

**Preliminary History and Evolution
of the Smith-Rivers-Patrick House at 110 Beaufain Street.
Harleston Village, Charleston.**



**Prepared by Butler Preservation LC for
Ben and Kate Towill, and architect Rhett Morgan**

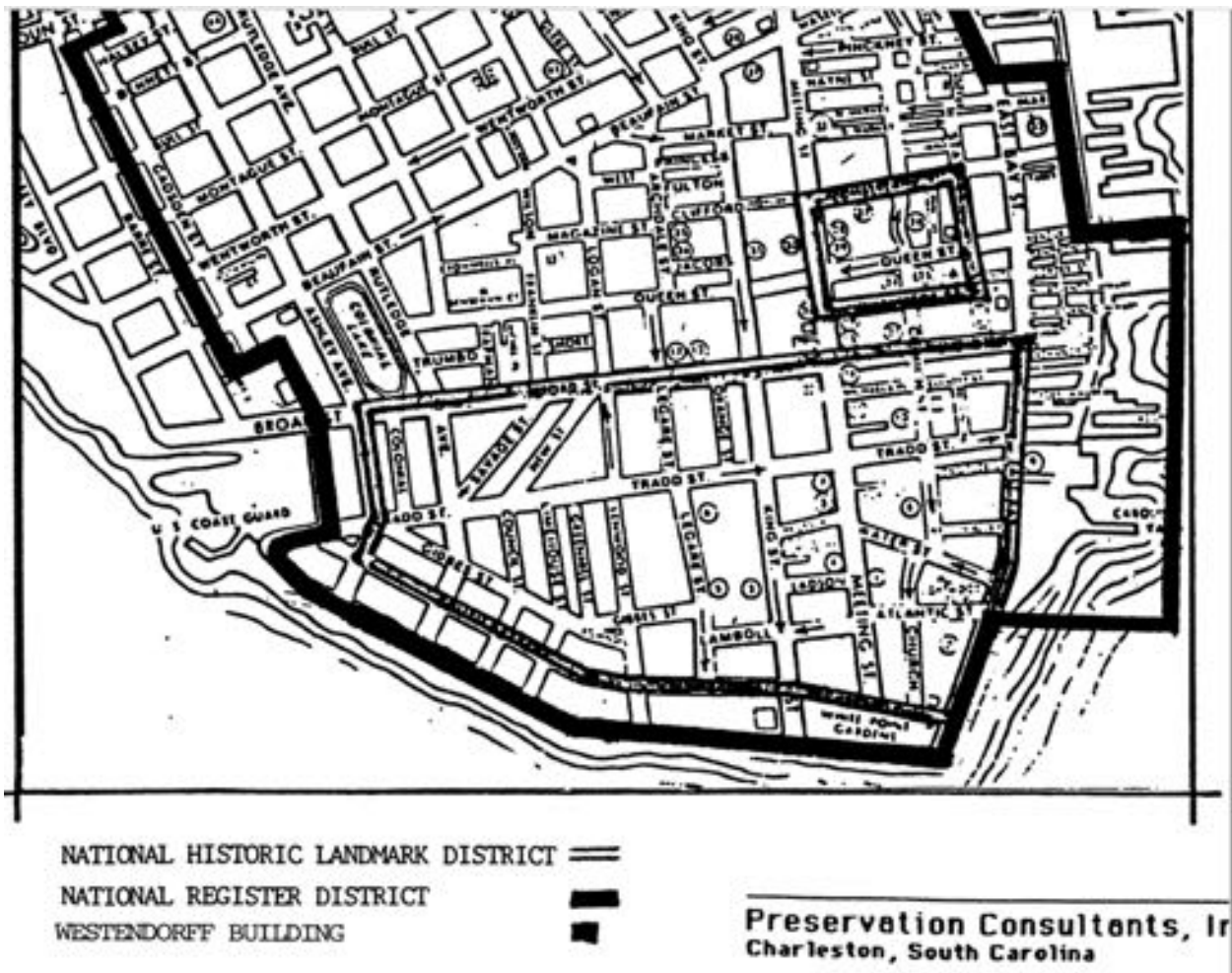
27 June 2023

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Area Context

110 Beaufain Street is situated on the block between Rutledge and Ashley Avenues across from Colonial Lake, in the Harleston Village neighborhood of Charleston. The house is in the city's protected historic district and lies within the Charleston National Register District.¹



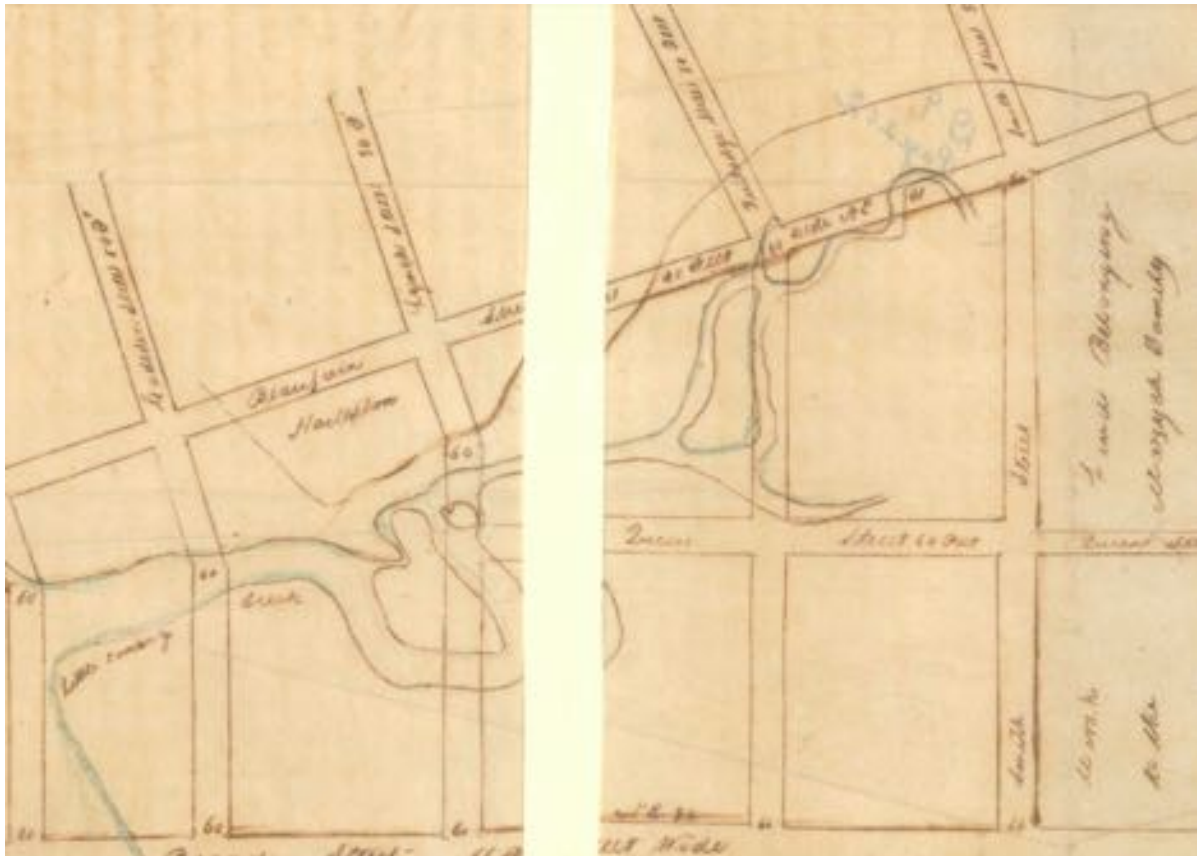
110 Beaufain Street and the circa 1840 John Steinmeyer house at 108 Beaufain Street are the oldest houses on Colonial Lake. The lake began as a millpond impounded from the Ashley River and its marshes and was converted into a Victorian era reflecting pond as a park amenity

¹ SCDAAH. "Charleston Historic District." <http://www.nationalregister.sc.gov/charleston/S10817710004/> (accessed 18 June 2023).

beginning in 1881. Most of the houses in the southwestern end of Harleston Village post-date this infrastructural improvement.



