

82 ANSON STREET (TMS 458-1-1-19)

1799; Josiah Smith, Jr., successful merchant. He built the house for his spinster daughter, Miss Mary Smith. Known as Miss Mary Smith's House.

	<u>date</u>	<u>deed bk.</u>	<u>price</u>
A & R Agency, Inc.	8/63	F77-369	
Historic Charleston Foundation	8/19/66	E86-325	\$40,000
Claire S. Kellogg	2/9/73	D101-162	\$85,000

deed restrictions: 1-4

measurements: frontage 103.6 x 100 x 34.5 x 21.5 x 67 x 77 [as of 1974 resurvey plot #37]

Tax Info: year assessment for: 1960-5 1969 1970 1976
total assessment: 2,500 2,250 1,250 5,530 OT 6%
number of buildings: 3-5 brick 3 1 1
total appraised value: 92,200

See file 1858 (7/14/67) for 1967 asmt change (2 buildings removed for 1967 on 82 Anson).

See file 2062 (4/30/69) for 1969 asmt increase to lot and bldg \$650. (One bldg moved to this lot and assessed for 1969).

1970 file #2432 (6/22/70) for reduction in 1970 asmt from \$2250 to \$1250. Removed two bldgs out of three for new bldg count of one.

June 1971: total investment was \$136,415. Of this Woodwards contribute \$70,000. HCF's own investment was \$64,700, but \$40,000 was spent to buy slum land.

82 ANSON STREET

Built in 1799 (see history attached to folder)

Bought by Historic Charleston Foundation from A & R Company
for \$40,000, on August 19, 1966

~~Cost of restoration \$98,167.39 (10/31/71 audit)~~

Sold by Historic Charleston Foundation to Claire S. Kellogg
for \$85,000, sales contract signed December 1, 1972

Information from audit October 31, 1972:

82 Anson

Additions to property \$3,386.78

Deductions from property \$2,875.00

Net Change Carrying Value \$ 511.78

Carrying Value - 10/31/71 \$138,167.39

Carrying Value - 10/31/72 \$138,679.17

Estimated Value \$ 80,000.00

Reserve for reduction
to mkt. value \$ 58,679.17

MISS MARY SMITH'S HOUSE

c. 1799

82 ANSON

PROPERTY OF HISTORIC CHARLESTON FOUNDATION

FOR SALE AS A PRIVATE RESIDENCE

This property was built by a successful merchant in 1799 for his spinster daughter Mary Smith. Indeed such elegant and capacious quarters for the spinster sets one's mind wandering - was this a copious compensation for unrequited love, or an unfaithful suitor, or on the other hand a mouse trap of unusual proportions to entice the gentlemen who had not appeared, or was poor Miss Smith left to care for elderly aunts and myriad orphaned nephews and nieces in her establishment. This was not entirely unusual, however. We know of other similar houses, equal in size and refinement of detail built at the same time and for the same occupant - such as Miss Amarinthea Elliott's House at 16 Legare Street - open in early April on our Legare Street tour.

Here, in addition to the three floors you see, the house sits over a high basement where there was much space for household working rooms or a summer dining room. To the rear or east a narrower attached wing rose for two stories, and a long kitchen building two stories in height extended beyond this. Built as a separate unit it was eventually attached to the main house.

The house stood to the north, exactly in the middle of the present George Street. It was hauled about 100 yards south to its present location; hauled on huge logs by block and tackle.

The eastern rear wing was not sound enough to travel in so robust a fashion, and was replaced by the present addition of approximately the same proportion made of new brown brick, and altered to accomodate a garage on the basement level. It was too costly, impractical, nor was sufficient land available to move the kitchen building.

Before the land to the north and east of this was cleared for the Civic Auditorium, the area was a racuous slum teaming with all manner of life, and with some fine houses. Anson Street ambled uninterrupted from Laurens to Calhoun. Three houses from its East side were rescued by Historic Charleston Foundation with the cooperation of the city, Number 82 Anson; 114 Anson which is now 74 Anson, the Michael Foucoud House, which you see today; and 116 Anson now 61 Laurens. They were both moved, sold, and restored by Historic Charleston Foundation. They date from the early 1800's as do most of the surrounding buildings. The new suburb of Ansonborough was flourishing in 1800. While Miss Smith's house was being built, Joseph Legare started his fine dwelling at 75 Anson. A third story was added much later.

After Miss Smith's ownership the present 82 had several owners and then began the descent to an appalling slum. When condemned by the city in its clearance program the main house was in at least eight furnished apartments. Entrance was

through a door cut into the basement and a staircase led up into the principal drawing room. All the porches were completely filled in to provide "delectable" baths and kitchens and elegant dinettes for the various units, partitions were everywhere, and yet the original woodwork remains.

In addition the kitchen building was in several apartments, and along the south property line ran a one story brick building of considerable length with an indeterminate number of units. As we knew it was to be razed we did not undergo the traumatic experience of inspecting it. Across the back of the lot was what appeared to be an exceedingly large tin garage. In fact this was a warehouse to store used furniture and appliances for a string of such establishments belonging to the property's owners.

The land where the house now stands and the garden area were occupied by other slum property, a wooden house handsomely faced with pealing red asbestos shingles and on the corner a three story corner grocery of 1900 vintage, and above its collection of sad apartments. These were purchased and torn down by Historic Charleston Foundation.

Restoration began last summer and is virtually complete. A garden wall of pierced brick is to be built. Plans for the garden are here to be developed by the new owner who we hope will soon appear to purchase this pivotal house in the Ansonborough Area.

This is probably our most ambitious restoration. It was undertaken not only because of the quality of this particular building, but because of its strategic location. Today it stands as the gate post of Ansonborough, a definitive beginning and end of this area rehabilitation project. The grounds, when developed, will be a lovely open green space to complete the complex. Laurens Street, the oldest and loveliest street in the area, was once our troubled frontier. Now it is slowing, being completely redeveloped and continues around onto East Bay where four other great houses have been restored by Historic Charleston Foundation.

Frances R. Edmunds
March 22, 1970

82 Anson Street

Handsome Charleston Single House - Built 1799 by Miss Mary Smith

Lot 113 feet on Anson Street; 77 feet on Laurens Street. Has large walled lot.

Suitable for Immediate Occupancy although certain finishing work needs to be done. House has a high basement and three main floors. It is entered by a handsome flight of stairs onto a side piazza. Door leads into central stair hall, unusually wide with graceful original staircase.

On the first floor is a drawing room, 20' x 20', and a dining room, 20' x 18', and a large, modern and completely new kitchen with dishwasher and washer and dryer connections.

On the second floor is a library, a bathroom, a large master bedroom, dressing room and a second well appointed modern bath. Many closets.

On the third floor are two bedrooms and a bath.

The house was restored by Historic Charleston Foundation in 1970. It has two furnaces and two central air conditioning units. All floors of old heart pine have been sanded and refinished. All plaster replaced. Original cornices, mantels and wainscoating throughout.

The two third floor bedrooms and the library have not been painted. Two are down to the natural wood and it was decided to leave these so that the purchaser could make a decision on their treatment.

The basement area is unfinished. Has a concrete slab floor, electrical outlets, one half bath, connections for washer and dryer, and connections for a powder room. It could be finished as a separate apartment with outside entrance; as an office; as a workshop; or as a playroom or left as it is. There is a large garage and space for a work bench under the kitchen.

There is only a little basic planting in the garden. When planted this garden will add a great deal to the beauty of the house, one of Charleston's distinguished Adam style residences.

82 Anson Street
Miss Mary Smith's House
1799

The Census of 1861 shows this building as follows:

"Anson Street East Side			
#	<u>Wood or Brick</u>	<u>Owner</u>	<u>Occupant</u>
82	Brick	Mrs. Ann M. Tennent	William W. Wilbur"

D-15, p.417 No deed was found into Mrs. Tennent, as usual, and deeds out of Mrs. Tennent were not made either. Therefore, she must have died in possession, which proved to be the case, for on 23 January 1868, Gilbert B. Tennent, her executor, on behalf of all the children of Mrs. Tennent, and in accordance with the wishes (expressed in his will) of Edward S. Tennent, vested title to the house in their sister Harriett. (Reference is made to a plat, by Col. E. B. White, of 12 February 1851; but which, the clerk noted, had never been filed.)

L-15, p.133 In the following year (1869), Harriett, calling herself "Hattie", and of Wilmington, North Carolina, sold the house, for \$800.00, to the City Council of Charleston. For what purpose they bought, I cannot say, but it is an easy guess that they wished to demolish it and continue eastward with George Street. If that was their purpose, it was not achieved for

almost one hundred years.

N-10, p.418

Mrs. Tennent's title derived from a bequest ^{of} ~~of~~ her sister, Mary Smith, who left a will of 1828, before her death in 1832, which devised all her property to the children of her brothers, William Stevens Smith and Edward Darrell Smith.

In this deed the brothers' children relinquished 82 Anson Street to Mrs. Tennent's children in exchange for other property left by Miss Smith. The property at 82 Anson was described in considerable detail:

" . . . all that certain three story brick dwelling house with the kitchen [however an actual kitchen appears to have been in the eastern first floor room] stable carriage house and other buildings erected on a lot of land leased by the said Mary Smith from Josiah Smith and Thomas Doughty trustees of Margaret White, situate lying and being . . . on the east side of Anson Street opposite to George Street and measuring . . . eighty four feet . . . by one hundred sixty-six feet . . . bounding eastward on land late of Christopher Gadsden, northward on land formerly leased to James Fogartie, and southward on land formerly of Mary Ellis . . .

This deed was dated 28 November 1836.

W-6, p.450

There were several sales by Margaret White in 1818, for adjacent lots, but this property was transferred by a ground-lease for fifteen years, on 1 March 1799, by Josiah Smith and Thomas Doughty, trustees of Margaret White, wife of Anthony Walton White, of Brunswick, New Jersey, to Mary Smith. The bounds were the same, and the size the same, as in the preceding, but it was clearly described as a lot, for it was provided that at the expiration of the first fifteen years,

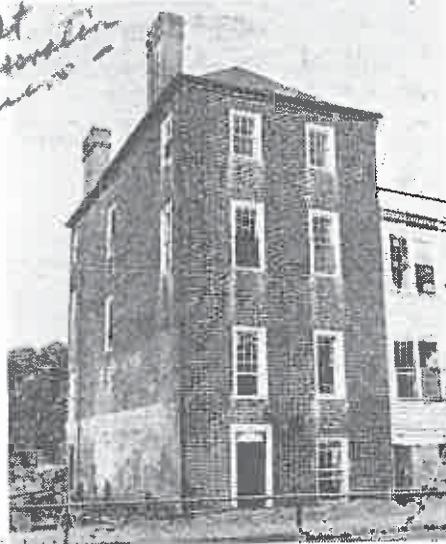
the owner might buy "any buildings which may have been erected thereon . . . at current value . . ." If the owner did not buy, the tenant might renew the lease for an additional fifteen years. The annual rental was 84 Spanish Milled Dollars payable quarterly. It is not to be presumed that these actual coins were exchanged, but the milled edges guaranteed a standard of precision.

