



Transitions South:

A look at the East Side

63 SOUTH STREET, CHARLESTON, SC

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Introduction

63 South Street is an example of the transition that the East side has made over the years. From its grand beginnings in the 18th century as a real estate investment to its humble housing of manual laborers through the early 20th century, this simple structure embodies the change that occurred over time. The Dewees family bought the land in the early to mid-19th century but the property did not undergo its first transition until the later part of the 19th century when the house was built. It was in the early 20th century that the second transition of the property took place when it began to be rented out to colored laborers. When German descendants, sisters, bought the property to lease began the third wave of transition. Many different people have come through the East side for many different reasons and 63 South Street is no exception.

This research was conducted to have a micro view of the East Side. Its focus was to see how the evolution of the space used by individuals reflected the history of the community. An extensive research was conducted to piece together the story of this location and its people. Research was conducted at the City of Charleston RMC files for extensive deed research. A variety of archives and libraries in the city of Charleston were also consulted. The most helpful of this research came from the City Directories, City Census records, City plats, Earthquake records and *Charleston Street* all housed at the South Carolina Room at the Charleston County Library. Other useful material was gained from the *Between the Tracks: Charleston's East Side during the 19th century* and various information gained from Nic Butler with the Charleston Archives, Christina Butler with College of Charleston, Martha Zierden of the Charleston Museum, and Susan Miller Williams of Trident Technical College. Many Other sources were checked but yielded no

information to the purpose of this research. A complete list of Resources checked is found in the Appendices.

CREATION AND TRANSITION

Even in the late 18th century the city of Charleston began to feel growing pains. Hampstead was started in 1769 by Henry Lawrence as a suburban neighborhood to escape the more crowded area of the original city¹. Lawrence began obtaining the land and reselling it to wealthy individuals seeking an investment and a little more elbow room. The original expansion, of what became known as Hampstead, reached from east from East Bay street (originally Front Street) west to King Street, south to South street and north to Bull street².

Over the years the area developed a commercial as well as residential uses. The area also witnessed most of the war and destruction that took place in Charleston³. It is because of this that not much of the original 18th century structures remain due to the many fortifications erected and warfare bombardments⁴.

Over the years the area transitioned from the landed gentry to a more diverse group of people. In the early 19th many free person of color and “living out” slaves resided in the area alongside white inhabitants in the Village of Hampstead⁵. Early on the area attracted immigrants from Europe with Ireland and Germany dominating. Following the civil war

¹ Rosengarten, Dale, Martha Zierden, et al. *Between the Tracks: Charleston's East Side During the 19th Century*. Charleston 1987. Charleston Museum.

² Ibid

³ Butler, Nic. “The Genesis and Early History of the East Side”. Lecture. Clemson/College of Charleston. September 29, 2016.

⁴ Ibid

⁵ Rosengarten, Dale, *Between the Tracks: Charleston's East Side During the 19th Century*. Charleston Museum.

more even immigrants moved into the area. While the area has always been diversified, the increase in commercial and industrial needs in the area attracted more working class individuals⁶. The attraction of Hampstead during this time, was construction material. Since the many fires in Charleston, building material regulations prohibited the construction of wood structures⁷. While the regulations of building material further south on peninsula was not conducive to a moderate lifestyle, Hampstead was the opposite. Buildings could be made more inexpensively and more expediently. Other attractive qualities to living in Hampstead was the fact it was not policed like the city of Charleston was. The village of Hampstead remained outside the regulated city limits until 1849⁸. This created a haven for free persons of color and slaves who lived out. Here, outside the city limits, they could move more easily away from watchful eyes⁹.

Following the Civil War more industries begin to expand in the area. Some of the industrialization that came to the area was the railroad, foundries, textile factories and the cigar factory. A majority of the houses built in Hampstead from 1850 were specifically built for factory workers. Between the 1850's through the 1950's the area remained predominately a working class neighborhood. If residence did not work at one of the local factories, like the Cigar Factory, then they sought jobs along the local wharfs or had common laborer jobs¹⁰.

⁶ Ibid

⁷ Rosengarten, Dale, et al. *Between the Tracks: Charelston's East Side During the 19th Century*. Charleston Museum.

⁸ Zeirden Lecture

⁹ Rosengarten, Dale, et al. *Between the Tracks: Charelston's East Side During the 19th Century*. Charleston Museum.

¹⁰ Ibid

With the onset of the 20th century comes a new demographic shift in Hampstead¹¹. The residents become more predominately black and lower income families. With the building restrictions downtown in the historic district many people were forced out and move up to the Hampstead neighborhood. It is during the latter half of the 20th century that Hampstead transforms into the East Side¹². Along with this new transition, the boundaries of Hampstead changed as well. It diminishes east to west, running east from East Bay to Meeting Street. It extends from the south by Mary street and extends north to the cross-section of I-26¹³. While it diminished along its east to west lines it now encompasses more its north-south axis.

Because of its industrial and more commercial aspects than the downtown historic district, the East Side has been somewhat neglected by the community of Charleston. It represents a more eclectic history than the rest of the city of Charleston. From its early days as land investment for wealthier people to its industrial activities, it portrays a wide range of history for Charleston. Today the East Side is still a mixture of industrial, commercial and residential. Through some efforts a revitalization of the area is underway and many important aspects of to the history of the East Side is being preserved.

An observation of the current direction of the East Side would be that it is returning to its roots. Much of the property in the East Side is again being bought for speculative purposes. The house on 63 South was bought for this purpose. Many of the houses in the East Side are being foreclosed which can be bought inexpensively and sold for a profit.

¹¹ Butler, Christina. "The East Side". Lecture. Clemson/ College of Charleston. September 29, 2016.

¹² Butler, Christina. "The East Side". Lecture. Clemson/ College of Charleston. September 29, 2016.

¹³ Ibid

The foreclosure price of 63 in 2013 was \$190,000. The estimated worth of the house today is \$611,000. The current rental price a month is \$2,600. These numbers represent the upswing that the neighborhood is experience. 63 South Street is a prominent part of what has now become known as the East Side.

THE STORY WITH SOUTH STREET

South street was one of the original streets planned in the organization of the Village of Hampstead. It was originally the southern boundary for the area¹⁴. Originally it was not a through street but ended near a marsh where it met Hanover Street¹⁵. During the early development of Hampstead higher and dryer ground was always chosen. The streets were laid out to avoid the lower marshy areas. As the area grew, and marshes filled in to accommodate the need for more land, the eastern most portion of South street was cut in. According to the Streets of Charleston South Street became a street 1880. Based on the 1872 Birds Eye view map of Charleston, South Street ran east to west from America to Nassau. It is not until 1881 that it is continued east ending at East Bay. The city obtained property needed to complete South street running west from Nassau, and east to Bay (East Bay) which also included extending Drake street south toward Chapel street¹⁶.

HISTORY OF PROPERTY

A piece of land or a structure does not change without the influence of people. It represents the needs of those who adapt it and use it for their own benefits. From these

¹⁴ Butler, Nic. "The Genesis and Early History of the East Side". Lecture. Clemson/College of Charleston. September 29, 2016.

¹⁵ Appendix B; Bridges, R.P. and Robert Allen. "An Original Map of the City of Charleston, South Carolina." Hayden Brother & Company. 1852. Charleston County Public Library.

¹⁶ Burton, E. Milby. *The Streets of Charleston*. Charleston 1995.

adaptions and changes we can learn about the people who used the land and structures thereon. The history of 63 South Street began when the village of Hamptstead was being laid out by Henry Lawrence¹⁷. While the land in this area was being sold for investment purposes a new family was coming to Charleston. Cornelius Dewees arrived in Charleston in the 1760's¹⁸. While Cornelius established his successful plantation on what became known as Dewees Island, he purchased and sold for profit different lots of land in the city of Charleston. While he speculated in real estate there is no record of his purchasing the land on South street that was to eventually become 63. He was a successful planter until the end of the Revolutionary War when his financial situation began to seem bleak. During this time, Cornelius began to give off the land he acquired around the city to different family members in the few years preceding his death¹⁹. His son John obtained the land and house on Meeting Street listed as containing 100 acres from the east side of old Church street²⁰.