McCrady Plat 621, showing the lowlands and creek where Colonial Lake would later be built.



Plat book D9, pg. 202, surveyed in 1818, showing the high block where 110 Beaufain is located, across from the creeks and marshes.

A summary of the evolution of the block of Beaufain Street between Rutledge and Ashley Avenue, taken from Butler, *Lowcountry At High Tide*, is as follows:

West of the original town limits, Harleston neighborhood was subdivided in 1770 by namesakes John, Nicholas, and Edward Harleston, who inherited the land from the Coming family. To service the new Harleston subdivision, the legislature passed “an act for laying out and establishing several new streets in the north-west parts of Charlestown,” in the area around Coming’s Creek commonly called Coming’s Point. The act authorized the creation of Beaufain Street and the development of St. Philip’s Church’s Glebe Lands. Harleston Green, as it became known, was bounded on the south by Broad Street, and on the west by the Ashley River and its marshes. It developed slowly in the eighteenth century because the tidal creeks and marshes in and surrounding Harleston created a hindrance and made transportation to the old part of town difficult.

To raise and extend street beds to follow private, sometimes haphazard development by mill owners, scavengers dumped garbage and offal in the streets and public lands with a scant covering of sand or dirt that did little to quell the stench. The city extended Beaufain Street in 1837 across an Ashley River millpond, to connect two parts of

Harleston bisected by marsh. The Commissioners of Streets to used debris from the fire of 1838 to fill low spots and dumped the city rubbish at the head of Beaufain Street to create the roadbed.

The City Council was unsuccessful in selling parcels of the marshlands, likely because the area was part industrial, was a known dumping ground for city refuse, and was difficult to traverse during storms [especially the southern side of the ponds/west end of Broad Street]. Residents had been using the tidewater ponds indiscriminately, landing barges on city property at the foot of Broad Street without permission. The area also flooded deep enough to endanger carriage traffic. A resident complained in 1838 about frequent serious accidents where carriages got stuck and overturned in the deep mud sloughs in Rutledge Street at its terminus near Broad Street. Rutledge Street was a causeway with a plank road surface, accessed by bridges that had been damaged by continual erosion. Mayor Pinckney suggested removing the deteriorated bridges and filling the areas to create a continuous high street. The Commissioners of Streets purchased two hundred cords of wood for fill. Workers also dumped refuse at the west end of Broad and Beaufain Streets to extend the roadbeds in conjunction with the Rutledge Street improvements [of the 1830s].

Over the course of the 1880s workers dredged Colonial Lake to desired depth, filled and paved Beaufain and Lynch (Ashley) Streets west of the lake, graded, added curbing, and rebuilt floodgates. Workers carted 17,820 cubic feet of dredge material and debris to backfill the concrete walls surrounding the lake. Caspar Chisolm, who owned the adjacent mill and who lived nearby on Rutledge Street, donated money and labor for landscaping and terracing around the lake. Workers used debris from the “Cyclone of 1885” to fill Chisolm’s Causeway.²

Architectural Description

110 Beaufain Street is a well-proportioned 3 ½ story Charleston single house. It was constructed of brick and rendered in stucco, which was scored to give the visual impression of stone block. The house has classical proportions, with “restrained Greek Revival lines, a tripartite window in the front gable end, and a double-tiered piazza with a flat [very low pitch] roof. A modern addition off the third floor [above the piazza roof] allows for another bathroom. A stuccoed belt course separates the second and third floors.”³

Charleston single houses are a vernacular residential form unique to the city that are typified by their narrow appearance. They were the most prevalent house type in Charleston from the eighteenth into the early twentieth century because they fit well on narrow town lots, and because they ventilate well. They are one room wide facing the street and have a central hall

² Butler, *Lowcountry At High Tide*, 30, 79, 124; *Charleston Courier*, 12 September 1837; *Charleston Mercury*, 22 June and 28 June 1838.

³ Property file for 110 Beaufain Street, Historic Charleston Foundation.

plan, and many have piazzas or porches running the length of the house. The front door into the house itself is found halfway down the long elevation of the house and opens into a central stair hall. The floor plan is usually replicated on each story. Single houses might be a diminutive two-story wood frame building, or three stories over a formal raised basement, or any size in between. They can be ornamented in any architectural style, such as Greek Revival, Italianate, Victorian, or folk variations.

The elegant house was constructed during the stylistic transition from the delicate Adam Neoclassical style to the more robust proportions of the Greek Revival era but is also a uniquely Charleston dwelling because of its single house form. Jack Leland notes,

“The tall handsome house at 110 Beaufain Street has that close pattern of construction and only its details would seem to divide it from a home of the late 18th century. It was built between 1837 and 1840 just at that time when the first influences of the then popular Greek Revival were being felt here, but so conscientiously. Is the new fashion allowed to do service to the older ideal that we see 110 Beaufain as Charleston rather than “Greek Revival.

The period of Shand Smith’s house may be noted in a number of small exterior and interior details which reflect the new use of building materials that came in with the 1830s and show the slight shift from the delicacy of the Adam style to the robust physical qualities of the last phase of the classical revival. On the exterior the new heavy sills to the window project and stucco belting between floors gives that desired strong outline. The attic level ends in a gable (hipped roof seems most consistently popular during the Adam period) with the same strong stucco cornice.

The piazza columns are of good height and one at first feels they have the slenderness of those from the 1820s, but these too show more solid and robust appearance that would increase as we get closer to mid-century. The principal rooms are in the taste of the 1880s although the window proportions have been restrained in height. Front room is decorated only by a high baseboard, window and door framing or reeded patterns streets at the corners with floral blocks, and a modified plaster cornice typical of the period. A number of years ago it was necessary to replace a crumbling mantel with the present Adam mantel trimmed in garlands. Dining room has less elaborate architraves, lacking leafy corner blocks, and plaster is more subdued. Mantel is also a replacement, having been substituted for a post-Victorian contrivance with soaring posts and mirror.”⁴

The first two stories of the house feature tall nine-over-nine pane windows that were still common in the transitional period in which the house was constructed; Greek Revival era houses commonly have six over six windows.

⁴ *News and Courier*, “Do You Know your Charleston: 110 Beaufain Street.” 4 April 1970.



A traditional nine over nine wood sash window with historic louvered shutters.



A view toward Colonial Lake from the second story piazza. The Tuscan columns and balustrades are likely original. Note the heavily scored stucco on the exterior wall, to mock a stone block finish. The piazza ceilings have early wood paneling.



