building Permit #D8551, City of Charleston Department of Clerk Council, Records Management. 5 February 1987

⁹⁰ McCallum & Lund, *Hurricane Hugo Damage Assessment Form: 9 Pitt St.* Historic Charleston Foundation. 17 July 1990.

One year after Hurricane Hugo, and a month after Historic Charleston Foundation's inspection, Hoffman invested \$2,000 in replacing the Chimney caps on the house.⁹¹

Finally, between 2009 and 2012, the Hoffmans undertook several minor repairs to the house; rot was repaired in the siding and trim in March 2009,⁹² and a coping wall, valued at \$250, was extended in December 2012.⁹³

PRESENT VALUE AND LEGAL DESCRIPTIONS

In its present condition, the house currently has 3,676 square feet of finished living area including four bedrooms, two full bathrooms, and one half bathroom, and the property is valued at \$583,400 for taxation purposes.⁹⁴ As of November 2019, it is valued on the open market between \$969,887⁹⁵ and \$1,110,327.⁹⁶ This is to say nothing of its value as a cultural and historical resource. In January 2018, the property was transferred via quitclaim deed from David and April Hoffman into the Hoffman Living Trust, which remains the current owner as of November 2019.⁹⁷ As of December 2019, Mr. Hoffman serves on the Board of Trustees for Historic Charleston Foundation.

⁹¹ City of Charleston Building Permit #26740, City of Charleston Department of Clerk Council, Records Management. 10 August 1990

⁹² City of Charleston Building Permit #BR09-02308, City of Charleston Department of Clerk Council, Records Management. 25 March 2009

⁹³ City of Charleston Building Permit #BR12-11958, City of Charleston Department of Clerk Council, Records Management. 19 December 2012

⁹⁴ Charleston County Assessor. Parcel ID Number (PIN) 4570304049.

⁹⁵ *Redfin Home Report: 9 Pitt Street*, Zillow.com. 23 November 2019. Web.

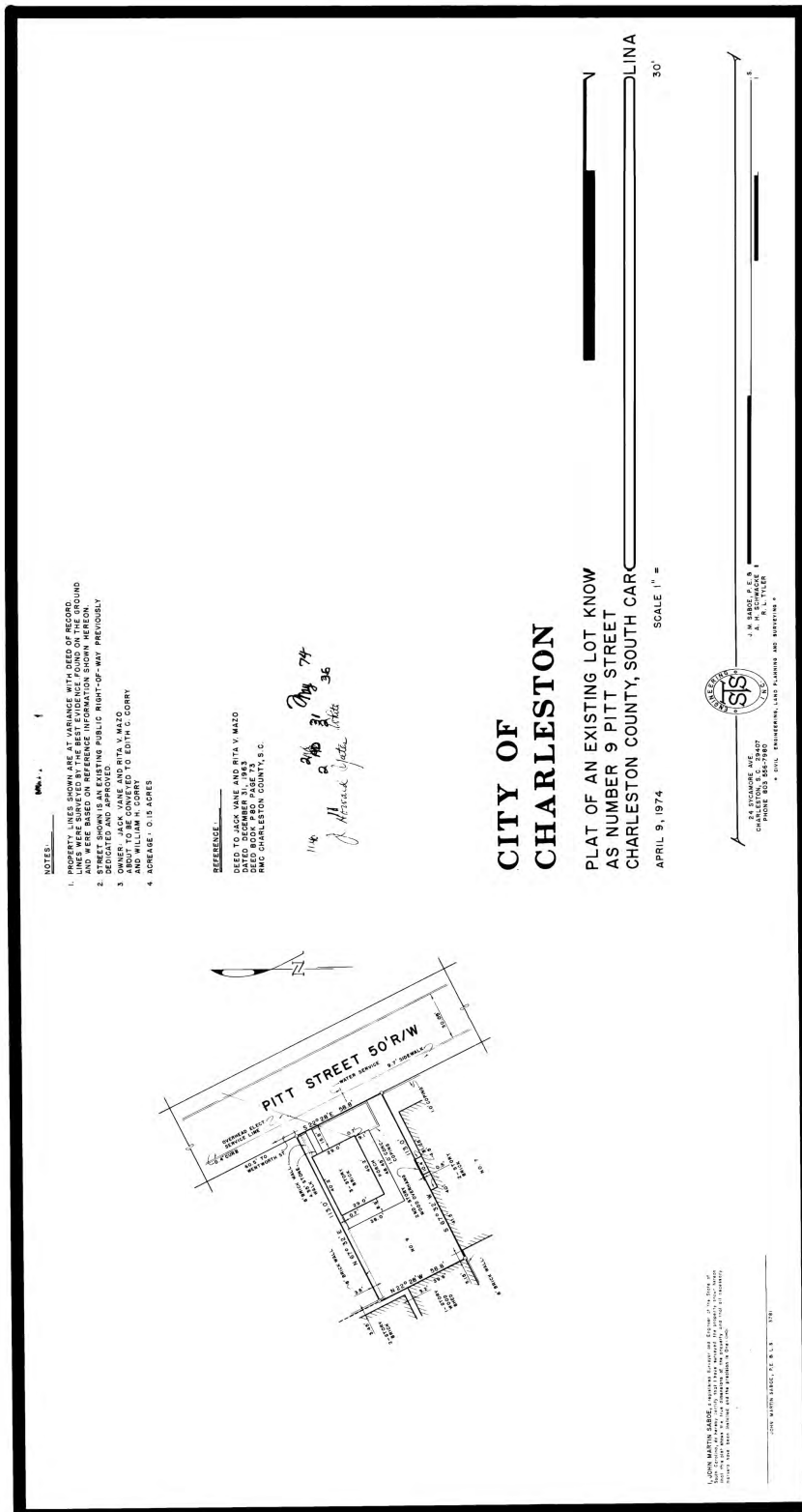
⁹⁶ *Zillow Home Report: 9 Pitt Street*, Zillow.com. 23 November 2019. Web.