The deed transferring the property to Miss Mary Smith in fee simple I did not find, but there must have been one.

Mary Smith was apparently the daughter of Josiah Smith, junior (1731-1826), and it is interesting to see him providing his children with houses; the building at 85/87 Broad Street he had just given, in 1797, to his sons William S. and Samuel, each one-half of that double tenement.


L. Louis Green, III

18 October 1969



*Oct
Restoration
new*

Historic Charleston Foundation (S.C.) moves "single house" from site of proposed civic auditorium.

Charleston Evening Post photo

Charleston, S.C., Single House Moved

The Historic Charleston Foundation is moving a fourth house from the site of the proposed civic auditorium in Charleston, S. C. The three-story brick dwelling at 86 Anson Street is the tallest of the houses and will be moved a distance of 60-70 feet. The Foundation saved the four buildings on the auditorium site from demolition by purchasing them from the city for \$1 and agreeing to relocate them.

Mrs. S. Henry Edmunds, Foundation director, states that the house on its new site will make a real contribution to the area. It will form the northern boundary of the Foundation's Ansonborough Restoration Project and the southern boundary of the auditorium project. Mrs. Edmunds describes the house as a "regular Charleston single house" and said the Foundation will probably restore the side porches.

House at 82 Anson St. triumphs after a hard life

Mary Smith died single and childless. Josiah Smith had the house built, where Smith had his home in what was then a subsection of Ansonborough called Middlesex. Mary Smith's house was built in 1832, so she left all of her property to her nephews, William Stevens Smith and Edward Darrell Smith. Her brothers' sons turned house to another aunt, Mary Smith's sister, Ann Smith Tennen. Mary Tennen's husband was of the older River Tennen's, owners of Fishbrook and Parmausus Plantations.

Records indicate that Mrs. Tennen lived in the house. The house was listed at 1 Minority St. Older maps show that Minority Street was relegated to Anson Street. Later it was renamed differentiy. One must conclude that much of the land to the north east of the house was marshland that was slowly filled in.

DO YOU KNOW YOUR CHARLESTON?

DO YOU KNOW YOUR CHARLESTON?

Special to The Post and Courier

CHARLES H. WOODWARD
8031 GERMANTOWN AVENUE
CHESTNUT HILL
PHILADELPHIA, PA. 19118

CHESTNUT HILL 7-5700

APRIL 30, 1969

Mrs S Henry Edmunds
Historic Charleston Foundation
51 Meeting Street
Charleston, South Carolina

82 ANSON STREET

Dear Frances

On Monday I received from you the revised plans on 82 Anson Street and I think they are wonderful. The reduction in the size of the new wing gets it into much better proportion with the old house both outside and inside. It becomes obvious that the new addition needs no window on the north side facing the Auditorium. However, we want to save this space for a nice big HCF sign visible from the auditorium. In the basement (ground floor) I suggest the following revision: do not brick up the existing opening between the Family Room and the hall; instead use this existing opening in the corner of the Family Room as the front of a closet which will extend back into the stair hall. You can still get a closet off the stair hall (enclosed is a sketch plan). I think it would be of great advantage to have this closet off the Family Room in which to store card tables, games, toys, movie projectors, screens, etc.

As for the dining room, where the center window is being closed up, I do not know from your plan and your notes whether you expect to provide an alcove or storage closet at this location. In our dining room in the Mikell House we did close up an old passage-way, put in shelves and then cabinet doors. In this we store our china and it is very nice and efficient, etc. etc. I strongly recommend that where this middle window is be kept as a china cabinet.

Turning to the south elevation, it looks wonderful. Let's build it this way without the steps into the garden until we know what the garden is going to be like. I like the slight curve over the garage doors and I am very much in favor of the garage doors being off center. Actually speaking it is much better off center than on center because it gives a little more mass at the end of the ~~garden~~ garage wall.

Turning to the second floor plan and looking at the bathroom at the head of the steps where the plan shows ~~shelving~~ to fill in the space between the bathtub and the vanity, do not make this a partition to the ceiling but rather plan for a shelf ~~same~~ in height between the top of the tub and the vanity, or in fact it might be of the same height as the vanity. Moving the water closet was a very good idea so as to have space available for a door into the library or bedroom #2 if it is so decided in the future.

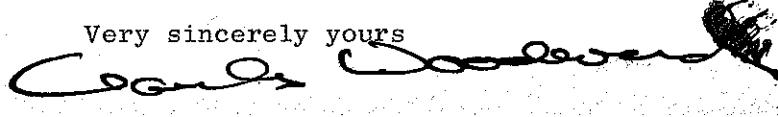
The plan for the master bath should show where the linen closet will be. I imagine that the linen closet is intended to be in the bathroom itself and not in the dressing room. This brings up another suggestion, namely that it might be wise to omit the little closet in the dressing room so that the entire southeast wall could be free for such furnishings as the tenant or owner might decide. This little closet could be substituted later if the tenant or owner so decided.

Let's ask Mr DeCosta to get an estimate as soon as possible. I am scared to death that the anticipated cost will run very high because of the general inflation we are all suffering, but 82 Anson Street would be a honey if we could afford to build it as per the plans submitted.

Very sincerely yours

CHW.m

(See next page)



P.S. The plan for the basement shows that the floor itself will be a 4" concrete slab over welded mesh. This sounds good but the plan does not indicate any drain in the floor. I am not sure I would want one in the Family Room, but it might be a good idea to have one in the furnace room and we must have sufficient fall to the sewer because the plan shows a water closet and washing machines near by. If there will be washing machines there certainly should be a drain in the floor. Likewise, there should be a drain in the floor of the garage.

P.P.S. I am anxious to see the plans for the heating and air conditioning layout as, if and when they are prepared.

P.P.P.S. Saw Dick Jenrette yesterday in Washington at a meeting of the National Trust Finance Committee. He suggests using the interior of the two rooms at Presque Isle for the Mills House, one for the Presque Isle bar. Dick talks about putting these two interiors in the loggia between Hibernian Hall and the new replica hotel building on Meeting Street.

I wonder whether it would be appropriate to use the interiors in the new building itself - a lot more people would see these rooms that way than any other way.



April 25, 1969

Mr. Charles H. Woodward
8220 Millman Street
Philadelphia, Pennsylvania 19118

Dear Charles:

I am mailing you under separate cover reworked plans for the smaller addition to the rear of 82 Anson. This would make for a one-car garage with some work or storage space to the east.

We originally discussed a sixteen foot addition, and DeCosta finally drew it up as eighteen. These plans have been (in a rush) approved by the Board of Architectural Review, and the demolition of the grocery store has also been approved. This does not mean that we cannot change the plans, but the Board will not meet for another month, and it gives us a working arrangement to start with.

As a matter of fact, if you want to go back to the two-car, twenty-two foot addition, I think we can do this without appearing before the Board again. They would give us an alternate with only a phone call. I understand from DeCosta that the smaller addition would probably take about \$2000 off the total restoration cost.

I think that DeCosta has been quite ingenious about the way he has worked the stair hall on the main floor. There will be a cased opening into the rear area of the hall, you will step down one or two steps into this area, to the left is the coat closet, and to the right, a door to the basement stairs that will remain open inconspicuously, but that can be closed and locked.

In the basement we have put auxiliary connections for a washer and dryer in case the tenant or purchaser of the building should want for a more complicated system of living. But I feel that with the help situation the way it is, the washer and dryer connections should also be on the principal floor of the house, so that living quarters could be three floors, rather than four. I think that this double connection would add about \$50 to the overall cost. Other than this, I do not know of any changes other than refinements to the plan. After you have gone over this copy, I have the match here in the office and we could talk about any changes you want to make or you could return it to me with notations. I do not know if you have a drawing that shows the larger kitchen and two-car garage, and in case you do not, I am sending to you my only copy of this, although I can get a duplicate from DeCosta on a moment's notice.

Mr. Woodward

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April 25, 1969

In the meantime, I think I have persuaded Joe Riley to agree to do over the exterior of his house immediately to the east of our upcoming garden, and Tom Bell at the newspaper is making sketches of how it would look when it was restored. I told him that he could raise the rents from \$85 to \$135 a month, and he is intrigued. This would put nice tenants in. Then, I have asked Harry Barsh, who owns the next house with the formidable portico, if he would sell to me, and I gather that he will, but no price has yet been set. I can then get a silent partner from one of our trustees, and we would alter the front of that house and unchop it into either a single family house or two rental units. It is now in four, and is really very slummy.

So all goes well except at the Hospital, where I gather there has been a good deal of rather tense friction today. The news media has been cooling it so that we know little about what goes on. But Abernathy was in town for a short while this morning and just before he left, I was told it was really very rough. The National Guard was called in.

More later.

My love to Betty.

Sincerely,

Mrs. S. Henry Edmunds
Director

FE/ac

December 10, 1969

Mr. Charles H. Woodward
8220 Millman Street
Philadelphia,
Pennsylvania 19118

Dear Charles:

I had hoped by now to have some definite information on 82 Anson.

Gedney Howe and his wife have looked at the house several times - but I gather are afraid of the cost and of the area. They had already purchased an option on 13 Franklin Street, a fascinating wooden Victorian house we have been trying to save. It cannot compare with 82 Anson. However, first, the Howe's have a twelve year old son and are pondering about Ansonborough; second, he is evidently concerned about three costs, purchase; furnishing; and living in such an establishment. At this point he is having figures prepared on the restoration of Franklin Street, which will be high, and I think that: should these figures be high, he will come back to 82 Anson; if low, that Franklin Street appeals particularly for the child.

The Area Projects Committee met and we had a long discussion about 82 Anson, and how to price it. The unanimous feeling of the committee was that we proceed with the restoration, which is almost complete now, until a purchaser appears; encourage every substantial prospect, and probably get several real estate agents to appraise the property. Also everyone thinks that we should exercise considerable control over the garden and grounds. That one of your primary interests in making possible the restoration of 82 Anson, and of ours when we purchased the property, was to create a significant cornerstone at the northern edge of Ansonborough, and that when you made it possible for us to tear down Mr. Finklestine's "Philadelphia" brick grocery store, to develop a vista up Anson Street from Society across a garden to the tall handsome house.

Mr. Charles H. Woodward
December 10, 1969

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As soon as you and Betty are settled here I would like to draw up plans for the grounds, the fence or wall, and the entrance steps. Should we sell the house before this work is started or completed, the carrying out of these plans should be made a part of the contract with the purchaser.

I am sending you a copy of our audit; you will see that our auditor, Henry Buist, has listed the investment in the property as of October 31, 1969 at \$112,017, and "the selling price" at \$85,000. These are Henry's figures. But at this point I am to use this figure as an "indicator" for prospects, but also must tell them that it will have to be a negotiated price.