The Adamesque mantel in the front parlor, while an earlier style, replaced the original Greek Revival mantelpiece in this room.⁵



Simple but elegant Greek Revival style balustrades along the stairs. Note the thick Greek Revival door casing with corner blocks.

⁵ Docent notes prepared for Historic Charleston Foundation by Ruby Patrick. Property file, 110 Beaufain Street.

The outbuildings and hyphens on the rear of the house have changed over time, as bathrooms and other modern conveniences were added to the house. The brick and stucco two story hyphen or bump-out was present by 1882. The former kitchen building attached behind/to the north of the hyphen was updated in 1966 by the Patrick family, who also replaced earlier auto buildings with the current garage circa 1966.





The wrap around piazza ties into the two story brick rear project, to which the wood sided addition is attached.



The heart pine flooring in the rear addition predates the 1966 renovation. It is probably original to this section of the building.

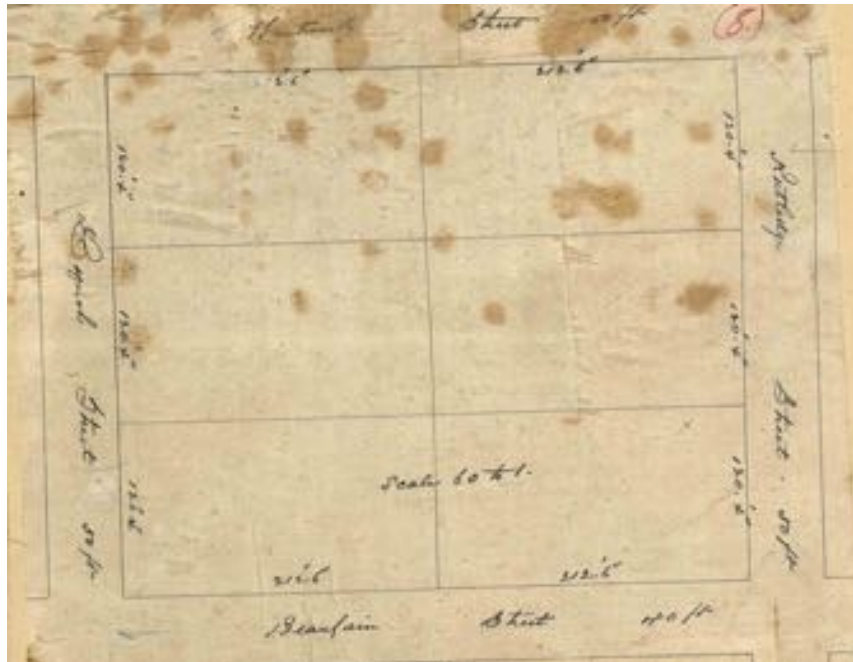
Early History of the Site

110 Beaufain Street lies on the easternmost third of the lot 49 of the original subdivision plat of Harleston. Planter Robert Hume, who resided on nearby Ashley Avenue (then Lynch Street on the river's marshes) owned the large parcel where 110 Beaufain would later be located. Hume sold the parcel to Whiteford Smith in 1837.⁶ Whiteford Smith subdivided the property into three portions fronting Beaufain Street.



A City Engineer's Plat copy of the original plan of Harleston, 1770. 110 Beaufain Street lies on the eastern third of lot 49.

⁶ Deed book S10, pg. 111



City Engineer Plat Book pg. 68, image 8, showing the original subdivision of the block. 110 Beaufain Street. Lies on the rightmost third of the westernmost lot measuring 212'6" on Beaufain Street by 120'4" in depth.

The History of 110 Beaufain Street

110 Beaufain Street was constructed between October 1837 and 1 August 1839 by Robert Shands Smith. Robert Shands Smith, a commission merchant with Kerr and Smith firm, attempted to purchase the 110 Beaufain Street property from Whiteford Smith through a mortgage that he secured from Whiteford. The mortgage was recorded January 1840 but made in August 1839, and by that time, Smith had erected the house at 110 Beaufain Street.⁷ The mortgage described the property as: "all that lot piece or parcel of land situate on the north side of Beaufain Street in the city of Charleston containing 73 feet in front on Beaufain Street by 120 feet 4 inches in depth, bounding to the north on Hume, south on Beaufain Street, east on Thomas Bennett, and west on lands of Whiteford Smith, **together with a two-story brick dwelling and a brick kitchen thereon.**"⁸

Robert Smith defaulted on his mortgage for both the Beaufain Street house and a plantation and enslaved occupants in Orangeburg County, and the Master in Equity transferred the house back to Whiteford Smith in 1845.⁹ Whiteford apparently rented the property after repossessing it. Thomas P. Smith, a relative listed as a merchant at 40 East Bay Street in the *City Directories*, lived in the house in the early 1840s.

⁷ *News and Courier*, "Do You Know your Charleston: 110 Beaufain Street." 4 April 1970.

⁸ Deed book D11, pg. 238, mortgage made 1 August 1839 and recorded in January 1840.

⁹ Deed book T11, pg. 186.



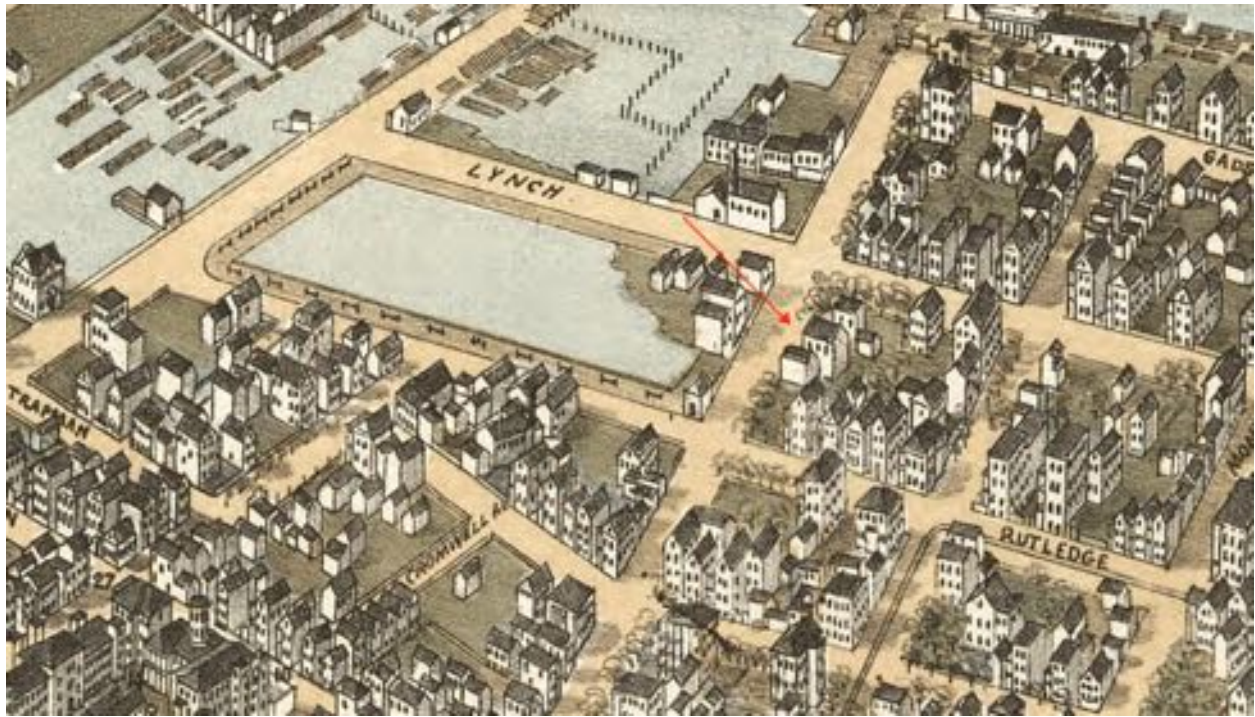
The arrow points to the house on the 1852 *Bridges and Allen Map of Charleston*.