After his death, Cornelius's son John continues speculating in real estate. In fact, there is no other mention of what his profession was. This conclusion is based on the information available on John Dewees. Most of his story had to be pieced to gather with few existing documents. The Trustee Release that contained five lots of undivided land and other mentions throughout the city records of property butting and bounding to property of

¹⁷ Rosengarten, Dale, *Between the Tracks: Charelston's East Side During the 19th Century*. Charleston Museum.

¹⁸ Cochrane, James. *Dewees: The Island and its People*. Charleston 2007. The History Press.

¹⁹ Ibid

²⁰ Barbot, Louis J. *An alphabetical index to all conveyances, leases, mortgages, &c. executed by and to the City Council of Charleston from 1783 to 1877*. Charleston County Register of Mesne Conveyance

John Dewees was enlightening on the extent of his investments²¹. In addition to the property on south street, he had property in and around Meeting Street, Liberty Street, Line street and Nassau²². John and his brother William are named administrators of their fathers estate and take care of settling their father's debts²³. It is unclear when the property on south street is obtained by John as none of those record exist. Extensive research for plats showing the original map of the south street property yielded nor results. No existing was found of John Dewees purchase of the property. The earliest document regarding the conveyance of the property is the 1852 Trust Release. At this time there is a half block of land previously owned by John Dewees that is being handed over to family members²⁴. The land reported in this release as having the most northern line on Amherst, the most southern line being Mary Street the most western being Nassau. The land containing what would become 63 is most probably the plot referred to with measurements being 167' on the south side of South Street with the western line being the corner of Nassau and South running 75'. Based on the Bridges and Allen 1852 map there is still no structure on the lot of land that is to become 63. In *Between the Tracks* the authors noted that the household population for south street between 1809 and 1852 maintained at a count of zero. When John Dewees dies his land was taken for payment of debt to the city in February of 1850²⁵. The land is held in lieu of payment which is received by the city in March of the same year. The property then passed to five members of the family listed on the Release of Trustee.

²¹ Appendix B

²² Appendix B

²³ *City Gazette*. Charleston, S.C. "Cornelius Dewees Estate Sale". September 20, 1786.

²⁴ Charleston County. Records of the Mesne Conveyance (RMC), Charleston, S.C. Book Z13, p. 14.

²⁵ Ibid

These are William Dewees, Sarah Hamlin, Elizabeth Dewees, Mary A. Dewees, and Hannah Dewees. Based on the 1853, 1854, 1855, and 1856 City Ward Books there is listed three unnumbered lots of land containing new or rough built structures. The first evidence of a structure is on the Birds Eye view map of 1872. Following this the 1870 Federal census record listed Sarah Hamlin, one of the original trustees, as living in the Ward 5 but do not include a more specific address. During this time the area of Hampstead was still a part of ward 5. In the 1886 Eathquake records the house is listed as having no damage and the owner is listed only as Dewees with no first name. Two other abutting lots with houses are listed as owned by the Dewees as well. These structures did need minor repairs²⁶. In 1889 Sarah Hamlin is listed as living at 63 in the City Ward books.

There are no surviving records that give any light on what was happening to the property between 1889 and 1909. No more information could be obtained on Sarah Hamlin in general or in connection with the property. In 1909 the first concrete deed conveyance is recorded. Amelia Dewees, Henrietta Dewees and Emmeline Lyman are listed as Grantors. At the time of the sale all three are living in Louisiana. An ancestral reseach failed at making the connection between these women and the original trustees. Emmeline Lyman is listed as the sister to Henrietta and Amelia in the 1940 Federal census. This is the last time the property at 63 South street is in the hands of a Dewees. Jefferson Davis Bull is the first to own the house and land after the Dewees. She was a music teacher in the area and rented out the property²⁷. She eventually sells the property to Robert Touhey ten

²⁶ Winham & Lester, pub. "City of Charleston South Carolina, Record of Earthquake Damages," Atlanta: 1886. Charleston County Public Library.

²⁷ Charleston County. U.S. Federal Census. 1940. SC Room, Charleston Public Library.

years after her initial purchase²⁸. Most of the conveyances are between friends and family for small amounts of money and “love and affection”.

This particular house had been owned by mostly white South Carolinians. In 1938 this changes two sisters buy the property from Corrine Graham. They are of German descent and are in their early 50's. Freda purchases the property initially and then sells it to her sister in 1938²⁹. Based on the 1940-1942 City Directory, they are not residing at 63 but renting the property. They do reside and work in the East Side. The eldest sister is part owner and book keeper at a Tobacco and Candy store located on 231 Meeting Street named Doscher and Koester Inc³⁰. The younger sister ran her own business school at this time³¹. During their ownership of the property they rented it to a colored laborer named Robert Simmons who lived there from 1935-1940 based on the City Directories. The 1940 Federal Census confirms his residence at 63 South with his wife and three children. From this census we learn that the monthly rent is \$10 and his yearly income is \$936³². After Hazel Doscher sells the property to Julie Middleton, Robert Simmons continues to rent the property³³. When Julie Middleton sells the property to Eugene Capers in 1944, he becomes the first colored owner and occupant of 63 South Street³⁴. After Capers sells the property

²⁸ Charleston County. Records of the Mesne Conveyance (RMC), Charleston, S.C. Book Z28, p. 62.

²⁹ Charleston County. Records of the Mesne Conveyance (RMC), Charleston, S.C. Book S41, p. 211

³⁰ *Charleston News and Courier*. Charleston, S.C. New Business Advertisement. Freda Doscher takes over family business. May 23, 1940. See Apendices B.

³¹ See Appendix B

³² Charleston County. U.S. Federal Census. 1940. SC Room, Charleston Public Library.

³³ Charleston City Directories, South Carolina Room, Charleston County Public Library, Charleston, S.C. 1944.

³⁴ Charleston City Directories, South Carolina Room, Charleston County Public Library, Charleston, S.C. 1955.

to Richard Pinckney, no other owner of the property resides in 63. It maintains as a rental property still today.

63 South went through four more transactions of conveyance between 1955 and 1979. In 1979 Norman Bonneau, who purchased the property in 1957, died in which the property would have passed to his heirs in his will. His sister to who he had left his estate had passed before him intestate. By default, Edna Brown and Beulah Smith obtain the property³⁵. While Edna Brown did not reside in the house, she was a close part of the East Side community. The City Directory listed her as a teacher's aide at Charles Brown High School. Unfortunately, they are issued with a compliant by the city that the house is no longer fit for habitation and must be updated³⁶. Based on the City Directory the house is vacant in 1980. This began the first wave of renovations that take place on the property.

Two more conveyances occur until the property is bought by Elaine Harvey³⁷. She losses the property to foreclosure in 2013. The property is taken over by the bank and an LLC manages the property which is represented by Lucas Morrison³⁸. It was under this ownership that the most recent renovations took place. The building is still used for a rental property but it has changed from the working class laborers of its early days. It now fits the needs of local college students and young professionals.

³⁵ Charleston County. Records of the Mesne Conveyance (RMC), Charleston, S.C. Book P119, p. 385

³⁶ City of Charleston. Board of Architectural Review, Property Information for 63 South Street. Accessed November 28, 2016.