Ed Ball, who sold 72 Anson to Rodney Williams for \$80,000, has a very real prospect who is expected in town momentarily. The William's have begun the renovation of 72 Anson (about \$60,000 is my guess). They are having Briggs do the garden. Number 74 Anson is complete and charming.

At 82 Anson we have started painting; the dining room is to match ours at the Russell House, and the front drawing room will be a lovely greeney white - quite elegant. Suddenly the house has begun to glow and glisten, the views from all but the West windows are great, particularly looking South on Anson Street, and interest in it is quickening. I am quite bullish about the property and think that with bathrooms and kitchen complete, and most of the rooms painted, it will be in great demand. There is nothing else in the city available that can compare.

Last week we sold 13 Wentworth for \$10,000, and made an offer of \$10,000 on 49 Laurens. This won't buy it. Tom Stevenson has bought 48 Anson and is in the process of restoring it. Nancy Stevenson is making what should be a buying offer on 47 Anson (awful negro slums at the moment) and plans to restore it; a most attractive small brick house set back on its lot, with, at present, a real cabin on the street front.

Enclosed is a clipping which involves Ansonborough and our friend's children. The arrest was made at 45 Laurens, which HCF sold to Frank and Annabelle Smith for

Mr. Charles H. Woodward
December 10, 1969

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their daughter Stanley Roth and her husband William Fredrick Roth, Jr., who was with the O.E.O. and Father Grant last year. I gather they are now seperated. Scott Roth is the only child of Mary Roth who used to work for HCF before Alicia came. And Margaret P. Schachte is Peggy Pringle, Ashmeads' daughter. They are all mixed up too with a pub on George Street near the college, The Three Nags, about which the narcotics agents are most suspicious. Gedney Howe is lawyer for about five of the young people.

Today I am also writing you a letter about HCF and the tax situation, enclosing opinions from Henry Buist and George Grimal, which we received recently and are encouraging.

Sincerely,

Mrs. S. Henry Edmunds
Director

SHE/bb

Enclosure

CHARLES H. WOODWARD
8031 GERMANTOWN AVENUE
CHESTNUT HILL
PHILADELPHIA, PA. 19118

CHESTNUT HILL 7-5700

NOVEMBER 24, 1969

Mrs S Henry Edmunds
9 Logan Street
Charleston, South Carolina

Dear Frances

Subsequent to your telephone call last week saying that the Gedney Howes have expressed an interest in purchasing 82 Anson Street from the Historic Charleston Foundation, I have been trying to reach you by phone. Betty and I have talked the matter over and we wish to express our hope that this sale may develop. Quite frankly we would only be too happy not to have to pay off the note to the Citizens and Southern National Bank for the moneys borrowed to complete 82 Anson Street and on which note we are the guarantors if the house has not been sold before the note is due.

If, in the sale, HCF can get back the money it has invested in the purchase of the land at 82 Anson Street and the cost of moving the building there, the moneys that we have given so far for the rehabilitation of 82 Anson Street can very well be written off insofar as we are concerned.

It seems much wiser to sell the house than to try to fix it up and rent it. Since the basic philosophy of HCF is that it is willing to take losses in order to improve Ansonborough, the sale of 82 Anson Street to the Gedney Howes seems to be the thing to do. Speaking as a real estate man, I consider it much better to sell a house before it is completed in order that the purchasers will spend their own money finishing the house the way they want it, rather than having the developer spend his money (and probably less money) to fix the house up in a not too satisfactory way. As for 82 Anson Street, I would much rather have the Gedney Howes put their money into building the outside stairway and the garden, than to put my money into it.

Very sincerely yours

CHW.m

Charles H. Woodward

June 13, 1969

Mr. Charles H. Woodward
8220 Millman Street
Chesnut Hill
Philadelphia, Pennsylvania 19118

Dear Charles:

I am going to try to continue to reach you on the phone today. We had a successful conference with Tommy Thornhill and Hugh Lane this morning concerning the financing of 82 Anson. One or the other of them has been out of town all of this month. The C & S Bank will give us a note for \$40,000 at 7½% interest and Hugh will guarantee not to raise this interest when and if the prime rate goes up. We felt that this, in light of the fact that the prime rate is already going to 8%, is the best financing that we could possibly secure.

I asked what legal documents we would need. He said that a formal letter of commitment from you to the Foundation would be all that was necessary. The note would be issued in the name of the Foundation and we would receive the funds from you just as we have done so happily before, and then write a check to the bank, when payment is due.

DeCosta has started on the rear addition and I wish that you and Betty could see the house taking shape. The one snag in the rapid progress of the work is the demolition of the grocery store on the corner, but I now understand that will definitely begin on Monday and will be completed by the first day of August.

I will still try and reach you on the telephone.

With my grateful thanks,

Sincerely,

Mrs. S. Henry Edmunds
Director

P. S. Stanley Smith Roth, daughter of Frank Smith of Summerville, whose husband is Dartmouth '62, bought 43 Laurens and fixed up the front house with rear apartments to rent. He worked for the OEO. Now they have moved into the kitchen building and rented the front house to Negroes (the dark variety). Edna O'Hear is really distressed

FE/ac

CHARLES H. WOODWARD
8220 MILLMAN STREET
PHILADELPHIA, PENNSYLVANIA 19118

May 23, 1969

Mrs S Henry Edmunds, Gen Mngr
Historic Charleston Foundation
Charleston, South Carolina

2
84 Anson Street

Dear Frances,

Herbert DaCosta telephoned me yesterday to say that he estimates the cost of rehabilitating 84 Anson Street to be about \$63,000. I had been hoping that the cost would be around \$50,000 but everything is more expensive than people realize. If you include the cost of land acquisition and of having moved the old house onto the land at \$17,000+ you come up with an \$80,000 investment. In proper parts of Charleston, if 84 Anson Street is fixed up as planned, it might be worth nearly \$80,000. What do you think a fixed-up Anson Street would be worth? What does Tom Stevenson think it might be worth?

However, the function of H.C.F. is to suffer losses in order to rehabilitate a neighborhood or even a house. So, as far as I am concerned, let us go ahead with the DaCosta work.

As I told you in Charleston I cannot pay \$60,000 to the Foundation in a single year. My proposal is that I will contribute \$20,000 more this year toward the rehabilitation of 84 Anson Street. Can the H.C.F. get a \$40,000 mortgage on the balance? If so I will guarantee payment of the balance of the mortgage, so long as 84 Anson Street is owned by H.C.F. As, if, and when H.C.F. sells 84 Anson Street I shall be released of my guarantee of the mortgage. I suggest a five year mortgage with payments on the principal at \$8,000 per year, with the privilege of increasing payments of principal without penalty. Other terms will be considered, if the bankers or H.C.F. want it otherwise.

I will pay the interest on the mortgage, probably to the Foundation, until the house is ready for rent or sale. If rented, then interest on mortgage should be paid out of rent.

Of course all contracts and negotiations should be between H.C.F. and the contractors, sub-contractors and mortgagees. This letter shall consist my pledge as above stated, if accepted by the Historic Charleston Foundation.

I am sending a copy of this letter to Tom Stevenson as President, and am enclosing a couple of xerox copies also. This is to repeat: this pledge and contribution is anonymous * With the best of personal regards, I am

Very sincerely yours,

Charles Woodward

* It may have to be on minutes (hope not) but no publicity of our names.

C O P Y

CHARLES H. WOODWARD
40-A MONTAGUE STREET
CHARLESTON, S. C. 29401

April 14, 1969

Mr. Thomas C. Stevenson, Jr., President
Historic Charleston Foundation
Charleston, South Carolina

84 Anson Street

Dear Tom,

Betty and I believe that the property owned by the Historic Charleston Foundation at the corner of Anson and Laurens Streets, with the northerly side of the property bounded by the grounds of the Municipal Auditorium, is an important property for the future of Ansonborough. We wish to contribute to the Foundation certain moneys for the rehabilitation of the three storey brick dwelling which the Foundation had moved off the Auditorium site and onto the property known as 84 Anson Street. We stress that this contribution shall be kept confidential, and that there shall be no use of our names in any publicity or any printed or typewritten report (or minutes) of the Foundation.

We have mentioned the project to Frances Edmunds and have met with her and Herbert DeCosta at the site; in fact, we have asked the DeCosta firm to prepare plans on which the costs of the rehabilitation of the dwelling can be estimated or determined. Our contribution is based on a couple of quid-pro-quos: namely that the old brick building (formerly a store with apartments over) facing Laurens Street be demolished and removed, at our cost, and that the lot thereafter contain only one building, that being the three story brick dwelling which the Foundation has already moved onto the lot, to which a new wing should be added. In our opinion there is no room on this lot for a second house, if the lot is to achieve the openness desired.

We also wish to have designed and to pay for the landscaping of this property after the repairs and improvements of the dwelling are substantially completed. Our goal is to make this house and lot at the corner of Laurens and Anson Streets a very attractive property at the terminal point of the Ansonborough project and also within outstanding view from the south entrance of the Municipal Auditorium.

At this writing I have no idea how much this project is going to cost, but I am certain it will cost more than I wish to contribute in any one calendar-tax-year. I will send to Frances Edmunds, along with a copy of this letter, a check to H.C.F. for \$5,000 to pay for immediate costs of the project. After the redevelopment plans have been mutually agreed to and the costs more-or-less determined, I will send a further contribution in the form of common stock of a Standard Oil Company, for a large part of the