In October 1849, Smith sold the house to B.G. Heriot, a commission merchant, who resided in the house for the rest of the antebellum area.¹⁰ The *Directories* listed his business address as 4 Gillon Street on the Cooper River wharves and gave the earlier street number of **86 Beaufain Street**. *Heriot added a third story to the existing two-story brick house at the lot*, based on the 1852-1856 *Ward Book Tax Assessment* ledger for the property.

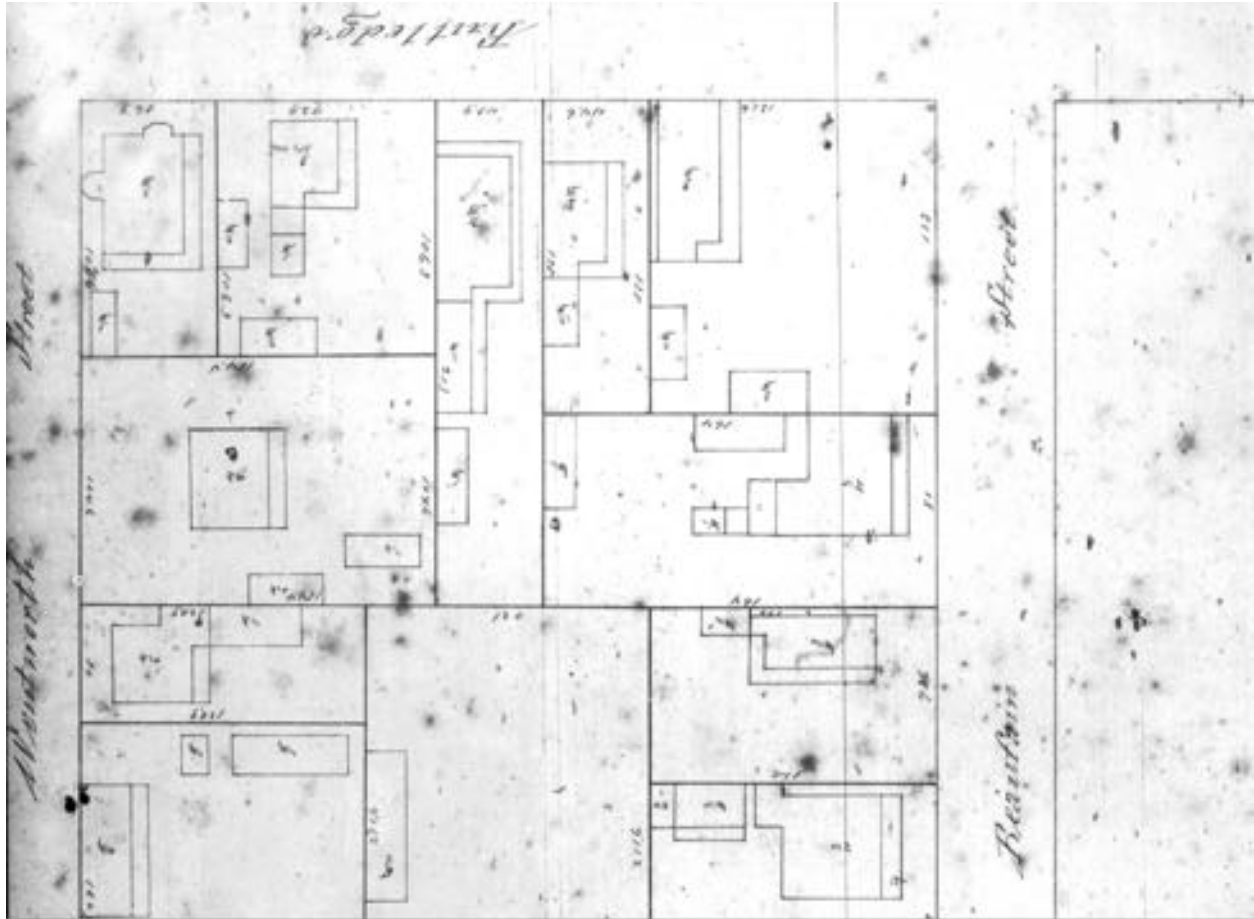
Beaufain Street north side from King Street									
No	Acres	Sticks	Owners	1852	1853	1854	1855	1856	Value
102	15.00		Thomas Bennett	22.3200	2200	2200	2200	2200	402
103	7.00		J. G. Campbell	25.00	2500	2500	2500	2500	402
104	7.00		D. G. Heriot	25.00	2500	2500	2500	2500	402
105	7.00		H. W. Gray	25.00	2500	2500	2500	2500	402
Lynch Street									
106	7.00		Ed. F. Hammer	25.00	2500	2500	2500	2500	402
107	7.00		N. Nathan	25.00	2500	2500	2500	2500	402
108	7.00		D. N. McIntosh	25.00	2500	2500	2500	2500	402
109	7.00		J. D. Bennett	25.00	2500	2500	2500	2500	402

¹⁰ Deed book F12, pg. 55.

1852-1856 *Ward Book* shows Heriott [sic] as the owner of the 3 story brick house at 86 [110 Beaufain Street]. Note that “2” is crossed out and “3” penciled in next to it, denoting the addition of the third story.



1872 *Bird's Eye View of Charleston*. The arrow points to 110 Beaufain Street. There are inaccuracies with the Steinmeyer House next door, which is depicted too small.



1882 Ward Block Plat for Ward 4, pg. 14, by surveyor Charles Lamble. 110 Beaufain is shown as a three-story brick dwelling with a one-story brick hyphen/rear building and a wraparound piazza adjoining the recessed rear building.

86 [110] Beaufain Street passed from Heriot's estate to Sephronia L. Adam in November 1879.¹¹ Adam sold the house to former Mayor John F. Ficken that year, who rented the residence to Emily T. Horlbeck, a property owner and widow of F.H. Horlbeck. Horlbeck eventually purchased 110 Beaufain Street from Ficken in August 1894.¹²

¹¹ *News and Courier*, "Do You Know your Charleston: 110 Beaufain Street." 4 April 1970.

¹² Deed books Z17, pg. 10; G19, pg. 121; Q22, pg. 3.

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...Col. H.
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...ant committees, and was re-elected this
year.

To Rent.

TO RENT, THAT DESIRABLE
Brick Residence **56 Beaufain** street, on
Rutledge Street Lake. Terms reasonable.
Apply No. 4 Cumberland street.

TO RENT, IN SUMMERVILLE,
Furnished House. Apply Law Office,
CHAS. BOYLE, 59 Broad street.

FOR RENT, STORE 63 HASEL
street, next to St. Mary's Church. An

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The house offered for rent under its previous address in the *News and Courier*, 5 December 1884.