³⁷ Charleston County. Records of the Mesne Conveyance (RMC), Charleston, S.C. Book D140, p. 645

³⁸ Charleston County. Records of the Mesne Conveyance (RMC), Charleston, S.C. Book 0449, p. 331

Consolidated Timeline

- Cornelius Dewees comes to Charleston
- Cornelius dies 1786
- John Dewees obtains land
- 1790 John Dewees dies
- John Dewees loses land and it goes to Sheriff Sale
- Obtained from sale by Thomas Dewees in 1850 with plots still undidvided
- No structures listed on Bridges and Allen Map circa 1852
- According to Rosengarten et al south street was completed between 1849-1861
- According to Rosengarten et al South Street had no households listed in between 1809 and 1852
- City Ward big list three unnumbered properties on South street owned by dewees having new or rough structures
- Trustee Release gives five lots of land to Sarah Hamlin, Hannah Dewees, William Dewees, Elizabeth Dewees, and Mary A. Dewees in 1852.
- 1870 Census record Sarah Hamlin lives at the 5th Ward
- Sarah Hamlin lives on property 1898-Mccrady Plat
- Amelia and Henrietta Dewees sales property to Jefferson Davis Bull 1909
- Bull sells property to Richard Touhey in 1919
- Thomas Ladson purchases from Touhey in 1922
- Corrine Graham purchases land from Ladson 1932
- Freda Doscher obtains land from Graham in 1938
- Hazel Doscher obtains property from Freda in May of 1938
- Julia Middleton purchases land from Hazel in 1940
- Eugen Capers buys property from Middleton in 1944
- Richard Pinckney buys property from Capers in 1954
- Steinhart and Fisher purchase property from Pinckney in 1955
- Steinhart sell her share to Mary Schiff in 1956
- Schiff and Fisher sells property to Norman Bonneau in 1957
- Bonneau wills the property to Beulah Smith and Edna Brown in 1979
- Smith and Brown sell property to Robert Lawrence in 1980
- Lawrence sells the property to Lillian Smith in 1982
- Lillian Smith sells property to Elaine Harvey in 1984
- Harvey loses the property to foreclosure 2013
- Bank sells property to South Street LLC with Lucas Morrison as representative, in 2014
- Final updates are done to the property in 2013, currently a rental property

ARCHITECTURAL DESCRIPTION

63 South Street is on a plot of land measuring 33' to the front, 41' across the back and 70' in depth. The lot runs at angle to the street in a north-west, south-east orientation. An exact construction date was not obtained so no builders permit or document existed that clearly stated the date of construction. Based on the property tax card it notes the date of construction as 1870³⁹. Several historic resources were checked to clarify the dates of construction. On the 1872 Birds eye view map a structure is on the property. Based on the Bridges and Allen map of 1852 there are no structures on the south side of South Street⁴⁰. Based on the city ward records there are three unnumbered lots with new structures in the name of Dewees for the year 1853⁴¹. On the 1861 Census there is no one listed as living at 63 South street which would have been number 2 at the time. This is referenced on the deed for the Grantee Jefferson Davis Bull in which the lot is originally referred to as number 2 South. As South Street had been extended to East Bay in the 1880's this numbering system is credible. The closest date for original construction that was obtained is between 1853 and 1870.

The house on 63 South a typical Charleston two story Charleston single house with a wooden frame structure with a brick foundation. The house was oriented so the gabled end of the roof faced the street. The exterior walls originally were covered in weatherboard. The screened piazza was contained on the right elevation measuring approximately 7' by 30' . The railings on the piazza are simple square balusters with unadorned square columns. The roof of the piazza is a shed roof with a parapet at the street facing portion of the house.

³⁹ See Appendix C

⁴⁰ See Appendix B

⁴¹ See Appendix B

The floor plan of the original house would have been side entry with a probable one room wide two-three room deep floor plan. This would have measured at approximately 20' by 30'. The original foot print of the structure shows no windows on the eastern side of the house while there are windows on the addition. Typically windows were not on the side of the house that faced a neighboring house with a piazza. This was referred to as "north side manners". It was considered rude and intrusive to put windows that faced your neighbor's piazza. The absence of windows corresponds with the depth of the surviving piazza. The shed roof of the piazza also ends at the thirty-foot mark and the rest of the house continues with a gabled roof. On the 1886 earthquake reports, the house dimensions are listed as 28' by 14' with a height of 18' which also indicates a smaller structure than the one on the property today⁴².

Unfortunately, many changes have taken place to the structure. As mentioned above an addition to the house was added making the structure approximately 70 feet deep. The width of the house does not change. In 1980 the city condemned the house do to its unsafe conditions. Everything from floorboards, windows, framing, plumbing, electrical and the piazza had to be redone⁴³. The entirety of the house was reconstructed by 1989. The most noticeable changes to the exterior is the replacement of the weatherboard. Its condition was listed as rotted on the complaint form and a synthetic siding was added. The windows were also changed to a two over two double hung along with a complete reconstruction of the sills and sash⁴⁴. The piazza itself was also reconstructed at this time as its condition was

⁴² Winham & Lester, pub. "City of Charleston South Carolina, Record of Earthquake Damages," Atlanta: 1886. Charleston County Public Library.

⁴³ Ibid

⁴⁴ Ibid

also listed as unstable. The framing and flooring of the piazza was also fully redone. The last renovation noted at the Charleston Board of Architectural Review (BAR) was a painting and minor rot repair to the exterior in 2013. As the building has been extensively renovated, none of the defining architectural styles of the original structure remain.

From the pedestrian survey that was conducted on September 5, 2016 other observations were made on the condition of the building. It is currently used a multi dwelling apartment building. There are two separate meter boxes on the street facing elevation that support this. The current foundation appears to be stucco masonry. The entry steps to the piazza screen are concrete blocks.

Based on a real-estate search online, photos were obtained that show the renovations that took place after the 2013 sale. Major updates were done to the bathrooms, kitchen and living areas. This search also showed the updates that had been done in 1989. All of those renovations have been updated as exhibited by the photos contained in this report⁴⁵. It is to be noted here that these changes are not recorded in the BAR files that were obtained on November 28, 2016 for the purpose of this report. During these renovations the interior was not the only part of the house to have undergone remodeling. The configuration of the piazza was altered. An outside stair was added making two separate outside entrances on both floors. This stair was not shown in the photos from the 2013 listing⁴⁶. During these renovations the overall exterior was updated with new paint colors. Another discovery is that the floor plan changes between the two property listings. When

⁴⁵ See Appendix C, Photos

⁴⁶ See Appendix C, Photos

the house is listed in 2013 it has 4 bedrooms and 4 baths. On the 2014 rental listing, the floor plan is listed as 3 bedrooms and 3 baths.

ADDITIONAL CHANGES

Other minor changes to the property is the utility shed located in the south west corner of the lot. The current shed was placed on the property in 2001⁴⁷. The earliest noted outdoor building was on the 1888 Sanborn map. It was located at the south east corner of the lot and was a one story wood structure with a first story window. It is not listed on the 1902 or 1958 revision. It does appear on the 1944 revision and is marked to have a stove⁴⁸.

After exhaustive search found no original plat of the property, it is assumed that the tract of land itself did not change after the Dewees Plat of land was divided. The deeds recorded and researched support this conclusion. It is concluded here that based on the evidence of the standing structure in comparison of the known size of the lot, that there has been an addition to the original structure of approximately 40 feet. The Sanborn maps all show a 2 story structure with a piazza the same length as the house⁴⁹. The house on the maps do not take up the size of the lot like that of the current structure. Since the 1888 Sanborn map which depicts the structure and lot, the lot size does not seem to have changed over the years. This map in conjecture with the last known deed of 1909 containing the measurements thereon is evidence enough to show little change until the additions.

⁴⁷ Charleston County. Property Tax Record for 63 South Street. Charleston, S.C. Accessed September 5, 2016.

⁴⁸ See Appendix B

⁴⁹ See Appendix B

SUMMARY

63 South street is just a brief example of the dramatic development of the east side since its beginning days as the Village of Hampstead. It began as a land investment and today many are looking to the east side for the same real estate speculation. This property shows how the dynamic of the community has changed based on who owns the property and who has resided in it. It still remains a diverse and eclectic area. The most significant aspect of the East Side is the use of the area by minorities. Do to the limited restrictions, the residents were able to mold and create a community of their own outside the confinements of the rest of the city. This area is a stark contrast to the palatial homes found in the Historic District of Charleston. The East Side cannot be looked at with the same eyes of those looking at the history southward on the peninsula. The East Side extends beyond architectural significance to a social one. Here in the East Side there is a vibrant history of the lives of a distinct group of peoples is laid out waiting to be discovered.