Mr. Thomas C. Stevenson, April 14, 1969

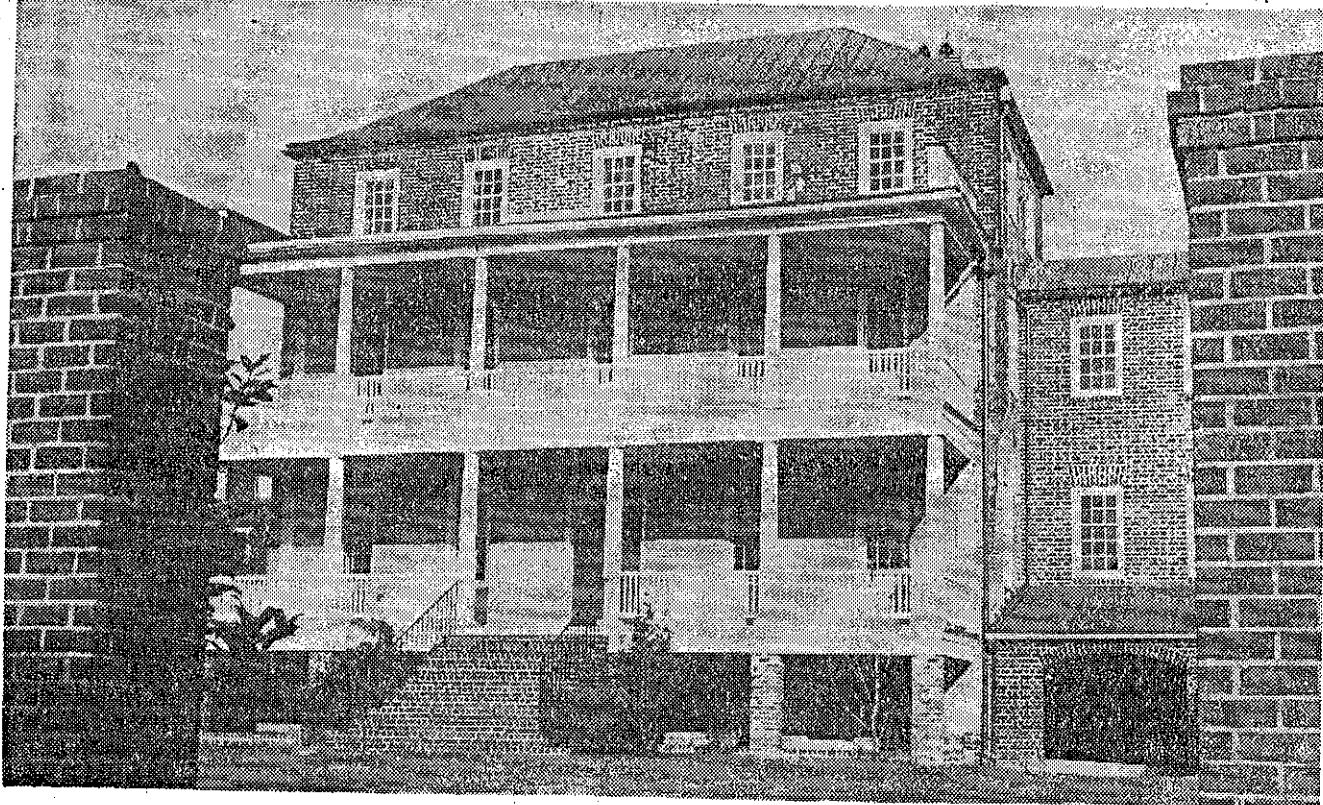
work. But, it may be necessary this autumn, in order to pay the contractors for all the reconstruction costs, for the Foundation to borrow some moneys from a bank on a note which I will guarantee and pay off in 1970. The note will probably be discounted for 90 to 120 days.

We request that no work be done on the yard and garden until we return to Charleston, hopefully in the autumn, when the work on the house will be well along. Because of the prominent location of this property, with relatively open-area other properties on three sides, Betty and I believe that the garden of 84 Anson Street, with its trees, walks and walls, should be developed under the control of the Foundation. In fact, we hope that the Foundation will seriously consider keeping 84 Anson Street as a rental property, along with the houses on East Bay Street, all of which surround the Auditorium, which draws so many people from out of town. However, a good buyer with sufficient moneys to develop the gardens should not be shunned.

Betty and I repeat that this contribution shall be kept confidential and that our names shall not appear in print (or on the air) in any newspaper or printed or type-written matter of the Foundation, including the minutes. If possible we would like only you and Frances and the treasurer to know about this contribution, which can be considered as being made to the "Revolving Fund" of the Foundation. Any necessary or desired publicity on the rehabilitation of 84 Anson Street can refer to the moneys as having come out of the "Revolving Fund". A truth!

Very sincerely yours,

Charles C. Stevenson



82 ANSON BUILT ABOUT 1799

House moved for extension of George Street. (Staff Photo by Burbage)

House Built For Spinster

(EDITOR'S NOTE: Ninth in a series of articles on recent restorations in Ansonborough. The tenth will appear in this column next Monday.)

By W. H. J. THOMAS
Staff Reporter

The tall brick dwelling house at 82 Anson St. was constructed by one of Charleston's most successful 18th century merchants for his spinster daughter, perhaps as bait for husbands or perhaps as some sort of compensation. Its later story of decline in fortune and then preservation is representative of the story of the decline and revival of the Ansonborough area.

Josiah Smith (1731-1826) was a wealthy Charleston merchant accustomed to providing his children with houses and business offices. In the late 18th century (about 1797), he built for his two sons—William Stevens Smith and Samuel Smith—the three-story double tenement still standing at 85-87 Broad St. In 1799, he set about providing for his daughter Mary a handsome uptown residence, the size of which makes one somewhat curious as to Smith's intentions. Mary was not married then (nor would she marry later).

Along with, a Thomas Doughty — both acting as trustees of Margaret White, wife of Anthony Walton White of Brunswick, N. J.—Smith transferred the property where 82 Anson was to stand to Miss Mary Smith by a ground lease for 15 years. The annual rental, probably never collected, was to be "Eighty-four

Spanish Milled Dollars" payable quarterly, with the provision that Mary Smith might buy "any buildings which may have been erected thereon..." at the end of the first 15 years. Smith was giving his daughter the house, but the charges did make for a proper legal precision.

Mary Smith died in 1832, leaving all her property to the children of her brothers, William Stevens Smith and Edward Darrell Smith. Their children, however, deeded the house to Mary Smith's sister, Mrs. Ann Tennent, in exchange for other properties. It does not appear that she

Do You Know Your Charleston?

lived here toward the end of her life. The Charleston census report of 1861 lists her as owner but a William W. Wilbur as occupant.

With her death in 1868, the house passed to her daughter, Harriett Tennent of Wilmington, N. C., on Feb. 24, 1869, she sold the house and lot to John Conroy, a drayman, for \$2,000. It later passed to his bachelor son, John Conroy the coal merchant, who sold it to his sister, Mrs. Mary J. Connor in 1881 for \$2,500.

Following a family settlement of this property and of buildings on Wall, Pinckney and Hasell streets, the parcel was conveyed to Margaret J. Moran on Dec. 15, 1903, for \$16,835. The Anson Street house later passed to Mary Louise Moran, who sold it to the Home Owner Loan Corp.

for \$100 on July 10, 1937.

In 1938 it was purchased by Clarence Oakman. On May 31, 1966, it was sold by Carrie Lee Oakman to the Housing Authority of Charleston for \$29,000 when purchases were being made in the area of the Municipal Auditorium.

With the construction of the auditorium, it was necessary to extend George Street through to Minority to connect with East Bay, but 82 Anson sat directly in this path. The City Council conveyed the house to Historic Charleston Foundation, and the brick dwelling was moved very slowly (at about two feet per hour) to its present location approximately 100 feet to the south of its original site.

At the time the house was acquired by the Historic Foundation, it had been put into a number of apartment units, with an entrance-way cut through its west basement face, a staircase leading up through the principal drawing room and the piazzas to the south filled in as additional rooms for the apartments. The Foundation removed a building which occupied the next lot to the south to allow for an ample garden area and then set about transforming 82 Anson back into a single family residence.

The piazza rooms were taken off and replaced with the piazzas and Doric columns then being removed from the Blake House (circa 1789) nearby on East Bay. This 18th century dwelling was itself being restored partially as a branch for the Citizens and Southern National Bank, and its piazzas were a later ad-

dition thought unsuitable for the Blake House.

Using Waccamaw brown brick of new manufacture—these quite closely resembling the original Charleston gray brick used on the north side of the Smith House—a three-story ell was built to the rear of 82 Anson. This same rust-colored brick was used for the construction of a connecting rear garage, for the broad entrance steps and for the pierced wall screening two sides of the garden area.

For the interior of the house, a usable basement story was created, heating and air-conditioning added, a large modern kitchen installed, new baths and closet area created and six major rooms restored with careful attention to the gentle classical expression of the 1790s.

In hall and in principal rooms we find paneled dados, rather delicate ceiling mouldings and mantles of wood carved in the pleasantly unselfconscious character of this period; these show only the faintest kinship to the fussiness of the later Adam fashion.

The front sitting room reflects in its details an appreciation of the classical essence without being swamped by an overly repetitious faithfulness to popular motifs. A small scale dentil trim to cornice and to mantle is most perfectly a part of the room's formal needs.

The Historic Foundation is holding the dwelling for sale as a private residence at the price of \$92,500.

11/30/1970

'Traveling' House Rests On New Site

By JACK LELAND
Evening Post Staff Writer

The house at 82 Anson St. dates to about 1799 and, when built, stood on the edge of a marshy area bordering a creek that flowed where Calhoun Street now runs.

Nearly restored, it is on the present Ansonborough Tour.

The big house stood 100 or so feet north until three years ago, when it was moved to its present location to make room for the extension of George Street eastward to East Bay. This opened up the area and also gave adequate ingress and egress for the massive Municipal Auditorium, built northeast of the house.

The house has had a variety of tenants. It was built by a wealthy merchant (Josiah Smith Jr.) for his spinster daughter, Miss Mary Smith. That lady devised the property to her brothers who traded the property to their living sister, Mrs. Anne Smith Tennent.

Mrs. Tennent's husband was of the Cooper River Tennents, owners of Fishbrook and Parnassus Plantations. The Tennents also owned two large town houses on upper East Bay Street, then a fashionable garden area. One of the houses remains, now used by the Charleston City Playground Department as a workshop.

The house on Anson Street is a fine example of the Charleston single house in grand proportions, with very large rooms, spacious hallways, wide porches, high ceilings and beautiful woodwork.

In addition to its three floors, it sits on a high basement in which are two equally large rooms. At its original site, the house had a kitchen wing, two stories high, which at one time was separated from the main house but which, in later years, was connected by a wooden splicing of sorts.

In order to move the tall building, the Historic Charleston Foundation decided to leave the kitchen unit and rebuild a connecting one at the new site. This was a happy marriage of convenience and ingenuity. The contractor, Herbert DeCosta Jr., found some Waccamaw brick that almost exactly match the patina of the original Cooper or Wando River brick.

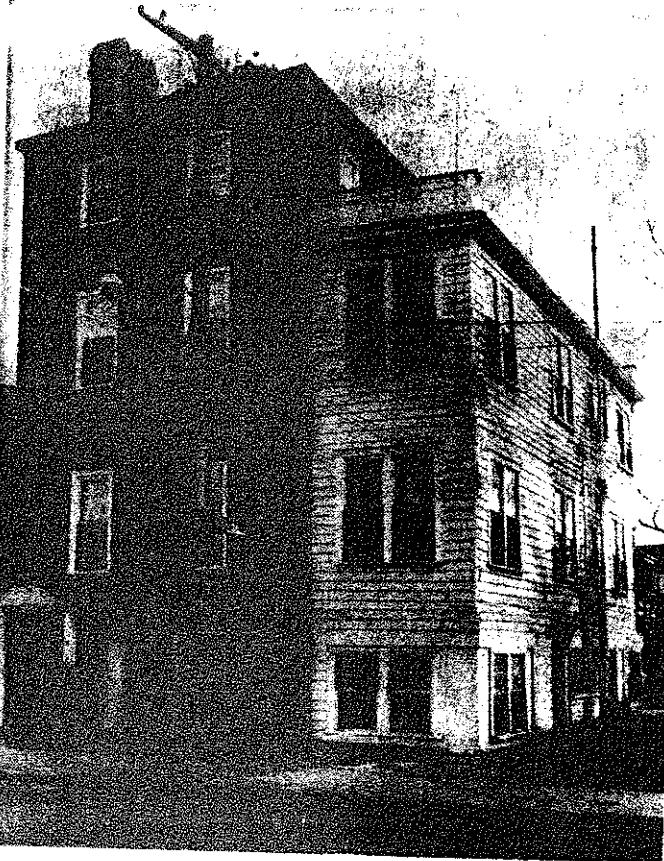
The new unit houses a garage in the basement, a spanking new and delightfully antiqued kitchen on the first floor and a spacious and elegant dressing room and bath on the second floor.