⁹⁷ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book O698, P.720

CONCLUSIONS

Summarily, the property at 9 Pitt Street is not only an excellent example of one of Charleston's signature vernacular architecture typologies, but it has strong connections to many historical families and movements. The most widely recognized name associated with the property was of course the Lanneau family, who built the house and subdivided the land, but perhaps in this case the most important name associated with the house is also the most underappreciated. Mrs. Anne Gibbs was involved in leadership roles at least half a dozen women's groups and suffrage-related organizations, and this property was her home throughout this period of her life. Perhaps most importantly, Mrs. Gibbs lived on the property when the 19th Amendment to the Constitution was passed giving women the right to vote. For this reason, the Suffrage Era, and the years of Mrs. Gibbs' residency on the property, should be considered a period of cultural significance for 9 Pitt Street.

APPENDIX A - S.T.S. Engineering, Inc. *Plat of an Existing Lot Known as Number 9 Pitt Street.* Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Plat Book AD, P.31



APPENDIX B – Chain of Title Chart

This chart shows the chain of title for 9 Pitt Street within the period of time discussed in this analysis.

DATE	BOOK/PAGE	GRANTOR	GRANTEE	TYPE	LOT SIZE	PLAT	PURCHASE PRICE
21 July 1825	S9-28	William Kirland	Benjamin Huger	Conveyance			
24 Aug 1825	O9-409	Benajmin Huger/John& William Harleston	Basil Lanneau	Conveyance	120', 4"X212', 6"		\$1,800
11 (Illegible) 1839	A11-378	Basil Lanneau	E.S. Gildersleeve	Probate			
13 January 1872	V15-146	E.S. Gildersleeve	Albert Legnik	Lawsuit	60X212		
? July 1878	G17-559	Albert Legnik	Alfred Legnik	Probate	60X212		
c.1909-1910	Unknown	Alfred Legnik	Anne S. Gibbs	Probate?			
24 May 1920	L92-296	Anne S. Gibbs	Sally Nachman	Conveyance	60X110		
2 Dec 1942	E30-291	Sally Nachman	J. Austin Ball	Conveyance			\$10
1 April 1957	F64-56	J. Austin Ball	Bernstien/Aaron	Conveyance			
1 April 1957	P80-73	Bernstien/Aaron	Bernstien/Bernstien	Conveyance			
12 June 1964	P80-73	Bernstien/Bernstien	Vane/Mazo	Conveyance		H104-44	\$11,000
2 May 1974	H104-40	Vane/Mazo	Corry/Corry	Conveyance		AD-31	\$20,000
29 Dec 1983	D134-304	Corry/Corry	Hoffman/Scott	Conveyance		AD-31	\$125,000
10 Nov 2005	T561-617	David Hoffman	April Scott Hoffman	Quit-Claim		AD-31	\$5
30 Jan 2018	O698-720	April Scott Hoffman	Hoffman Living Trust	Quit-Claim		AD-31	\$5