The collaborative work done by the Charleston Museum to create *Between the Tracks* needs to be furthered. This report completed in 1987 is that last extensive published research on the East Side. In this report it notes the need for more extensive research through archaeology for structures that are no longer standing. The authors define their report as just the beginning of the possible research to be obtained. Hopefully this report on the individual structure known as 63 South Street adds to this research.

It is fortunate that the structure was able to make it through the fire of 1886 but unfortunately in the end was caused to be stripped due to human negligence. The original aesthetic of the building is gone and is no longer significant based on architectural attributes. An adaption of this house by the people using it is still reflective of time and

place. In 50 years' time the current structure, which is practically new due to its recent renovation, will represent another wave of social history.

While the original structure does not remain physically intact, the association with its people and development of its community still exists. It not for just the individual's history but the way 63 south streets own history is incorporated into the overall story of the East Side. What makes this location significant, is the evolution of this lot of land that mirrors the change of the east side through time.

APPENDICES A-CHAIN OF TITLE

March 20/1850

Grantor: Jeremiah Yates

Grantee: Thomas Dewees

Book and Page: T12, 85

Type: Sheriff Sale

Lot: Plat of Dewees land undivided

Thomas Dewees purchased the former lands of John Dewees from a sheriff's sale. The land had been claimed and held in lieu of the debt John Dewees left upon his death. It was purchased for \$8,669.47. The sale took place in March of 1850. It is unclear how the property is divided at this point in time. This information is gained from the release to the trustees.

February 16/1851

Grantor: Thomas Dewees

Grantee: Henrietta Dewees, Sarah Dewees, William Dewees, Elizabeth Dewees, and Hannah Dewees

Book and Page: Z13, 457

Type: Trustee Release

Lot: Plat of Dewees land undivided

The land referenced in this release is several properties in Charleston. The properties are not divided in the release. The lot is listed as:

"Lying and being in the District of Charleston aforesaid in Wraggborough on the South end corner of Nassau and South Street. Butting and bounding North on South Street."

May 17/1909

Grantor: Henrietta Dewees, Amelia Dewees, Emmeline Lyman

Grantee: Jefferson Davis Bull

Book and Page: O25, 10

Type: Conveyance

Lot: 33'6" x41'8" x70'

The measurements for the property are referenced as 33'6" x41'8" x70' for the first time. This conveyance mentions 63 South street as lot number 2.

"All that land with the buildings thereon, in the City of Charleston, situated and lying and being on the south side of South Street and known as Lot number 2"

May 06/1919

Grantor: Jefferson Davis Bull

Grantee: Robert Touhey

Book and Page: Z28, 62

Type: Conveyance

Lot: 33'6" x41'8" x70'

The property was sold by Jefferson Bull for \$10.00 and "other valuable considerations". This is a family conveyance.

June 06/1922

Grantor: Robert Touhey

Grantee: Thomas Ladson

Book and Page: P31, 286

Type: Conveyance

Lot: 33'6" x41'8" x70'

This was a simple property transaction. Referring to the same property and property size.

December 21/1932

Grantor: Thomas Ladson

Grantee: Corrine Graham

Book and Page: U36, 284

Type: Conveyance

Lot: 33'6" x41'8" x70'

This was another family conveyance. The property was sold by Thomas Ladson for \$5.00 and "other valuable considerations".

1938

Grantor: Corrine Graham

Grantee: Freda Doscher

Book and Page: E40, 321

Type: Conveyance

Lot: 33'6" x41'8" x70'

This property was bought by Freda Doscher for \$1 and "other valuable considerations". The same butting and bounding for the property is listed on this deed record.

May 06/1938

Grantor: Freda Doscher

Grantee: Hazel Doscher

Book and Page: S41, 211

Type: Conveyance

Lot: 33'6" x41'8" x70'

This transaction was another small family conveyance. Nothing else to note was uncovered in this deed.

1940

Grantor: Hazel Doscher

Grantee: Julia Middleton

Book and Page: J40, 179

Type: Conveyance

Lot: 33'6" x41'8" x70'

A typical conveyance with no changes to the property. No other information gained in this deed.

1944

Grantor: Julia Middleton

Grantee: Eugene Capers

Book and Page: Z44, 347

Type: Conveyance

Lot: 33'6" x41'8" x70'

A typical conveyance with no changes to the property. No other information gained in this deed.

1954

Grantor: Eugene Capers

Grantee: Richard Pinckney

Book and Page: A60, 71

Type: Conveyance

Lot: 33'6" x41'8" x70'

A typical conveyance without any changes to the property. This was purchased by Richard Pinckney for \$4,000.

June 27/1955

Grantor: Richard Pinckney

Grantee: Rachel Steinhart and Herman Fisher

Book and Page: N60, 277

Type: Conveyance

Lot: 33'6" x41'8" x70'

This was a simple property transaction. Referring to the same property and property size.

March 7/1956

Grantor: Rachel Steinhart

Grantee: Mary Schiff

Book and Page: A62, 406

Type: Conveyance

Lot: 33'6" x41'8" x70'

Rachel Steinhart had purchased the land with Herman Fischer in 1955 but in 1956 she sells out her share to Mary Schiff for \$650.

January 1, 1957

Grantor: Herman Fischer and Mary Schiff

Grantee: Norman Bonneau

Book and Page: A64, 632

Type: Conveyance

Lot: 33'6" x41'8" x70'

Both Herman Fischer and Mary Schiff sell their shares of the property to Norman Bonneau. Norman Bonneau purchased the property for \$6,500.00.

June 2/1979

Grantor: Norman Bonneau

Grantee: Beulah Smith and Edna Brown

Book and Page: P119, 385

Type: Will/Conveyance

Lot: 33'6" x41'8" x70'

Norman Bonneau died leaving a will dated February 20, 1971 that left all his property to his wife and five children. His wife having died intestate leaving the five children as heirs who then conveyed it to the grantees Beulah Smith and Edna Brown.

April 25, 1980

Grantor: Beulah Smith and Edna Brown

Grantee: Robert Lawrence

Book and Page: F122, 220

Type: Conveyance

Lot: 33'6" x41'8" x70'

November 09/1982

Grantor: Robert Lawrence

Grantee: Lillian Smith

Book and Page: W129, 192

Type: Conveyance

Lot: 33'6" x41'8" x70'

This was a simple property transaction. Referring to the same property and property size. Lillian Smith Purchased the property for \$2,500.

September 19/1984

Grantor: Lillian Smith

Grantee: Elaine M. Harvey

Book and Page: D140, 645

Type: Conveyance

Lot: 33'6" x41'8" x70'

The property has remained largely the same with the exception of a utility shed having been built on the property. It was noted on the real property record for the property that the dimension had been misreported in BE-157 and was corrected here.

August 23/2013

Mortgagee: Elaine Harvey

Mortgager: Federal National Mortgage

Book and Page: 0356, 588

Type: Foreclosure

Lot: 33'6" x41'8" x70'

Elaine Harvey lost her property through forecluser and the bank put the house and land up for sale.