The porch stairs were moved from the street end of the house to a more natural point fronting the main hall, leading from a broad garden path to Laurens Street. One crosses the wide porch and enters a hall of grand proportions with a beautiful mahogany-railed staircase sweeping upward.

On either side are identically proportioned rooms with original mantels. Wainscoting is chair-rail high and a handsome dentil cornice adorns the drawing room.

The windows have their original solid inside shutters and the wide pine floorboarding is original as well, proof of the hardy nature of the huge virgin yellow pine whence they came.

The owners and the contractor have accomplished almost a miracle in restoring the old house. It gradually deteriorated after being sold by the Tennents



(Historic Charleston Foundation Photo)
Mary Smith house as it stood three years ago.

before 1900 and was vacant in 1936. Then it was converted into

the "Oakman Apartments", the eight rooms, kitchen unit and porches being carved up, boarded up and generally mish-mashed into nine rental units. The house continued in that state until the foundation bought it.

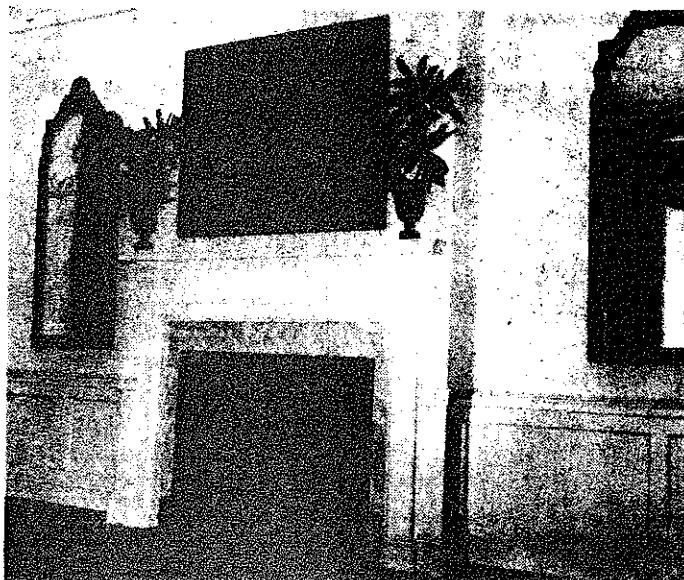
In the 169 years prior to that purchase, it had been the residence of the "quality", a boarding house, a rooming

house, a two-family dwelling and a rabbit warren with nine units and sometimes as many as 41 persons living in it.

Today the house is being completed as the foundation's most ambitious restoration. It stands as a gatepost to Ansonborough

a definitive beginning and end of this area's rehabilitation project," said Mrs. S. Henry Edmunds, foundation executive director.

The house will be offered for sale, Mrs. Edmunds said. It is near several other late 18th or early 19th Century houses. Two of these formerly were further up Anson at the site of the Municipal Auditorium. They were moved and then restored by new owners. Today, No. 91 Anson, an 18th Century house, remains unrestored above George on Anson Street.



(Staff Photo by Burbage.)
The drawing room with original mantel and woodwork.

82 ANSON STREET

July 8, 1970

Initial Expenses of HCF on 82 Anson

August 1966 - Purchase Price - A & R Agency	\$40,000.00
Cost of Moving Building, L. A. Chitwood	11,000.00
	<u>\$51,000.00</u>

H. A. DeCosta Company:

1/20/67	Wreck building	\$ 456.31
1/24/68	Porches	1,778.00 <i>Restored by HCF as soon as house was wrecked.</i>
12/30/68		<u>428.37</u>
		<u>2,662.68</u>
		<u>\$53,662.68</u>

Major Restoration:

Demolition of Building	
Charleston House Wrecking Co.	2,485.00

Restoration Payments to H. A. DeCosta

June 10, 1969	7,634.38
June 27, 1969	3,864.57
July 8, 1969	3,666.43
July 25, 1969	4,208.51
August 12, 1969	11,610.51
August 28, 1969	6,750.69
Sept. 4, 1969	5,126.63
Sept. 22, 1969	2,888.38
Oct. 9, 1969	4,830.22
Oct. 31, 1969	2,404.43
Nov. 18, 1969	2,755.20
Dec. 22, 1969	640.31
Dec. 29, 1969	903.65
January 8, 1970	1,379.45
Feb. 6, 1970	2,065.50
Feb. 26, 1970	1,961.45
March 24, 1970	3,000.00
April 10, 1970	<u>4,302.13</u>
	<u>72,992.44</u>
	<u>\$75,477.44</u>

Balance due DeCosta

\$129,140.12

5,605.00

\$134,745.12

Woodward Gifts:

April 15, 1969	\$5,000.00
June 23, 1969	<u>\$25,000.00</u>
	\$30,000.00

Loan at C & S	<u>40,000.00</u>
	\$70,000.00

Audit of October 31, 1970

Balance on 82 Anson	\$136,415.46
Asking Price or "Estimated Value"	\$92,500.00

Breakdown on the \$5,065.00 due DeCosta is as follows *

March 24 -

Concrete block fence	\$450.00
Brick fence	2,500.00
Additional on fence	1,241.00
Steps	100.00
From March 18 -	(April 27)
through April 14	1,314.00
	<u>\$5,605.00</u>

(Mrs. Pittman says this is all that is outstanding)

July 8, 1970

Journal of Health Sciences 2019 Vol. 5, 170

Savings a/c Name Federal (Barmarked for R. H.)	\$11,861.35
Savings a/c Name Federal (Barmarked for Rev. 1 1/2%)	6,935.00

REVOLVING FUND - owes the General Fund \$10,000 for settlement by Laurens 5/1/70
Rec. 82 Assess - Nebraska has been paid a total of \$72,792.44

Woodworking Equipment

**91st
Loan** **\$30,000** **10,000** **70,000.00** **2,992.44** **Paid by 107**

Balance now due Defecta - (unpaid) 5,605.00
88,597.44

Since the May 12, 1970 report \$3,035.00 has been paid in interest on bank loans.

Settlement was made for 22-24 Wentworth Street by the Plaintiff.

Sales Price	824,000.00
Less expenses:	
Mortgage to Mrs. McLaughlin	410,000.00
Interest to	210.83
E. A. DeCosta for repairs	1,059.72
Closing Costs - Garrell Whaley	126.40
Taxes, etc.	137.65
	<u>11,521.61</u>
	<u>812,478.39</u>

July 8, 1970

82 ANSON STREET

Payments to H. A. DeCosta Company:

June 10, 1969	\$7,634.38
June 27, 1969	3,864.57
July 8, 1969	3,666.43
July 25, 1969	4,208.51
August 12, 1969	14,610.51
August 28, 1969	6,750.69
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February 6, 1970	2,065.50
February 26, 1970	1,961.45
March 24, 1970	3,000.00
April 10, 1970	<u>4,302.13</u>
	\$72,992.44

Balance due DeCosta

Woodward Gifts	\$30,000
Loan	<u>40,000</u>
	\$70,000

5,605.00 *Fence and Steps*

\$78,597.44
+ 2,485.00
<u>\$81,082.44</u>

wrecking store



May 31, 1996

Ms. Linda Riese
82 Anson Street
Charleston, SC 29402

Re: 82 Anson Street

Dear Ms. Riese:

As you know, Historic Charleston Foundation holds a conservation easement on the abovementioned property. We recently completed an annual record inspection of the building and the associated grounds.

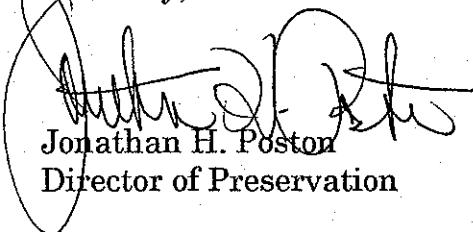
As noted on the enclosed Report of Annual Inspection, we found the property to be in good condition, but noted the following:

Some recent looking portland re-pointing of brick work on west and east ends of building.

As in the past, if you are contemplating any future work, we require that a Request For Alteration/Repair To Property form be completed and returned to our office. For your convenience, a copy of this form is enclosed.

This letter and the Report of Annual Inspection have become a matter of record. The Foundation appreciates your compliance with our easement and your stewardship of this historic property. If we may be of any assistance in your care of the buildings and the surrounding landscape, please do not hesitate to contact us.

Sincerely,


Jonathan H. Poston
Director of Preservation

JHP:mmf

Enclosures

Date of Inspection

4.1.96

REPORT OF ANNUAL INSPECTION

EASEMENT/COVENANT PROPERTIES OF HISTORIC CHARLESTON FOUNDATION

1. Address: 82 ANSON ST.
2. Name of Property: MARY SMITH HOUSE
3. Owner: THOMAS R. BENNETT
4. Have there been any alterations or changes to the exterior of the building without permission?
Yes _____ No If yes, describe below.
5. Have there been any changes to the use or density of the property?
Yes _____ No If yes, describe below.
6. Have there been any subdivisions or construction of any buildings on adjoining grounds?
Yes _____ No If yes, describe below.
7. Have there been any other changes without permission as prohibited in the easement/covenant document?
Yes _____ No If yes, describe below.
8. Comments: CURRENTLY LISTED FOR SALE
SOME 'RECENT LOOKING' PORTLAND RE-POINTING OF BRICK
WORK ON WEST & EAST ENDS OF BUILDING,
BASICALLY IN GOOD SHAPE & WELL MAINTAINED.

Signature of inspecting officer:

Jim Caw

Reviewed by:

Judith D. Stee
Director of Preservation

Historic Charleston Foundation
Annual Easement Inspection Form

Date of Inspection **March 1, 1995**

Name of Property

Address of Property **82 ANSON STREET**

Mr. Thomas R. Bennett
82 Anson Street
Charleston SC 29401

Alterations or changes without permission?
NONE

Changes to use or density?
NONE

Changes without permission as prohibited in easement?
NONE

Subdivision or construction on adjoining grounds?
NONE

Comments

Signature of Inspecting Officer

McLanahan

Covenant Property Condition Report
(Hurricane Hugo)

Name of Structure _____

Address _____ 82 Anson Street

Owner _____

Was owner contacted? no.