Emily was living in the house when the Earthquake of 1886 struck the city in August 1886. The Earthquake damaged buildings across the city and was estimated to be over a 7 on the Richter Scale, and its tremors were felt as far away as Boston and Cuba. The Earthquake's damage was worst in low lying areas and on made land, where the tremors were amplified by the softer soil and poorly compacted fill material. Buildings in the Market (which was a creek in the eighteenth century) and east of East Bay Street (which was reclaimed gradually from the Cooper River) had significant cracks, settling, and façade failures.

The City Engineer surveyed every building in Charleston to determine the levels of damage, and as necessary, distributed relief money on behalf of the city to property owners. She temporarily moved out of the house to lodge at 22 Beaufain Street during the repairs. The City Engineer's Damage assessment listed the brick house at 110 Beaufain Street (its new and final street number) with a slate roof as "now ok" and each of the four elevations in "good" condition, as Horlbeck and her husband John had received city vouchers for repairs that had already been completed before his inspection.¹³

¹³ City of Charleston Engineer Earthquake Damage Assessments; Earthquake vouchers 813 and 935. Charleston Archive, CCPL.



Circa 1900 photo showing 110 Beaufain Street in the across Colonial Lake. The third-floor bathroom was not yet present. Image found on “Charleston History Before 1945” Facebook page, no date or source given.

John. M. Rivers bought the house in November 1904 from Elizabeth Horlbeck, and he resided in it for the rest of his life. John Minnot Rivers (1855- May 1929) was a prominent cotton factor. His obituary described him as a “a highly esteemed and worthy citizen of Charleston. Rivers died at his home. 110 Beaufain Street. He was born on James Island, where his father was an antebellum planter.” The Rivers family lost their fortune in the American Civil War, so the young John Rivers took a position in W.B. Smith and Company factorage house, where he worked his way up through the ranks. He later started his own partnership, Whaley and Rivers, until his retirement. A product of his time, the obituary also proudly noted that while he never served as a politician, “during the troublesome Reconstruction period he rendered active and efficient service in the cause of South Carolina’s redemption from the misrule of the carpetbagger”. Rivers was an avid hunter and outdoorsman also and a member of Grace Episcopal Church.¹⁴

¹⁴ *News and Courier*, 10 May 1929.



John M. Rivers in his Charleston Exposition passbook photo. Charleston Archive, Charleston County Public Library.

CERTIFICATE OF DEATH
STATE OF SOUTH CAROLINA
Bureau of Vital Statistics
State Board of Health

File No.—For State Registrar Only
1110

Registration District No. 9a
(No. 110 Beaufort)

Registered No. 582
(For use of Local Registrar)
If death occurred in
a Hospital, or other
institution give its NAME
instead of street and
number.

1. PLACE OF DEATH
County of Charleston
Township of _____
or
Inc. Town of _____
City of Charleston

2. FULL NAME John Minott Rivers

PERSONAL AND STATISTICAL PARTICULARS

3. SEX Male 4. COLOR OR RACE White 5. SINGLE MARRIED WIDOWED OR DIVORCED Married
(Write the word)

6. DATE OF BIRTH April 13 1855
(Month) (Day) (Year)

7. AGE 74 yrs. 26 yrs. IF LESS than 1 day 1 day 1 mo. 1 yr.
(State or Country)

8. OCCUPATION Retired
(a) Trade, profession, or occupation kind of work.
(b) General nature of industry, business, or establishment in which employed (or employer)

9. BIRTHPLACE (State or Country) James Island, S.C.

PARENTS

10. NAME OF FATHER Constant M. Rivers
11. BIRTHPLACE OF FATHER James Island, S.C.
(State or Country)

12. MAIDEN NAME OF MOTHER Mary Elizabeth Minott
13. BIRTHPLACE OF MOTHER James Island, S.C.
(State or Country)

14. THE ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE
(Signature) M. Rutledge Rivers
(Address) Charleston, S.C.

ALL FILED May 11 - 29 J. M. Rivers
Local Registrar

MEDICAL CERTIFICATE OF DEATH

15. DATE OF DEATH May 4 1929
(Month) (Day) (Year)

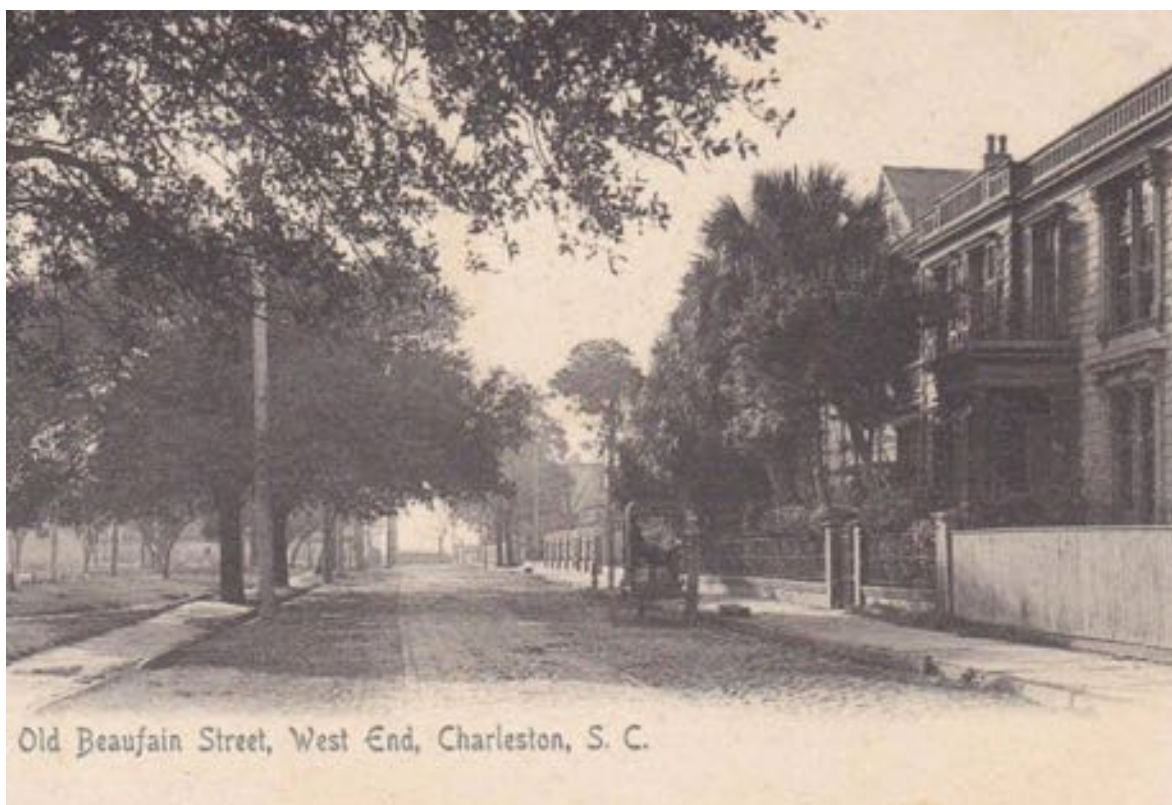
16. I HEREBY CERTIFY, That I attended deceased from _____
4:30 to May 4 1929, and that death occurred, on the date stated above, at _____
m. The CAUSE OF DEATH was as follows:
Cerebral thrombosis
(Duration) _____ yrs. _____ mos. _____ days

Contributory (SECONDARY) Arteriosclerosis
(Duration) _____ yrs. _____ mos. _____ days

17. Where was disease contracted if not at place of death? _____
Did operation precede death? No Date of _____
Was there an autopsy? No
What was confirmed diagnosis? Arteriosclerosis
(Signed) W. H. Rivers M.D.
(Address) _____

18. Name of person causing death, or, in death from Violent Cause, state (a) Means of Injury and (b) whether Accidental, Suicidal or Homicidal
6 Mile Ch. Mt. Pleasant DATE OF BURIAL 5/11/29
19. UNDERTAKER Connellley Co. ADDRESS _____ City _____

Rivers' death certificate.