December 18/2014

Grantor: Federal National Mortgage

Grantee: 63 South Street LLC

Book and Page: 0449, 331

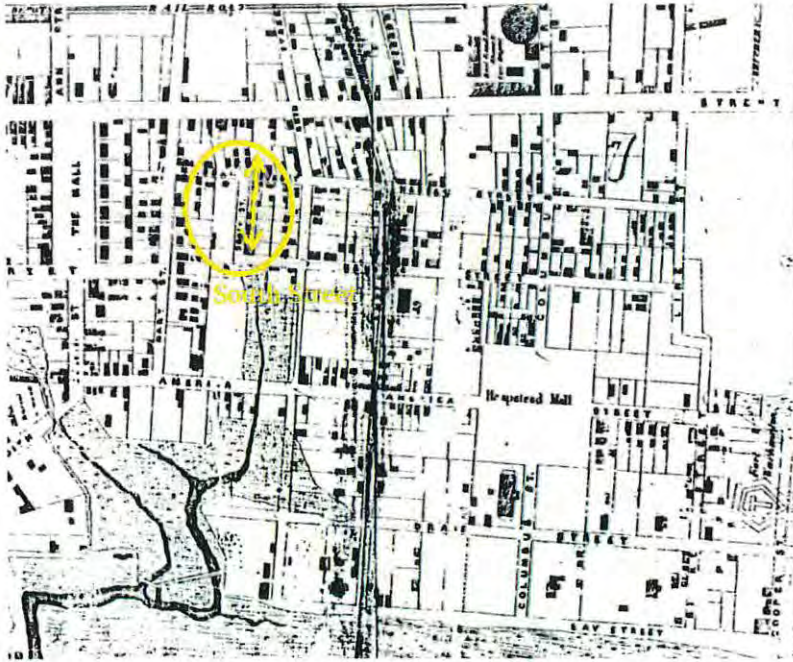
Type: Conveyance

Lot: 33'6" x41'8" x70'

Lucas Morrison bought the property representing 63 South Street LLC. The house was bought at foreclosure. This is the latest transaction to date.

APPENDICES B- SUPPLEMENTING MATERIAL

No structures depicted on Bridges and Allen Map



Bridges, R.P. and Robert Allen. "An Original Map of the City of Charleston, South Carolina." Hayden Brother & Company. 1852. Charleston County Public Library.

Newspapers Details on Dewees:

City Gazette. Charleston, S.C. "John Dewees Death Notice". September 21, 1790.

On WEDNESDAY,

The 29th Instant,

At TEN o'clock,

Will be sold at the dwelling house of the late Mr John Dewees, deceased, in Liberty Street,

SUNDRY household furniture, two carts with harness complete, and one horse belonging to the estate of the said deceased. Also, Two valuable fellows who have been used to drive carts, and are well known about this city; a valuable young waiting man, an elderly fellow, a valuable house wench and child. Conditions—all sums of and under ten pounds, cash; all above bond with interest and security, payable in three equal and annual instalments, the first instalment to be paid on the first of January next.

Colcock & Graham.

September 7.

tuf td

Public Auction.

On Monday the 18th of September next, at the Richland Ponds, on Savannah River, where the late Mr. Cornelius Dewees resided.

WILL BE SOLD,

at 11 o'clock in the Forenoon;

ALL the present Crop of the Ground---Also all the Plantation Tools, Household Furniture, &c. being part of the personal property of the said Cornelius Dewees, deceased.

WILLIAM DEWEES,)
JOHN DEWEES.) Admrs.

Who desires all persons indebted to said estate, to make speedy payment; and those to whom the estate is anywise indebted to give in a state of their respective demands, properly attested, to one of them in Charleston,

A. C. 25.

City Gazette. Charleston, S.C. "Cornelius Dewees Estate Sale". September 20, 1786.

SHERIFF'S SALES.

By virtue of sundry writs of fieri facias to me directed, I will be sold before my office, the northeast corner of the Court House, on the 24th and 25th days of August, being the 1st MONDAY and TUESDAY in said month, between the hours of eleven in the forenoon and three o'clock in the afternoon.

All that Lot of Land and Buildings thereon, situate, lying and being in Mazyck-street, in the city of Charleston, measuring in front on Mazyck-street, 91 feet, and in depth 180 feet, situate and bounding eastwardly on said Mazyck-street, northwardly on land of Christiana Deane, westwardly on land of Hayfield Waller, and southwardly on land of James Kennedy. To be sold by virtue of an order of court, and on account and risk of the former purchaser, who has not complied with the terms of sale, as the property of George Deane, at the suit of Hugh Paterson, president of the Charleston Ancient Battalion of Artillery Society. Conditions, cash.

All that Lot of Land, situate in King-street, and formerly known by the No. 129, being 50 feet 6 inches in front on King-street, and 115 feet in depth.

And also, all that Lot of Land, situate in Trott-street, adjoining lot No. 169, which fronts on King-street, containing thirty-four feet front on Trott-street, and 102 feet in depth. To be re-sold on account and risk of the former purchaser, and by order of court, as the property of Philip Cohen, at the suit of Lattick Duncan. Conditions, cash.

All that House and Lot of Land, situate in the village of Washington, opposite Mrs. Coates, formerly the property of the estate of James Steedman.

Also, all that House and Lot of Land, situate in Mazyck-street, measuring and containing in front 40 feet, and in depth 245 feet, butting and bounding to the south, on lands of Markley, to the west, on lands of Charles John Steedman, to the north, on Charlotte-street, and to the south on Malignan.

Also, all that Lot of Land, adjoining the last mentioned Lot of Land, measuring 80 feet front by 240 feet in depth, butting and bounding to the south, on lands of Markley and Devereux, to the west, on the other lands of the said Dewees, to the north on Charlotte-street, and to the east, on Steedman.

Also, all that House and Lot of Land in Wall-street, containing in width 120 feet, and in depth 109 feet, formerly the property of Richard F. Howard, and purchased by him at the sale of fieri facias, on the land, now in the occupation of Mr. Jeanneret.

Also, all that Lot of Land in Smith-street, north of Boundary-street, containing 112 feet by 120 feet, more or less, formerly belonging to Fisher and Edward Croft. And also, all that Lot of Land in Humpstead, in the occupation of Mr. Hagood, measuring 40 feet front by 60 feet deep, more or less—formerly the property of

on said street, and in depth—feet, formerly occupied by Mr. George Peters. To be sold at the property of John Cart, sen at the suit of the Bank of South-Carolina.

Conditions, cash. All that portion of Land, situate on the east side of East Bay-street, composing the Wharf, with all its appurtenances, heretofore known by the name of Heale's wharf, measuring in front, westwardly on said street, about 139 feet 6 inches, and in depth on the south line, adjoining lands of William Crafty, running eastwardly about 441 feet and an inch to the present head of the wharf and from thence to the Channel of Cooper River, and on the north line adjoining to land of David Huley, running down to said Channel, but particularly delineated and described in the plan containing the whole of the contents of said wharf, and its appurtenances, by John Wilson, surveyor, and dated the 5th of April, 1810, as recorded in the Register's Office, book B No. 8, pag. 384, 11th August, 1810. All of which to be sold as the property of Timothy M'Gonick, by virtue of a writ of fieri facias against Timothy M'Gonick and Thomas Martin, at the demand of William Robertson, surviving trustee of Catherine Stapleton and Mary Hannah Van derhorpe. Conditions, cash. The above property advertised for sale for Sheriff's charges.

Also, sundry Articles in the Printing Line, consisting of 23 cases of Printing Type, Printing Press, &c. and 200 Volumes of Books. To be sold by virtue of a writ of return habere cum ffis, at the property of John H. Sargent, at the suit of Francis Leat, and others. Conditions, cash.

Four Lots in the village of Washington, well calculated for small farms or gardens, being part of the estate of Mary Baker, and commonly known by the name of North's Farm.

Three Lots, fronting south on Multrie-street, (one of which is a corner lot,) measuring 126, 128 and 145 feet front, by 203 feet deep each, more or less, and one Lot east on King-street, 100 feet front, by 269 feet deep more or less. On one of these lots, on Multrie-street is an excellent two story warden house on a high brick foundation, with piazza on the south and west sides, and good outbuildings, &c. A plan of the above lots will be exhibited on the day of sale, and in the interim, may be seen at my office.

All which to be sold by virtue of a writ of partition and order of court, against Richard B North and Edward North, qualified executors of Mary Baker, at the suit of Edward W. North, and others.

Conditions—One third cash, the balance, in one and two years, by bond bearing interest from the date, and a mortgage of the property. Purchasers to pay for the necessary papers.