Comments: Metal roof covering is buckeling. It looks like it is in the process of being repaired.

Condition: One out of 2 chimneys has minor damage. Minor damage to windows - lost entire window. Gutter and downspout damage.

Surveyed by: Scott and Bennett 10-31-89

REQUEST FOR ALTERATION/REPAIR TO PROPERTY
UNDER EASEMENT OR COVENANT TO
HISTORIC CHARLESTON FOUNDATION

1. NAME OF PROPERTY NAOMI COTTAGES, INC., Linda Ries

2. ADDRESS OF PROPERTY UNDER EASEMENT OR COVENANT 82 ANSON

3. OWNER/APPLICANT: _____

BUSINESS/MAILING ADDRESS: Box 360 Buck Hill Falls PA

TELEPHONE: (HOME) _____ (OFFICE) 18323

4. DESCRIPTION OF REQUESTED CHANGE:

(Attach any applicable site plan, plat, renderings, color samples, and/or architectural drawings.)

WOOD GARAGE DOOR

5. REASON FOR REQUEST: NO DOOR PRESENTLY -

LOOKS BAD to Look in from street

6. NAME AND MAILING ADDRESS OF ARCHITECT, ENGINEER OR ATTORNEY (Where applicable):

NAME: CANDACE MORGAN - MORGAN Home Builders
STREET: _____ CITY: _____ ZIP: _____

TELEPHONE: _____

7. SIGNATURE OF APPLICANT: Linda Ries

8. DATE: _____

RETURN TO: JONATHAN H. POSTON, DIRECTOR OF PRESERVATION PROGRAMS,
HISTORIC CHARLESTON FOUNDATION, 11 FULTON STREET, CHARLESTON, S. C. 29401

FOR OFFICIAL USE ONLY

ACTION TAKEN: Approved - paint chas. green

DATE: 12 June '96

HISTORIC CHARLESTON FOUNDATION

BY: Jonathan Poston

ITS

Director of Pres.

**REQUEST FOR ALTERATION/REPAIR TO PROPERTY
UNDER EASEMENT OR COVENANT TO
HISTORIC CHARLESTON FOUNDATION**

1. NAME OF PROPERTY NAOMI COTTAGEs, Inc., Linda Riess

2. ADDRESS OF PROPERTY UNDER EASEMENT OR COVENANT 82 Anson St

3. OWNER/APPLICANT: CAROLINE MORGAN, MORGAN HOME BUILDERS, Inc

BUSINESS/MAILING ADDRESS: P.O. Box 683, Chas 29402

TELEPHONE: (HOME) 577-4684 (OFFICE) 696-4684

4. DESCRIPTION OF REQUESTED CHANGE:

(Attach any applicable site plan, plat, renderings, color samples, and/or architectural drawings.)

See Attached

5. REASON FOR REQUEST:

6. NAME AND MAILING ADDRESS OF ARCHITECT, ENGINEER OR ATTORNEY (Where applicable):

NAME: _____

STREET: _____ CITY: _____ ZIP: _____

TELEPHONE: _____

7. SIGNATURE OF APPLICANT: _____

8. DATE: _____

RETURN TO: JONATHAN H. POSTON, DIRECTOR OF PRESERVATION PROGRAMS,
HISTORIC CHARLESTON FOUNDATION, 11 FULTON STREET, CHARLESTON, S. C. 29401

FOR OFFICIAL USE ONLY

ACTION TAKEN

Approved w/ minimal brick damage

HISTORIC CHARLESTON FOUNDATION

BY:

ITS:

DATE: 2/16/96

1. PAINT ROOF existing color + change green roof back to RED

Work NEEDED DUE TO WEATHERING + LEAKS

2. REPLACE GUTTERS with new ones, SAME SHAPE + style

Gutters are rusted through

3. INSTALL GAS pipes to second floor fireplaces on EXTERIOR of BUILDING & PAINT to match bricks.

OWNER WANTS GAS LOGS

REQUEST FOR ALTERATION TO PROPERTY

CC: Kellogg
8/8/88

UNDER EASEMENT OR COVENANT TO

HISTORIC CHARLESTON FOUNDATION

1. NAME OF PROPERTY: Miss Mary Smith House

2. ADDRESS OF PROPERTY UNDER EASEMENT OR COVENANT: 82 Anson St.
Charleston, SC 29401

3. OWNER/APPLICANT: Claire S. Kellogg
 BUSINESS/MAILING ADDRESS: 82 Anson Street, Charleston SC 29401
 TELEPHONE: (Home) 723-5828 (Shop) 723-2724 (Office) 723-2724

4. DESCRIPTION OF REQUESTED CHANGE:
 (Attach any applicable site plan, plat, renderings, color samples, and/or architectural drawings.)

5. REASON FOR REQUEST: Wish to construct a stucco-covered cinder-block wall as shown on the attached site plan.
See also written explanation attached.

6. NAME AND MAILING ADDRESS OF ARCHITECT, ENGINEER OR ATTORNEY (Where applicable):
 NAME: _____
 STREET: _____ CITY: _____ ZIP: _____
 TELEPHONE: _____

7. SIGNATURE OF APPLICANT: Claire S. Kellogg

8. DATE: _____

RETURN TO JONATHAN POSTON, HISTORIC CHARLESTON FOUNDATION, 108 MEETING ST.,
CHARLESTON, SC 29401

FOR OFFICE USE ONLY

ACTION TAKEN: Approved. Color to be decided later.*

*Color to match masonry color on piazza approved 8/2/88.

87

H. A. DECOSTA COMPANY
GENERAL CONTRACTORS
93-C SPRING STREET
CHARLESTON, S. C. 29403

November 20, 1969

Mrs. S. Henry Edmunds
Historic Charleston Foundation
51 Meeting Street
Charleston, South Carolina

Dear Mrs. Edmunds:

Enclosed is an analysis of the increased costs of work and increased cost of the work at 82 Anson Street. He said that he was not entirely surprised that I called him about the increases, but to write you in regards to this and send him a copy.

These increases were due to additional work that was not included in the original approximate cost; certain sections of the work costing more than estimated and some increased cost of labor and materials.

Below is a statement of what the job has cost to date and what I think it will cost to complete:

Amount billed through October 14, 1969 including profit and overhead	\$55,985.00
Amount billed for work from October 15, 1969 through November 3, 1969 (Net cost)	2,755.00
To complete the job including carpentry, painting, floor sanding, concrete slab under porch, brick steps at rear with W.I. railing, brick coping under porch, mirrors, medicine cabinets, and towel bars for bathrooms, hardware, weatherstripping for doors on 1st floor, vinyl floor coverings, plastic tops, electric wiring, electric light fixture allowance (\$300.00), plumbing, heating and air conditioning and roofing (Net cost) approximately	<u>10,800.00</u>

Total revised approximate cost	\$69,540.00
Original approximate cost	<u>63,500.00</u>
Additional amount above orginal approximate cost	6,040.00

The above completion cost does not include any wallpaper, additional cleaning of woodwork of 2nd floor library and 3rd floor front bedroom other than that necessary for painting, steps to south porch or yard work.

You will note that the completion costs are marked net. I ~~explained to Mr. Woodward that I was~~ not changing anymore commission or overhead on the balance of the work in order to keep the cost down as much as possible.

The below outlined items were not included in the original approximate cost and accounted for some of the increases.

Additional electrical outlets due to changes approximately	100.00
Underground electrical service	600.00
Opening fireplaces on 3rd floor and rebuilding hearts that fell out during renovations	200.00
Stucco north side of house below grade and apply waterproofing due to holes in brickwork discovered after water leaked in during rain	200.00
Temporary closing of house to prevent vandals from breaking in	50.00
Installation of ceiling joists in kitchen in order to lower ceiling	75.00
Additional burning of woodwork	1,000.00
Opening inside window shutters of drawing room and library including repairs and adjusting	260.00
Installation of windows balances	330.00
Framing for future partition in rear of ground floor	75.00

Mrs. S. Henry Edmunds
Hist. Chas. Foundation (Cont'd)

3

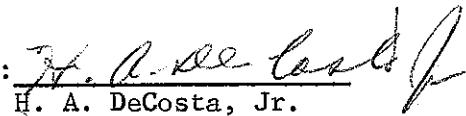
Plumbing roughing for future powder room
on ground floor 350.00

TOTAL OF ABOVE ADDITIONS \$3,240.00

Respectfully submitted,

H. A. DECOSTA COMPANY

BY:


H. A. DeCosta, Jr.

CC: Mr. Charles Woodward

H. A. DeCOSTA COMPANY
GENERAL CONTRACTORS

93-C SPRING STREET
CHARLESTON, S. C. 29403

September 19, 1969

Mrs. S. Henry Edmunds, Executive Director
Historic Charleston Foundation
51 Meeting Street
Charleston, South Carolina

Dear Mrs. Edmunds:

The approximate cost of installing balances to bottom sashes of all windows except those of Ground Floor at 82 Anson Street will be \$330.00.

If Third Floor windows are omitted deduct approximately---\$100.00.

The Third Floor windows are smaller and could be supported on sash props.

Respectfully submitted,

H. A. DeCOSTA COMPANY

BY:

H. A. DeCosta, Jr.

H. A. DeCosta, Jr.

HAD/lp

were revised plans for Kitchen Cabinets approved?

H. A. DECOSTA COMPANY

GENERAL CONTRACTORS

93-C SPRING STREET
CHARLESTON, S. C. 29403

May 22, 1969

Mrs. S. Henry Edmunds, Executive Secretary
Historic Charleston Foundation
51 Meeting Street
Charleston, South Carolina

Dear Mrs. Edmunds:

The estimated cost of furnishing all labor and materials necessary to renovate, restore and construct an addition to no. 82 Anson Street in accordance with plans prepared by H. A. DeCosta Company dated May 21, 1969, sheets 1 through 10, will be Sixty-three thousand five hundred dollars (\$63,500.00)

The above work is to be executed on the basis of labor and material costs plus 10% profit, plus 10% overhead.

No driveways, walks or steps to south porch are included.

We thank you for this inquiry and hope that the above meets with your approval.

Very truly yours,

H. A. DECOSTA COMPANY

BY: H. A. DeCosta Jr.
H. A. DeCosta, Jr.

HAD/ew

cc Mr. Charles Woodward

H. A. DECOSTA COMPANY
GENERAL CONTRACTORS

93-C SPRING STREET
CHARLESTON, S. C. 29403

January 13, 1969

Mrs. S. Henry Edmunds, Executive Secretary
Historic Charleston Foundation
51 Meeting Street
Charleston, South Carolina

Dear Mrs. Edmunds:

We wish to submit to you the following approximate costs and statements in regards to the work at 82 Anson Street:

The original approximate costs quoted you verbally for installing sashes, glass, hardware cloth, etc. was \$902.00

At a later date we wrote you a letter in regards to removing the porch enclosure, installing columns etc. The approximate cost stated in this letter was \$875.00

There were several items that caused the costs to greatly exceed our approximate quotations.