Pre-1920s postcard showing Beaufain Street. The gable roof and chimney pots of 110 Beaufain Street are visible over the roofline of the Steinmeyer House.

John's widow Jennie F. Rivers continued to reside at 110 Beaufain Street until her own death at the house in 1944.

Standard Certificate of Death
STATE OF SOUTH CAROLINA
Bureau of Vital Statistics
State Board of Health

13887

441312

County of Charleston
Township of Charleston
City of Charleston
Home 110 Beaufain Street
Address John F. Rivers

Registration District No. 92 Registrar No. 441312
No. Baker Sanatorium S. Word 50

1. FULL NAME Jennie Fell Rivers
2. SEX Female 3. COLOR OR RACE White 4. MARRIAGE STATUS Widowed
5. BIRTH John Minott Rivers 6. DATE OF BIRTH (Month, day, and year) Sept. 13, 1862
7. AGE 82 8. PLACE OF BIRTH Wine
9. PLACE OF DEATH Wine 10. PLACE OF BURIAL Wine
11. DATE OF DEATH (Month, day, and year) Dec. 11, 1944
12. TIME OF DEATH 4:10 P.M. 13. CAUSE OF DEATH Generalized Arteriosclerosis
14. PLACE OF DEATH Wine 15. PLACE OF BURIAL Wine
16. NAME OF PHYSICIAN Dr. J. H. Rivers 17. NAME OF FUNERAL HOME Wine
18. NAME OF CEMETERY Wine 19. NAME OF MINISTER Wine
20. NAME OF CHURCH Wine 21. NAME OF SOCIETY Wine
22. NAME OF ORGANIZATION Wine 23. NAME OF COMPANY Wine
24. NAME OF STREET Wine 25. NAME OF CITY Wine
26. NAME OF STATE Wine 27. NAME OF COUNTRY Wine

28. NAME OF PHYSICIAN Dr. J. H. Rivers 29. NAME OF FUNERAL HOME Wine
30. NAME OF CEMETERY Wine 31. NAME OF MINISTER Wine
32. NAME OF CHURCH Wine 33. NAME OF SOCIETY Wine
34. NAME OF ORGANIZATION Wine 35. NAME OF COMPANY Wine
36. NAME OF STREET Wine 37. NAME OF CITY Wine
38. NAME OF STATE Wine 39. NAME OF COUNTRY Wine

40. NAME OF PHYSICIAN Dr. J. H. Rivers 41. NAME OF FUNERAL HOME Wine
42. NAME OF CEMETERY Wine 43. NAME OF MINISTER Wine
44. NAME OF CHURCH Wine 45. NAME OF SOCIETY Wine
46. NAME OF ORGANIZATION Wine 47. NAME OF COMPANY Wine
48. NAME OF STREET Wine 49. NAME OF CITY Wine
50. NAME OF STATE Wine 51. NAME OF COUNTRY Wine

Jennie Rivers' death certificate.

William R. Patrick purchased the house from Rivers' estate in 1945 and resided there with his wife, **Ruby Brown Patrick** for the rest of their lives.¹⁵ William Patrick (1892-November 1976) was president of W.R. Patrick and sons. He was a chairman of Trinity United Methodist Church administration department, and a World War II veteran.¹⁶ During the Patricks' ownership, there appears to have been an apartment unit at 110 Beaufain Street, as other residents such as Annelle Robinson Schubel and her husband Kenneth Charles Schubel in 1950.¹⁷ Ruby inherited the house from her husband William Reid Patrick and continued to live there for the duration of her life.¹⁸ Ruby Patrick was born in 1906 in Sumter County, South Carolina and after moving to Charleston, was attended Trinity United Methodist Church on Meeting Street and was a lifelong member of the Charleston Garden Club. The regularly allowed the house to be featured on Historic Charleston Foundation tours, and the house received a Carolopolis Award from the Preservation Society.

¹⁵ Deed book J44, pg. 322.

¹⁶ *News and Courier*, 18 November 1976

¹⁷ *Charleston Evening Post*, marriage notes, 26 July 1950.

¹⁸ Deed book E111, pg. 173.



110 BEAUFAIN BUILT BETWEEN 1837 AND 1840
Constructed as home of merchant Robert Shands Smith. (Staff Photo by Swain.)

Charleston News and Courier; 4 April 1970. The piazza rooftop third floor bathroom was present by that time.

During the Patricks' long occupancy, they conducted various repairs and modernizations at 110 Beaufain Street. In a letter to Historic Charleston Foundation in 1973 ahead of the spring house tours that were to feature the house, Ruby wrote a short summary of the alterations they had made to the rear of the house:

“Dear Mrs. Heller, this is about all we know of 110 Beaufain Street in this write up.

Renovating of the back of the house was done in 1966 when the old kitchen was made into the family room, butler's pantry turned into a small hall and bath. Porch taken in to make kitchen. Happy spring tours,

Sincerely, Ruby Patrick”

Dear Mrs. Heller,
This is about all we know of
110 Beaufain St. in this write up.
Renovations of the back of the
house was done in 1966 when the old
kitchen was made into the family room,
butler's pantry turned into a small hall
and bath. Pick taken in to make kitchen.
Don't bother to return enclosed "write up",
as friends showered us with them.
Happy Spring Tours.

Sincerely,
Ruby Patrick

Property file, 110 Beaufain Street, Historic Charleston Foundation archives

Ruby Patrick died on March 14th, 2005.¹⁹ 110 Beaufain Street then passed to the Patricks' son and daughter in law, Alice Louise Patrick and W. Reid Patrick Jr.²⁰ The couple hired Rosen Preservation Engineering to conduct an inspection of the house, a summary of which is below:

"Dear Reid and Alice, confirming the conversations at the time of our partial inspection of your home, April 18, 2006. The primary reason for this inspection was to offer an opinion to the cause

¹⁹ <https://obits.postandcourier.com/us/obituaries/charleston/name/ruby-patrick-obituary?id=27508351>

²⁰ Deed book 0020, pg. 838, 11 November 2008.

of the deflective flooring sat [sic] the dining room/stairway wall; and the structural issues at the first-floor bathroom.

- Stairway wall has termite damage on the support joist. Recommends adding a footer to reinforce and prevent further deflection.
- First floor bathroom- floor joist cut through for the tub drain. The mule board or bearing strip in the brick wall at the right side of the house has decayed such that there is no bearing provided for the floor joists underneath the tub.
- Recommend cleaning out the crawl space.
- “Please note that we also had discussions with regards to the condition of the front wall. The front wall is bowed out. Based on our observations, this condition has existed since the house was renovated in 1965, and there are no indications of movement since that time. My opinion is that condition is stable and that no repairs or alterations are necessary at this time.”²¹



Circa 1970s photograph of 110 Beaufain Street and its neighbors. The third floor bump out bathroom is visible behind the large tree on Colonial Lake.