John R. Cleary, Sheriff
Of Charleston District

July 15

City Gazette. Charleston,

S.C. "Sheriff Sales". Reference to Dewees property. July 19, 1816

Newspapers Articles discussing Freda and Hazel Doscher

**—TAKE A—
Business Course**

Where Individual Instruction is
a Reality, not just an
advertisement.

Gregg Shorthand and Touch-
Typing taught at most reasona-
ble rates.

**DOSCHER
BUSINESS SCHOOL**
HAZEL D. DOSCHER, Owner
4 Broad St. Phone 1110

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Special Notice!

We wish to advise
The Public that the

Tobacco and Candy Departments

of the business formerly conducted by Julius H.
Doscher, under the firm name of A. F. Doscher
Sons, at 231 Meeting street, has been acquired by

**FREDA C. DOSCHER AND
H. LOUIE KOESTER, JR.**

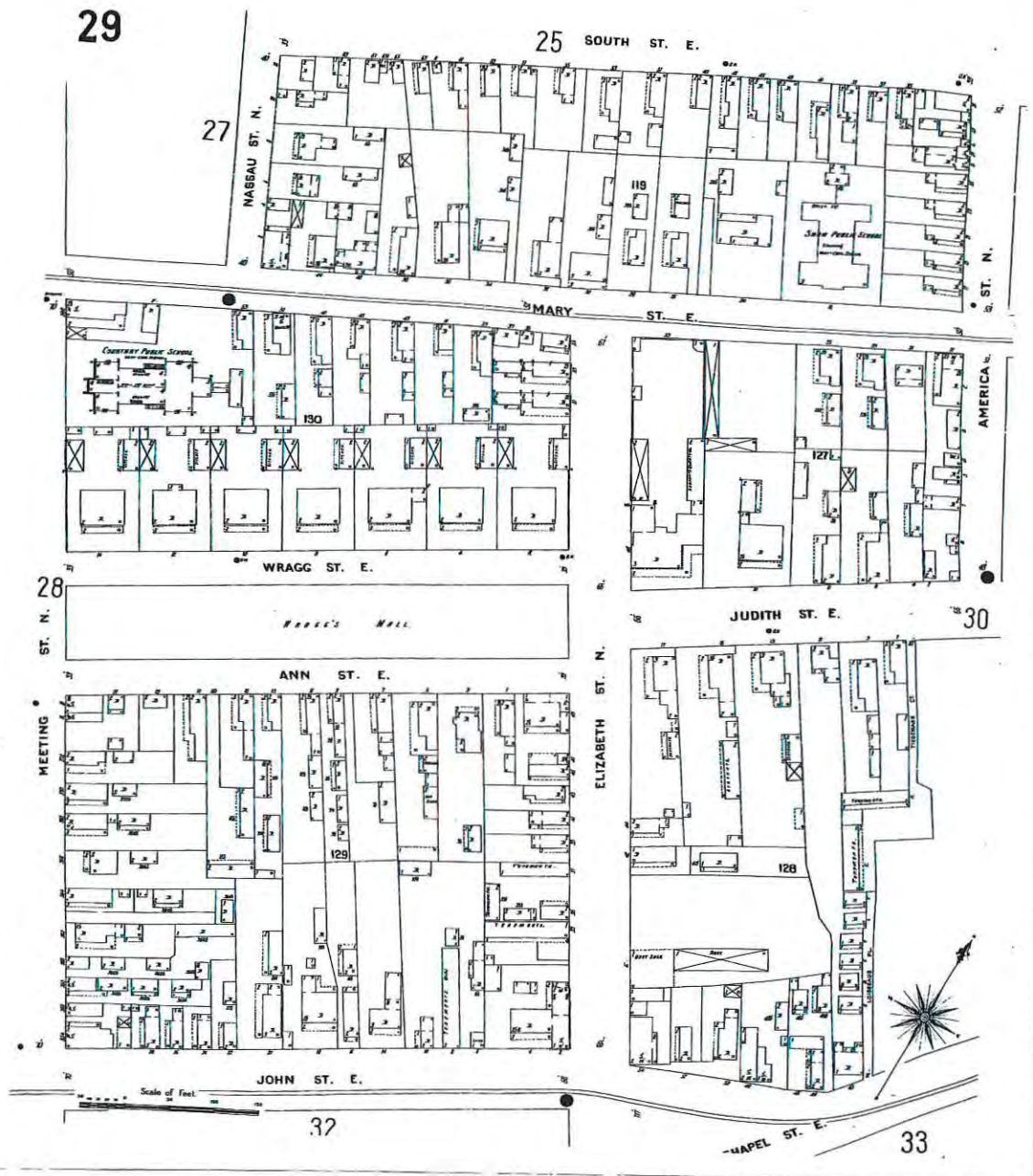
And will continue to operate under the
Firm name of

Doscher & Koester, Inc.
231 MEETING STREET — DIAL 8814-8815

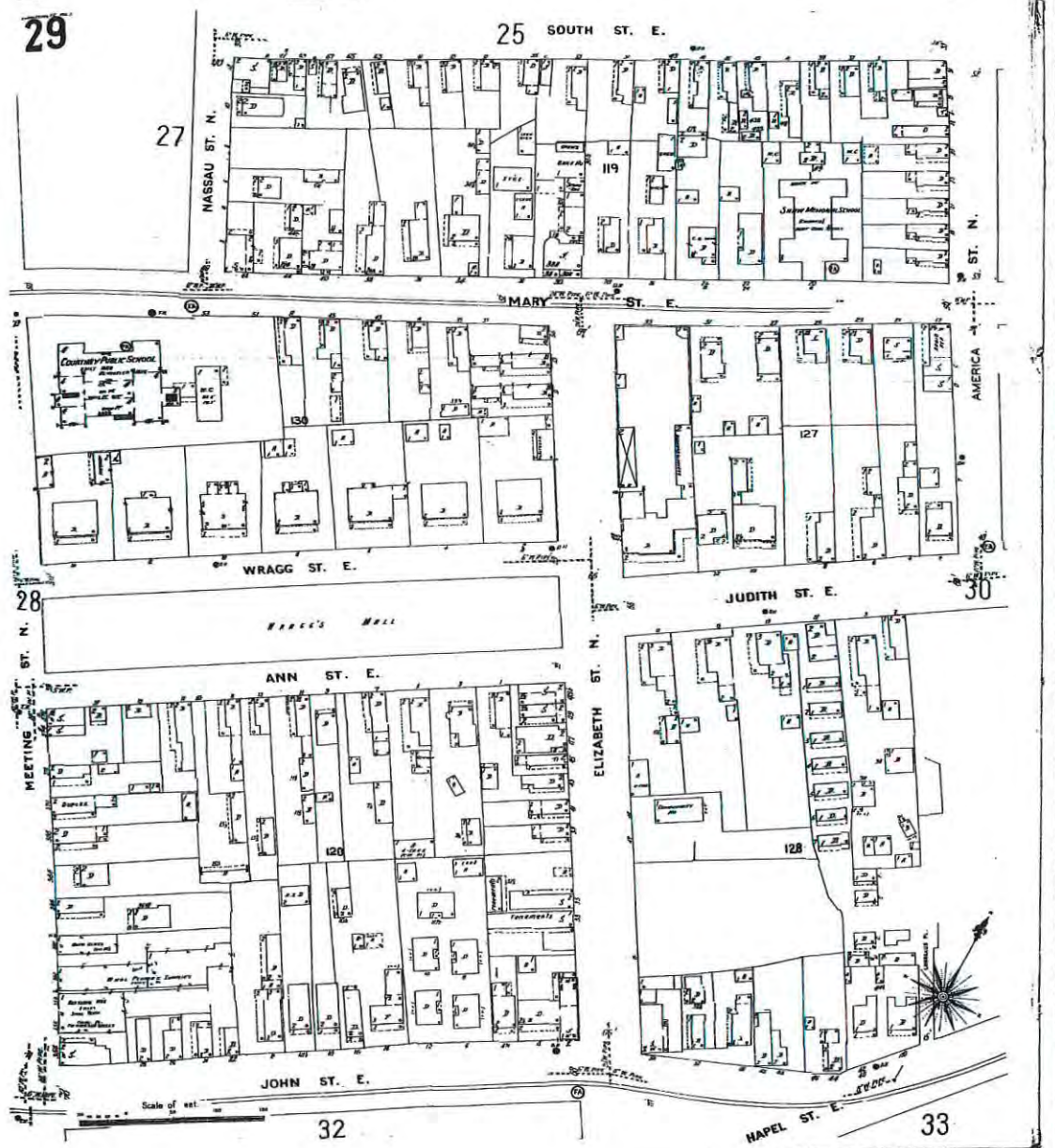
A continuance of your loyal patronage will
be greatly appreciated.