After we removed the enclosures we found rotten plates and sills that had to be replaced.

When we removed the floor that had been laid over the original flooring some of it was rotten and most of the ends were chopped off more than was necessary.

We felt certain that the new ceiling under the first floor concealed the original bearers but when we removed it some of the bearers were missing.

We had also anticipated using the columns removed from 321 East Bay Street, but we had to replace all of the bases and make extensive repairs.

Of course we did not have any firm estimates or contracts on this work but even so we do not like to have actual costs greatly exceed our approximate costs and especially so without any previous notice to the owner. This is just not doing business in the best manner.

Mrs. S. Henry Edmunds, Executive Secretary
Page 2
January 13, 1969

The total cost of this work through Friday March 23, 1968 is as follows:

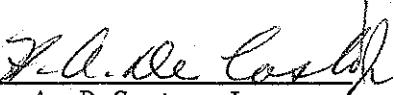
Invoice of November 28, 1967	\$1,071.79	paid
Invoice of December 29, 1967	295.75	paid
Invoice of March 7, 1968	838.83	paid
Labor and materials from March 7, 1968 through March 23, 1968	<u>\$1,134.58</u>	
Total Cost of above	\$3,340.95	

You have paid all invoices we sent to you which have amounted to \$2,206.37 but we thought that you might be interested in how things finally came out.

Very truly yours,

H. A. DECOSTA COMPANY

BY:


H. A. DeCosta, Jr.

HAD/ew

H. A. DeCOSTA CO.

Contracting Department

93-C SPRING STREET

CHARLESTON, S. C. 29403

Leveling the dirt

May 6, 1968

Mrs. S. Henry Edmunds, Executive Director
Historic Charleston Foundation
51 Meeting Street
Charleston, South Carolina

Dear Mrs. Edmunds:

We will furnish all labor and materials necessary to execute the below outlined structural repairs to No. 82 Anson Street for the sum of-----\$3,670.00.

We have met with Mr. Sidney Stubbs, Architect and his engineer at No. 82 Anson Street and they recommend that the following structural repairs are necessary in order to make the building structurally sound:

1. Install earthquake bolts on north and east sides at the first, second and third floor levels.
2. Repair cracks in brickwork that are structurally unsound and replace loose brickwork.
3. Install needles and shores under the tops of the second floor east windows and remove all masonry from between windows and ground floor doors in order to eliminate dangerous bulge in east wall.
4. Rebuild brick walls that were removed using steel lintels to reinforce jack arches in new brickwork.
5. Rebuild or tie in bulge where window was closed with bricks on north side.
6. Extend missing floor joists in first floor Stair Hall area in order to provide necessary tie-in for north masonry wall.
7. Install missing brickwork on ground floor of south side where same is needed to support brick wall above.

Mrs. S. Henry Edmunds

Page Two

May 6, 1968

8. Provide all necessary scaffolding to complete all above outlined work.

The Contractor will carry Workmen's Compensation and Contractor's Liability Insurance.

We thank you for this inquiry and hope the above will meet with your approval.

Very truly yours,

H. A. DeCOSTA COMPANY

BY: H. A. DeCosta, Jr.

P.S. This type of work is very difficult to estimate accurately and we would suggest that it be done on a cost plus basis not to exceed the figure quoted above.

HAD:lp

Copy
L. Taylor
E. Wilson

H. A. DeCOSTA CO.

Contracting Department

93-C SPRING STREET

CHARLESTON, S. C. 29403

November 13, 1967

Mrs. S. Henry Edmunds,
Executive Director
Historic Charleston Foundation
51 Meeting Street
Charleston, South Carolina

Dear Mrs. Edmunds:

The approximate cost of furnishing all labor and materials necessary to execute the below outlined work to No. 82 Anson Street will be \$875.00.

Remove all partitions, siding, wall finishes and new floor installed over porch flooring from south side of house enclosing original porches.

Install used wood columns on 1st and 2nd Floors.

Restore fascias.

All old flooring appears to be under new flooring and will remain as is.

Panelled ceiling also appears to be in good condition.

Scrape off all wallpaper and as much paint as possible from stucco of porch breastwork.

We thank you for this inquiry and trust that the above will meet with your approval.

Very truly yours,

H. A. DeCOSTA COMPANY

BY:

H. A. DeCosta, Jr.

HAD:lp

H. A. DeCOSTA CO.

Contracting Department

93-C SPRING STREET

CHARLESTON, S. C. 29403

April 27, 1967

708 2 Anson

Mrs. S. Henry Edmunds,
Executive Director
Historic Charleston Foundation
51 Meeting Street
Charleston, South Carolina

Dear Mrs. Edmunds:

The approximate cost of furnishing all labor and materials necessary to execute the below outlined work to No. 86 Anson Street will be ----- \$ 7,800.00. =

PORCHES

Remove weatherboarding, new flooring and partitions that have been added.

Replace porch bearers that have been removed from first floor porch.

Replace rotten and missing beams on south side of first floor porch.

Cut off ends of porch flooring of first and second floor porch floor and install edge.

Install used columns with new bases and turned sections on bottom. Furnish new columns, where old columns are not obtainable.

Install bottom and top rails of correct design with rectangular balusters.

Restore exterior fascias and mouldings under ends of flooring.

Restore flooring where same has been cut out for bathrooms.

ENTRANCE FROM STREET TO PORCH

Provide entrance door, frame and transom of correct design.

Enclose west end of porch around entrance with beaded boards on both sides of partition.

Construct brick steps or cement steps from ground to entrance door.

ENTRANCE FROM STREET TO PORCH (CONT.)

Lower floor inside porch to be of old brick.

Construct steps from lower floor level to first floor porch.

MAIN HOUSE

FIRST FLOOR

FRONT ROOM

Remove window frame and sash ~~from~~ from north side and install in existing door opening on south wall.

Restore window in former opening on south wall.

Brick under window on exterior and restore panelled jambs and window seats on interior.

STAIR HALL

Restore entrance frame and doors to porch.

REAR ROOM

Remove window frame and sash from north side and install in former window opening on south wall.

Door in south wall to remain.

SECOND FLOOR

FRONT ROOM

Restore door opening on south wall to window.

Brick under window on exterior, restore panelled jambs and window seats on interior.

Former window on south wall that is now closed to remain.

REAR ROOM

Remove window frame and sash from north side and install in former window opening on south wall.

Door in south wall to remain.

PAINTING

Apply two coats of paint to floors, ceilings, columns, balusters, fascias, soffits and cornices of porches.

INSURANCE

The contractor will carry Workmen's Compensation and Contractor's Liability Insurance.

The above work is to be executed on the basis of labor and materials costs plus ten per cent profit plus ten per cent insurance, taxes and overhead.

We thank you for this inquiry and trust that the above will meet with your approval.

Very truly yours,

H. A. DeCOSTA COMPANY

BY: H. A. DeCosta, Jr.
H. A. DeCosta, Jr.

HAD:lp



December 22, 1989

Mrs. Claire S. Kellogg
82 Anson Street
Charleston, S.C. 29401

Dear Mrs. Kellogg:

As you know, Historic Charleston Foundation was the former owner of your property at 82 Anson Street. In our conveyance of this property to you, we retained certain protective covenants, a copy of which is herein attached. We would like to convey to you our hope that you and your family have fared well in the aftermath of Hurricane Hugo.

A site visit from one or more Foundation representatives was made to the former Historic Charleston Foundation properties on a survey basis between October 31 - November 22, 1989. We have noted that in the case of your property, the following damage is apparent: See attached Condition Report.

We currently have several consultants coming in to aid the Foundation in the rerestration of the city. We will be glad to make them available to you for technical assistance on a limited basis. Our position is basically one of trying to help you put the property back to its pre-hurricane condition, and then to protect our own preservation interests.

The Foundation in general will pursue a policy of exterior rerestration with original materials, and will not allow changes in materials for roofing, etc. We also must expect that decorative detailing, where missing after the storm, will be replaced when possible. It is also crucial that chimney rebuilding or other masonry work be done correctly with the right mortar and execution. To make any changes or extensive repairs, you must advise us of the proposed work for our approval. Forms for Repairs and/or Request for Alterations are also enclosed.

Mrs. Claire S. Kellogg
December 22, 1989
Page 2

If there is any way that we can assist, please do not hesitate to contact us. Enclosed please find some helpful standard guides from the National Park Service advisors working with us on this preservation crisis here in Charleston.

We are here to help.

Thank you for your cooperation.

Sincerely,



Jonathan H. Poston
Director of Programs

JNP:sdc
Enclosures

P.S. If the enclosed Condition Report is incorrect or does not include all damage sustained by your building, please let us know so we can correct the information contained in our files.

The new roof looks very good. We will have to approve a sample before reporting proceed. Let us know when we should do this.

CHARLESTON, S. C.,

March 27,

19 70

M Historic Charleston Foundation

51 Meeting Street

H. A. DeCOSTA COMPANY

GENERAL CONTRACTORS

RESIDENCE:

1730 HERITAGE PARK ROAD
DIAL SN 6-4809

-:-:-

OFFICE:

93-C SPRING STREET
DIAL RA 2-2061
DIAL RA 2-4010

Furlongs 10238-5-63

STATEMENT 82 ANSON STREETSTEPS

Original Estimate on Steps

\$ 3,600 00

Credit for Omitting stucco treads and risers

\$ 600 00

Credit for savings on masonry labor

300 00

Total credit

- 900 00

Revised cost of steps

2,700 00

Amount billed March 9, 1970

1,500 00

Amount billed March 24, 1970

1,100 00

Total billed to date

- 2,600 00

Amount left for future billing

100 00

CONCRETE BLOCK FENCE ON EAST PROPERTY LINE

Original estimate

526 00

Credit for savings

76 00

Amount billed March 24, 1970 (Total cost)

450 00

BRICK FENCE ON SOUTH AND WEST PROPERTY LINES

Original estimate

3,741 00

Amount billed March 24, 1970

- 2,500 00

Amount left for future billing

1,241 00

7c.

February 12, 1968

Mr. Robert Chitwood
L.A. Chitwood, Jr. Transfer
Stark Industrial Park
Charleston
South Carolina

Dear Mr. Chitwood:

We are very disturbed at the condition in which you left 82 Anson Street. It is impossible for us to go ahead with further restoration of the building when you have not completed the removal of the steel; the lot is in disgraceful condition.

Number 82 Anson Street is located at one of the prominent entrances into the Auditorium area and marks the northern boundary of our Ansonborough project. It was only because of its prominence that we undertook the considerable expense of moving it. It is now a prominent object of criticism.