²¹ Rosen Inspection report. Property files, 110 Beaufain Street, Historic Charleston Foundation.



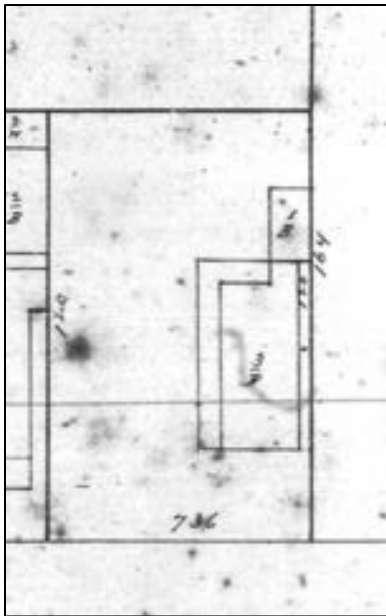
Historic Charleston Foundation photograph, circa 1980.

Timeline of Alterations

Between November 1837 and 1 August 1839: house constructed by Robert Shands Smith as a two-story brick dwelling.²²

Between 1852 and 1856: B.G. Heriot added a third story to the existing brick house.²³

Between 1882 and 1902: the one-story rear addition was modified, and a second story was added.²⁴



1882 plat showing earlier iteration of rear building.

Circa 1880s: interior plaster and mantels modified.²⁵

August 1886: Great Earthquake hits Charleston. Resident Emily Horlbeck received \$100 from the city to complete plaster repairs to the house. She also received \$485 for general repairs to the house, which were inspected and approved by architect Abraham Seyle in November 1886.²⁶

²² Appendix 1: Deeds

²³ *Ward Book Tax Assessments*, 1852-1856

²⁴ Comparison of 1882 block plat and 1902 *Sanborn Map*.

²⁵ *News and Courier*, "Do You Know your Charleston: 110 Beaufain Street." 4 April 1970. *these alterations were likely related to the Earthquake of 1886, which damaged the house.

²⁶ Earthquake records

September 1910: John Fraser, contractor, applied for owner John Rivers to make unspecified repairs to 110 Beaufain Street.²⁷

Between 1902 and 1929: one story rear garage added adjoining existing two-story rear addition with brick first story.



1902 *Sanborn Map* shows the three-story brick dwelling with its two-story piazzas wrapping to the rear of the house. There is a two-story hyphen constructed of brick to the rear, which was likely added to facilitate indoor plumbing. It connects to a wood frame two story rectangular rear addition situated on a brick first story. A stable building of wood, with two flanking on story bays, sits in the northwestern corner of the yard. The 1929 *Sanborn* shows a small change with the addition of a one-story “auto house” or garage to the rear of the earlier back addition. The stable building had been removed.

March 1945: William Patrick applied to make \$2,000 in repairs²⁸

Contractor: M. L. Stephenson

6 May 1946: Rub Patrick, to repair 2 car garage in rear of lot. Contractor: R.A. Geddis, value \$150

²⁷ *Charleston Evening Post*, 9 September 1910.

²⁸ *Charleston Evening Post*, 3 March 1945.



No changes observed between 1944 (above), 1951, and 1955.

Between 1955 and 1967: the auto house was replaced with a square one-story addition.



1967 Sanborn Fire Insurance Map showing the new garage.

21 March 1966: S.C. Poston and Co. application for “renovation”. Permit 2788, \$26,000²⁹

- Old kitchen converted to family room, butler’s pantry converted to hall and bath. Porch partially enclosed to create new kitchen.³⁰

²⁹ Permit index, 1966. Charleston City Records Management.

³⁰ Property file, 110 Beaufain Street, HCF.

9 September 1977: exterior trim painting. Reed Patrick, exterior painting of trim. Contractor, R. L Baker, \$1500.00

10 May 1978: Reed Patrick, interior sheetrock, exterior repair to porches with no changes. Contractor: General Service, \$500.00

28 April 1980: exterior painting

7 October 1980: fence. W R Patrick. Contractor: W. W. Welding and Repairs, \$3000.00. install wrought iron fence and gates on front property line approved by BAR. Pickets flush with rails, and approved by Building Inspector.

17 April 1985: painting trim

6 April 1987: exterior painting, trim

6 March 1996: paint work

9 April 2001: paint work

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Appendix 1: Chain of Title

0020, pg. 838

W. Reid Patrick Jr. to Alice Louise Patrick

13 November 2008

E111, pg. 173

Ruby Patrick to W. Reid Patrick Jr. and Alice Louise Patrick

23 December 1976

- Parcel on the north side of Beaufain Street containing 75' on Beaufain Street by 120 feet in depth. Bounding to the south on Beaufain Street, west on land formerly of Jas. W. Gray but now or late of Wilhelmina Eason, north on land of Robert Hume but now or late the trust estate of A.H. Brown and wife, and east on land formerly of Thomas Bennett but now of Mary B. and Celia Campbell.