Sanborn Maps:

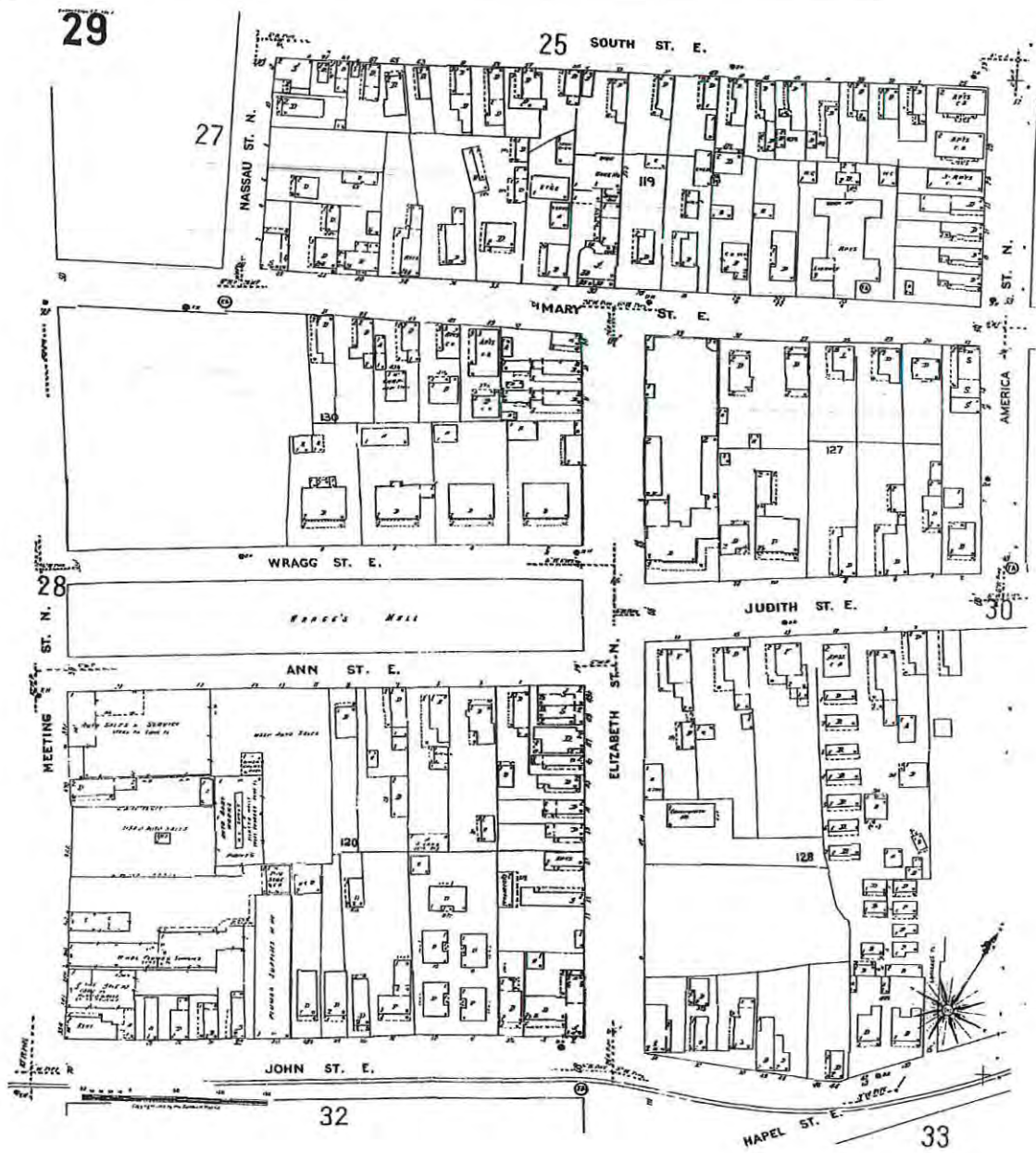
1902



1944 revisions: No changes, shed is shown.



1955 revisions: Change in neighboring house, #61. Shed is not shown



APPENDICES C-SUPPORTING DOCUMENTS

BAR Documents

| CITY OF CHARLESTON 75 Calhoun Street, Third Floor Charleston, South Carolina 29401 843-724-3781 Fax: 843-724-3772 | | DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY TENN. STATION - 16, 2011 | |
|---|--|---|-------------------|
| Property Address: <u>13 South St</u> | | TMS No.: | |
| Review request: | For: | Meeting date requested: | |
| Conceptual | New Construction Alterations / Additions | Appeal Decision of Urban Design Staff | |
| Preliminary Final | <input checked="" type="checkbox"/> Repairs or repaint with no changes | Color Change Demolition | |
| Property Owner: <u>Lucas Morrison</u> | | Daytime phone: <u>843-321-3186</u> | |
| Applicant: <u>Lucas Morrison</u> | | Daytime phone: | |
| Applicant's mailing address: <u>1 King St. Apt. 202</u> | | | |
| City: <u>Charleston</u> | | State: <u>SC</u> | Zip: <u>29401</u> |
| Applicant's e-mail address: <u>lpmorrison51632@gmail.com</u> | | | |
| Applicant's relationship: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Design Professional <input type="checkbox"/> Contractor <input type="checkbox"/> Real Estate Agent/Broker <input type="checkbox"/> Other | | | |
| In your own words describe what you are requesting: <u>exterior repairs and exterior painting</u> | | | |
| Submittal Requirements: See BAR Submittal Requirements supplement for complete information. Zoning / Courtesy TRC approval required prior to making application for review. INCOMPLETE APPLICATIONS WILL NOT BE INCLUDED ON A BOARD AGENDA. | | | |
| I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property or an authorized representative. I authorize the subject property to be posted and inspected, and the application to be heard by the Board of Architectural Review of the City of Charleston on the date specified. | | | |
| Applicant's signature: <u>[Signature]</u> | | Date: <u>10/03/2013</u> | |
| Print name legibly: <u>Lucas Morrison</u> | | | |
| For Office Use Only Below this Point | | | |
| <input checked="" type="checkbox"/> The Board of Architectural Review has reviewed this request. Its findings are as follows: <input checked="" type="checkbox"/> The Urban Design and Preservation Staff has reviewed this request. Its findings are as follows: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> Deferral <input type="checkbox"/> Approval with the following conditions: | | | |
| <u>Minor ext repair - most of the exterior materials are non-historic.</u> | | | |
| Final Approval is granted upon fulfillment of the above-specified conditions and is referred to the Preservation Staff for further action. | | | |
| Further Action/Final Approval Requires Board Hearing(s) | | App. No.: | |
| Chairman's or <input checked="" type="checkbox"/> Staff's Signature: <u>[Signature]</u> | | Date: <u>10/3/13</u> | |
| Arch. Rating: | Const. Date: | Old and Historic Dist. | Old City Dist. |
| | | Landmark Dist. | North of Line St. |
| Date received: | Fee amount: | Receipt no.: | Staff person: |
| 1. An appeal of a Board decision stays all further action on applications. 2. This approval does not constitute approval by other City boards or departments. Prior to construction, all plans and specifications must be reviewed and approved by the Building Inspections Division and a building permit must be obtained and posted on the property. 3. This approval expires 2 years from approval date. | | | |