APPENDIX C – Annotated Chain of Title

1. **21 July 1825**, Benjamin Huger purchases the land at the corner of Pitt and Wentworth from William L. Kirkland. (S9-28)
2. **August 24th, 1825**, Benjamin Huger, William Moultrie, William Harleston, and John Harleston sell a parcel on Pitt Street to Basil Lanneau for \$1,800. The lot, which is numbered 15 in "Harleston Green" is 120-ft, 4-inches, by 212-ft, 6-inches. (O9-409)
3. **11th day of (illegible?) 1839** - Thomas Hannah(?) Lanneau, Basil B. Lanneau, John F. Lanneau, Benjamin Gildersleeve and wife, file a case against Emma Gildersleeve, Basil Gildersleeve, Mary Marisnak Gildersleeve, Benjamin Gildersleeve, and Johanna Gildersleeve, and Louisa Gildersleeve, on the division of the estate of Basil Lanneau. "The lot hereinafter described" was with other land and property allotted to Mrs. Hannah Lanneau, his widow. This appears to be when the land at the corner of Wentworth and Pitt Street was divided up from one estate into individual parcels. (A11-378)
4. **1871** - The Ward Book for 1871 and its subsequent handmade corrections shows the property as being owned by the estate of E.S. Gildersleeve and then transferred to A. Lengnik. This likely reflects the 1872 court ruling. There is a 3-story brick house and a 2-story wooden house. The lot measures 60x212

5. **13 January 1872** – The property is awarded to Albert Legnik in a court settlement involving F. Pratt, Luisa Howard, Henry B. Pratt Lanneau, and Ellen Howard. The lot still measures 60x212 feet. (V15-146)
6. **July 1878** - The property is transferred from the estate of Albert Legnik to Alfred Legnik. The lot still measures 60x212 feet. The day of the July is not noted, or is left blank. (G17-559)
7. **24 May 1920** - Sally Nachman, Davin Reinstein, and Nathan Reinstein purchase a portion of the property (?) from Anne S. Gibbes. This is the first time that the lot is recorded as being 60x110 instead of 60x212, indicating that it has been subdivided.

This document refers to Albert Legnik, but does not elaborate on the connection between Gibbes and Legnik. It mentions both G17-559, and V15-146. This may indicate that Gibbes was related to Alfred Legnik, since this deed does not refer to any financial transaction between his ownership and hers, leaving the only option as a familial transfer (perhaps through Probate or Will?) This may also explain the division of the lot. (L92-296)
8. **2 Dec 1942** – J. Austin Ball purchases a portion of the property (from the division of the lot?) from Sally B. Nachman (E-30-291)
9. **1 April 1957** - Manning Aaron and Mildred Bernstein purchase the property from J. Austin Ball (F64-56)
10. **1 April 1957** – Charles and Fred Bernstien purchase the property from Manning Aaron and Mildred Bernstein (P80-73)
11. **12 June 1964** - Jack Vane and Rita V. Mazo purchase the property from Charles S. Bernstein and Frederick L. Bernstein (P80-73)
12. **2 May 1974** - William H. Corry and Edith C. Corry purchased the property from Jack Vane and Rita V. Mazo (H104-40)
13. **29 Dec 1983** – David B. Hoffman and April Scott purchased the property from William H. Corry and Edith C. Corry (D134-304)
14. **10 Nov 2005** – David B. Hoffman transferred the property via Quit-Claim deed to April S. Hoffman (T561-617)
15. **30 Jan 2018** – April S. Hoffman, AKA April Scott Hoffman, transferred the property via Qui-Claim deed to David B. Hoffman and April S. Hoffman as Trustees of the Hoffman Living Trust (0698-720)

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