J44, pg. 322

Estate of John Rivers to Ruby Patrick
February 1945

- Whereas Jennie F. Rivers (Johns' widow) died on the 11th day of December 1944

V24, pg. 63
Elizabeth Horlbeck to John M. Rivers
21 November 1904

- Description same as above, with derivation clause of Horlbeck's purchase

Q22, pg. 3
Ficken to Horlbeck
17 August 1894

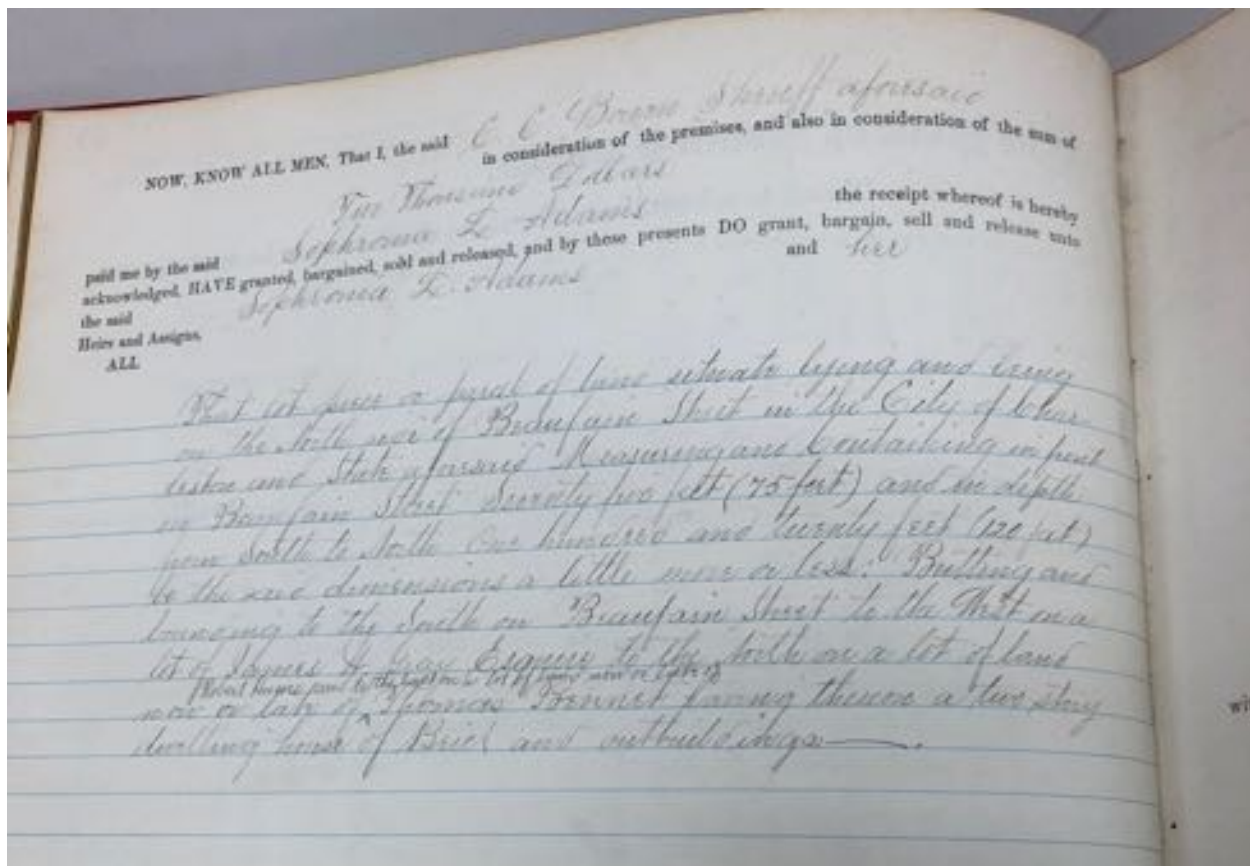
- Description the same

G19, pg. 121
Sephronia Adam to John Ficken
25 August 1886

- Description the same

Z17, pg. 10
B. G. Heriot's estate through Sheriff C.C. Bowen to Sephronia L Adam
6 November 1879

- Lot of land on the north side of Beaufain Street measuring 75 feet by 120 feet in depth more or less. Bounded on the north on a lot of land now of late of Thomas Bennett having thereon a two story dwelling house of brick and outbuildings.



F12, pg. 55

Whiteford Smith to B.G. Heriot

25 October 1849

- Description the same

T11, pg. 186

16 January 1845

Equity though master Edward Laurens to Whiteford Smith, title

High bid of \$2500

- Lot of land on Beaufain Street measuring 73 feet by 120 feet 4 inches

I11, pg. 229

6 April 1843

Robert Shands Smith defaulted in 1842 and there was an equity hearing; settlement for property including the Beaufain Street house and a plantation in Orangeburg

D11, pg. 238

Smith to Robert Shands Smith, commission merchant with Kerr and Smith

Mortgage

Recorded 15 January 1840 (Agreement made 1 August 1839)

- Mentions a residence; all that lot piece or parcel of land situate on the north side of Beaufain Street in the city of Charleston containing 73 feet in front on Beaufain Street by 120 feet 4 inches in depth, bounding to the north on Hume, south on Beaufain Street, east on Thomas Bennett, and west on lands of Whiteford Smith, **together with a two-story brick dwelling and a brick kitchen thereon.**

S10, pg. 111

31 October 1837

Hume to Whiteford Smith

- Release for a lot of land corner of Lynch and Beaufain Street, Harleston Green
- 212 feet along Beaufain Street and 120 feet in depth. **Known by the lot number 49 in the plan of Harleston Green.**
- \$3000

Appendix 2: Ward Book Tax Assessments

1852-1856: B.G. Heriot B2, crossed out an updated as 3B value increased from \$2800 in 1853 to \$5000 in 1854. Lot size, 75 feet by 125 feet

1871-1875: B.G. Heriot 3B value, \$6,000 lot size, 75 feet by 125 feet

1876-1879: B.G. Heriot to Sophonia [sic] Adams. 3B value dropped from \$6,000 to \$4,200³¹ lot size, 75 feet by 125 feet

No.	Lot	Street	Owner	1852	1853	1854	1855	1856	Acres
40	2		Thomas Bennett	22.3200	2200	2200	2200	2200	40 2
41	B 33		J. Campbell	25.052800	2200	2300	2500	2500	40 2
42	4		D. E. Heriot	21.014000	4500	4300	4300	4300	40 2
43	4		H. H. Gray						40 2
Lynch Street									
44	2		Col. J. S. Cannon	20.001200	1200	1200	1200	1200	40 2
45	2		N. Nathan	20.007000	7000	7000	7000	7000	40 2
46	2		D. S. Mcintosh	20.005000	5000	5000	5000	5000	40 2
47	2		J. P. Bennett	20.006000	6000	6000	6000	6000	40 2

1852-1856 Ward Book

Appendix 3: Selected City Directories

City Directories

³¹ Other houses on the block depreciated as well, indicating a recession or larger economic fluctuation rather than damage to the house.

1840	Robert S Smith. Firm of Kerr and Smith. Res, Beaufain Street
1849	T P Smith, merchant 40 Bay Street. Res, 82 Beaufain
1852	BG Heriot. Commission merchant, 4 Gillon Street. Res, 86 Beaufain Street.
1859	BG Heriot. Commission merchant, 4 Gillon Street. Res, 86 Beaufain Street.
1891	Mrs. Elizabeth Horlbeck
1899	Mrs. Elizabeth Horlbeck
1911	John M. Rivers

Appendix 4: Selected Newspaper References

NC	<i>News and Courier</i>
CEP	<i>Charleston Evening Post</i>

NC 18 November 1976

WR Patrick Sr. died. Washington Reid Patrick Sr., president of WR Patrick and Sons Inc. died in a local hospital. 1892 Hampton County. Former chairman of the Trinity United Methodist Church administration and was a WWII veteran. He was a member of Star Gospel Mission. Survived by widow Mrs. Ruby Brown Patrick

NC 21 March 1973

Tours. Robert Shands Smith's house 110 Beaufain Street, exhibits the early influence of Greek Revival. 108 Beaufain, the John Steinmeyer House circa 1840 bought and renovated by Thomas Bennett Jr. 130 after his ancestor Govt. Tomas Bennett bought it in 1842.

NC 4 April 1970

History: DYKYC

The early perfection of the Charleston single house plan, coupled with what appears to be a natural conservatism of taste, has left the city a special, almost unchanging ideal of the moderate sized residence. Frequently enough this ideal is so closely followed by a builder that at a glance it is difficult to place the individual dwelling in relation to its period.

NC 23 May 1966

Home of Schachtes

NC 8 February 1953

2 large well-furnished bedrooms, with private bath, steam heat etc. men only

CEP 26 July 1950

Wedding of Gordon T Robinson's daughter Annette Robinson and Kenneth Charles Schubel, in NJ. Couple residing at 110 Beaufain

CEP 3 March 1945

W. Patrick, to repair dwelling at 110 Beaufain Street, \$2000

NC 12 May 1929

John Minnott Rivers, retired cotton factor, died at his residence 110 Beaufain Street

NC 24 October 1916

Wanted. Five or six loads of well-rotted manure, cow preferred, at 110 Beaufain

CEP 9 September 1910

110 Beaufain Street, John Rivers, owner, dwellings repairs. John Fraser, contractor

NC 18 May 1904

For sale

1896-1903- Mrs. Horlbeck listed as resident