We are making a tremendous effort to clear up as much of the Ansonborough area as possible prior to the spring season with particular emphasis on the Auditorium fringe. We feel an obligation to complete our projects prior to the completion of the Auditorium itself.

At present we are working on the Gadsden House at 329 East Bay and have begun extensive restoration on the exterior at 321 East Bay. It is our plan to take the porch columns and framework from 321 and utilize them in the replacement of the porches at 82 Anson Street. Will you see that your part of the job is completed at once, the steel removed and the lot cleared up.

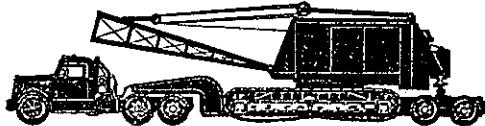
May I hear from you in this regard before the end of this week.

Sincerely yours,

Mrs. S. Henry Edmunds
Director

SHE/bp

CC.: The Honorable J. Palmer Gaillard
Mr. Edward Krongsberg, Chairman of
Area Projects Committee



L. A. CHITWOOD, JR.

Heavy Hauling and Rigging House Moving

STARK INDUSTRIAL PARK
CHARLESTON, SOUTH CAROLINA 29405

OFFICE PHONES:

744-9942

747-2766

L. ROBERT CHITWOOD

766-7483

ERNIE & IRENE SWANN

766-4088

September 22, 1967

Historic Charleston Foundation
51 Meeting Street
Charleston, S. C. .

Attention: Mrs. Edmunds.

Dear Mrs. Edmunds:

As requested in our conversation of September 22, 1967, I wish to assure the Foundation the the moving of the three story brick building on Anson at the foot of George is covered by insurance against any damage done by the moving of the building.

Like you, I to thought this was stated in our previous correspondence. However, I assure you this was just an oversite on our part.

I hope this will clear up the question to your satisfaction and if I can be of any futher assistance please let me know.

Yours very truly,


L. R. Chitwood

LRC/mm

C
O
P
Y

CITY OF CHARLESTON
South Carolina
Executive Department

J. Palmer Gaillard, Jr.
Mayor

8 September 1967

Mrs. S. Henry Edmunds, Executive Director
Historic Foundation of Charleston
51 Meeting Street
Charleston, South Carolina

In re: 86 Anson Street
BY CERTIFIED MAIL

Dear Mrs. Edmunds:

As you know, the three story brick structure located on the above named property was given to the Historic Foundation by the City, with the understanding that it would be moved to a new site off of the Auditorium property.

On numerous occasions, I have written you regarding this and have advised you that unless something was done to expedite this work, that it would hold up construction of a proposed street to serve the new Auditorium.

Your Contractor has done some work on the site but, to date, the building has not been moved and the time has now arrived when we must have the site cleared immediately.

I, therefore, regret to advise you that unless the building is moved from its present location and is totally clear of the Auditorium site by September 20th, I will have no alternative other than to authorize the demolition of the building by the Contractor, who has been doing similar work for the City on the site.

Yours very truly,

J. Palmer Gaillard, Jr., Mayor
City of Charleston,

JPG,Jr.:ihz

July 31, 1967

Honorable J. Palmer Gaillard, Jr.
Mayor, City of Charleston
City Hall
Charleston, South Carolina

Re: 86 Anson Street

Dear Mr. Mayor:

I have your letter of July 25 concerning the moving of the tall brick building at 86 Anson Street. I am distressed that we have not completed this project by now and can assure you that I have tried and will continue to try to expedite the work. We have a contract with L. A. Chitwood, Jr. and have been in touch with Mr. Chitwood both before and after receipt of your letter.

Sincerely,

Mrs. S. Henry Edmunds
Director

FRE/bfp

June 19, 1967

Mr. James Snowden
City Engineer
City Hall
Charleston, South Carolina

Dear Jim:

As you know we are moving a three story brick house from 86 Anson Street down to a lot we have purchased at 82 Anson Street. Attached is a survey of the property prepared by George Johnson for Sidney Stubbs. I am presenting you with two proposals that Mr. Stubbs has drawn up for us.

In proposal number one, we are asking permission to locate the house on the property line. This will give more yard space between 82 and 78 Anson. As the property immediately to the north of 82 Anson is all a part of the city auditorium area and as a heavy bank of planning is planned for that immediate area, we hope that we will not be required to set the house back from the property line. We feel it will be to the benefit of the city to have additional yard space to the south of 82 Anson to make a handsome planting possible there.

Proposal number two locates the house three feet from the northern property line.

When you make a determination about this, we will have a plat prepared and submit the necessary number of copies. Please give me a call. I hope that the actual moving will begin this week, and because the house is brick, it has to be headed in the right direction before it is even started.

Sincerely,

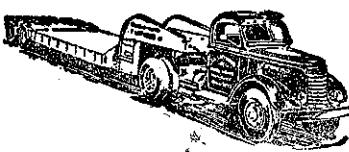
Mrs. S. Henry Edmunds
Director

FRE/bfp

Enclosures

PM

OFFICE SHerwood 4-9942
SHerwood 7-2766



L. ROBERT CHITWOOD
SNow 6-7483

RESIDENCE SNow 6-3790

L. A. CHITWOOD, JR.
Heavy Hauling and Rigging
House Moving
STARK INDUSTRIAL PARK
CHARLESTON, SOUTH CAROLINA

ERNIE & IRENE SWANN
SNow 6-4088

August 31, 1966

Mrs. S. Henry Edmunds
Historic Charleston Foundation
51 Meeting Street
Charleston, S. C.

Dear Mrs. Edmunds:

As requested, I am writing to clarify my letter of August 2 concerning ~~the~~ Anson Street, brick building.

The work we propose to do is as follows:

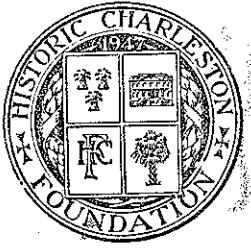
- 1 - Dismantle the rear sections of the building and retain the salvage.
- 2 - Move the top 3 floors of the main building only sideways to the adjoining lot.
- 3 - We will either dismantle the side porches or move them with the building. We cannot determine at present which we will have to do. However, we will leave them intact, if possible.
- 4 - Pour the new concrete foundation and build the walls approximately 2 feet high.
- 5 - Set the building on the new foundation.

All of the above work is to be done for \$11,000.00.

I hope this meets with your approval, and if I can be of any further assistance, please let me know.

Yours very truly,


L. Robert Chitwood



HISTORIC CHARLESTON FOUNDATION

51 MEETING STREET

CHARLESTON, SOUTH CAROLINA

10 May, 1966

Mr. Peter Manigault,
Post-Courier,
Columbus Street,
CHARLESTON, S.C.

Dear Peter,

Enclosed are some roughly estimated figures that I have drawn-up on 86 Anson Street. We could check these figures a little more closely and present them to a meeting of the Area Projects Committee.

Sincerely yours,

Mrs. S. Henry Edmunds
Director

Encl.

86 Anson Street was probably built about 1800. It has some simple woodwork. Essentially it has two large rooms and one small on each floor supported by the central hall. To me it can only be a single family residence, perhaps with a basement apartment.

Estimated Costs involved in Moving the Building

To purchase 2 lots from Finkelstein on which 86 Anson and 116 Anson could be placed

\$47,700 *29,000*

To raze houses presently on that property

?

To move 86 Anson

\$11,000

To move 116 Anson

\$ 7,000

Exterior work on 116 Anson

\$ 2,000 (estimated)

Exterior work on 86 Anson

\$ 5,000

Rough total

\$72,700

Estimate of Selling Price

116 Anson

\$16,000

86 Anson

\$14,000

Total selling
price

\$30,000

Estimated Cost to Historic Charleston Foundation

7 8300. *8300* \$42,700

1 2 *10,300*

3 *15,000* *15,000*

82 Anson Street Mary Smith House

Constructed circa 1799; moved to its present location from 88 Anson Street in 1967; restored 1973

Josiah Smith Jr., a merchant who lived at 7 Meeting St., built this brick house in 1799 for his unmarried daughter, Mary Smith, who died in 1832. She left the property to her nephews and nieces, who deeded it to her sister, Ann Smith Tennent. It remained in the family until 1869. The house contains fine Federal period interiors.

The house originally stood at 86 Anson St. When George Street was extended from Anson Street to East Bay in 1967 to accommodate Gaillard Auditorium, the building was bought by Historic Charleston Foundation and moved at the rate of about 2 feet per hour a distance of 100 feet to its present location. The foundation restored the house and added the piazza from the Blake House at 321 East Bay St., completing the work in 1970. Additional restoration has been carried out by subsequent owners, most recently after Hurricane Hugo, which did significant damage.

89-93 Anson Street St. John's Reformed Episcopal Church St. Joseph's Rectory and Philip Simmons Garden

Church constructed 1850 with alterations in 1887; rectory and school constructed circa 1850, 1887; garden established 1991

Built in 1850, this stuccoed brick Gothic Revival structure first served as the Anson Street Chapel for African-American Presbyterians. In 1861, it became St. Joseph's Roman Catholic Church. St. Joseph's was known as the "Church of the Irish," as it served a large number of parishioners of Irish origin who had settled in the area.

The church was struck by shells several times during the Federal bombardment of the city in 1863-65 and was badly damaged. It was repaired after the war and was almost completely rebuilt in 1883, when it gained its present cruciform shape with the addition of the chancel and transepts. After a large decrease in membership, the church was closed in 1965 and a new St. Joseph's was

erected at 1698 Wallenberg Blvd. in West Ashley.

In 1971, St. John's Reformed Episcopal Church bought and restored the property for the use of its congregation. The garden of the church was dedicated in 1991 to well-known parishioner, Philip Simmons, Charleston's master ironworker. The "Heart Gate," which marks the entry to the garden, was designed by Mr. Simmons.

ARCHDALE STREET

Archdale Street was named for John Archdale, a Quaker who was Governor of the Province of Carolina from 1695-96. Archdale owned a large section of the Grand Model known as Archdale Square, near the present intersection of Broad and Meeting streets. Archdale was a man of "character and ability," who introduced a series of beneficial laws and whose brief time in office was characterized by "moderation, respect for the rights of all parties, firmness and the allaying of prejudices by the gentleness of steady toleration." Many German settlers were among this street's early residents and founded St. John's Lutheran Church here.

In the 19th century, this neighborhood was known as a "red-light" brothel district, a distinction that continued well into the 20th century.

3 Archdale Street

Built before 1821

This small two-story brick structure, attached to the rear of a later building, was built before 1821 by Mrs. Fullerton as an outbuilding to her house, which faced Queen Street. The main house was destroyed by the Great Fire of 1861, but this brick kitchen survived. The present house at 110 Queen St. was built in 1912 by Georgeann Williams.

4 Archdale Street Gage Hall

Constructed 1892

This two-story brick Victorian building with its rusticated stone entry was presented to the Unitarian Church by Alva Gage, a merchant. It