State of South Carolina
County of Charleston
City Council of Charleston
-verses-

Before the Public
Safety and Housing Officer
of the City of Charleston
Complaint

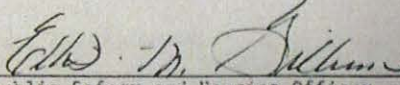
Beulah Smith & Edna Brown

82 Willow Lane

Charleston, S.C. 29406

You are hereby notified as follows:

- (1) That a petition has been filed by the Building Inspectors with the Public Safety and Housing Officer of the City of Charleston charging that your dwelling at No. 63 South St. is unfit for human habitation.
- (2) That the Public Safety and Housing Officer, after a preliminary investigation, finds that there is a reasonable basis for such charges, and that the structure at No. 63 South Street is unfit for human habitation for the reasons given on the attached list of violations.
- (3) That under Section 10.47 of the Code of the City of Charleston, South Carolina, 1975 notice is hereby given you that a hearing will be held before the Public Safety and Housing Officer at the City Office Building, 116 Meeting Street, Charleston, South Carolina on
Wednesday, June 25, 1980 at 10:30 A.M.
- (4) That the owners of the aforesaid premises and every other party in interest have a right to file an answer to this complaint, and to appear in person or through an attorney and give testimony at said hearing.
- (5) This hearing will be for the purpose of determining whether the aforesaid dwelling is unfit for human habitation in accordance with the standards set forth in Section 10.47 through 10.54 et seq of the Code of the City of Charleston, South Carolina.
- (6) The rules of evidence prevailing in courts of law on equity shall not be controlling before the Public Safety and Housing Officer.
- (7) That if the Public Safety and Housing Officer finds that said dwelling is unfit for human habitation, he shall issue an order for the repair, alteration, or improvements of the dwelling, or for demolition thereof, in accordance with Section 10.54, et seq of the Code of the City of Charleston, South Carolina, 1975.


Public Safety and Housing Officer
City of Charleston, South Carolina

June 12, 1989

Date

PROPERTY 63 South St.

PROPERTY OWNER Beulah Smith & Edna Brown

INTERIOR & EXTERIOR

1. ☒ Paint building to keep out dampness ☒ paint wood trim.
2. ☒ Repair banister ☒ columns ☒ weatherboards ☒ and siding.
3. ☒ Repair front porch ☒ rear porch flooring ☒ framing ☒ and ceiling.
4. ☒ Replace loose ☒ missing plaster ☒ sheetrock ☒ tile on wall(s) ☒ ceiling(s) ☒
5. ☒ Repair ☒ and paint ☒ walls ☒ and ceiling(s) ☒ in bedroom ☒ kitchen ☒ living-room ☒ bathroom.
6. ☒ Repair decayed or damaged floor(s) ☒ level sagged floor(s) in bathroom, bedroom, livingroom, kitchen.
7. ☒ Repair window sills ☒ sashes ☒ casings ☒; replace all missing or broken panes ☒. Glaze all windows ☒.
8. ☒ Replace main sills ☒ door sills casings ☒ outside wall sills.
9. ☒ Replace studs around building where needed.
10. ☒ Install ☒ repair cabinets around kitchen sink.
11. ☒ Repair ☒ replace gutters ☒ roof ☒ eaves.
12. ☒ Install additional piers under building where needed.
13. ☒ Install ☒ replace screen doors ☒ and screen windows.
14. ☒ Replace ☒ repair ☒ hardware on all doors.
15. ☒ Repair ☒ replace all steps ☒ stairs; wooden steps ☒ iron steps.
16. ☒ Repair chimney.
17. ☒ Make windows ☒ and exit doors ☒ substantially tight and in sound condition.
18. ☒ Make windows (other than fixed windows) openable.
19. ☒ Install ☒ repair handrails on stairs.
20. ☒ Install floor covering in bathroom ☒ kitchen.

PLUMBING

21. ☒ Install ☒ replace kitchen sink.
22. ☒ Install ☒ replace lavatory basin ☒ water closet.
23. ☒ Install ☒ replace hotwater heater with relief valve to drain to the outside of building. Vent water heater and extend vent 2 feet above the roof.
24. ☒ Install ☒ replace bathtub ☒ or shower.

SANITARY

25. ☒ Tie drain line to sewer line.
26. ☒ Remove trash ☒ rubbish ☒ and litter from premises; cut weeds ☒ from property.
27. ☒ Clean rubble, etc., from under building.
28. ☒ Provide covered garbage containers, 20 gallon size.
29. ☒ Demolish yard toilet.

ELECTRICAL

30. ☒ Needs to be updated and brought into compliance with the City of Charleston Codes.

HEALTH HAZARD

31. ☒ Correct rat and vermin infestation.
32. ☒ Correct overcrowded ☒ dilapidated ☒ unsanitary ☒ and unsafe ☒ conditions.

NOTE: Repair building to meet City Building and Housing Codes.
 Install window unit where needed.
 Install exterior door with hardware.
 Install smoke detector.

(158)

Haciars issued out of the said County, against the said John Devereux to enforce the payment thereof by the sale of his Meads and Meadows situate, as by reference to the said proceedings of the said in the office of the Magistrate in Equity of the said District, with many fees and charges appearing: And whereas in obedience thereto the said appearance of the said John Devereux, personally appeared before the Sheriff of the said District, showing the said Lot of Land and Meadows with the appurtenances belonging to the said John Devereux, viz. all that certain Lot of Land with the Buildings thereon, situate, lying and being in the District of Charleston aforesaid, in Waggborough, Bunting and Bounding to the South, on the North side to the West and North on the Land of John Devereux and to the East on the Land now or late of

Bradford measuring and containing on the South side, viz. hundred and thirty three feet, on the East side, viz. hundred and thirty three feet, the West and North side being irregular: And also all that certain Lot of Land with the Buildings thereon, situate, lying and being in the District of Charleston aforesaid, in the village of Waggborough, Bunting and Bounding to the South on the North side to the West on the North side to the North on the Land now or late of

Bradford measuring and containing on the South side, viz. hundred and thirty three feet, six inches, and on the West and East side, viz. hundred and thirty three feet, by the survey now on file: And also all that certain Lot of Land with the Buildings thereon, situate, lying and being in the District of Charleston aforesaid, in Waggborough, on the South East corner of the said North side, Bunting and Bounding to the South on the North side to the North on the Land now or late of

Bradford measuring and containing on the South side, viz. hundred and thirty three feet, six inches, and on the West and East side, viz. hundred and thirty three feet, by the survey now on file: And also all that certain Lot of Land with the Buildings thereon, situate, lying and being in the District of Charleston aforesaid, in Waggborough, on the South East corner of the said North side, Bunting and Bounding to the South on the North side to the North on the Land now or late of

Thomas H. Dewees, my wife, my heirs and assigns, shall and lawfully from henceforth, to have, hold, use, enjoy, and dispose of the same, to stand, divide and separate of all and singular the said several Lots of Land, above described, together with the appurtenances, building and improvements thereon, to be enjoyed, for the common joint and equal use, benefit and behoof of myself and my brother and sister, as tenants in common hereinafter expressed to, and none of them, and specifically named, that is to say, Dewees, Sarah W. Hadden, Elizabeth Dewees, Hannah Dewees, and myself Thomas Dewees, their heirs and assigns and my heirs and assigns, And I, the said Thomas H. Dewees, do hereby covenant, promise, and agree to and with the said William Dewees, Sarah W. Hadden, Elizabeth Dewees, Mary B. Dewees, and Hannah Dewees, their heirs and assigns, to sell, divide and make partition of the said Lots of Land and Premises, with the appurtenances, between them and myself, whenever the said William Dewees, my major party in interest of them, desire and request in writing that the said several Lots of Land and Premises, be sold, partitioned and divided among us, according to my respective legal rights and interests therein, or making such disposition thereof, as my said brother and sister and myself, or a majority in interest of us, our heirs and assigns may agree upon in writing.

Witness my hand and Seal this Twelfth day of December in the year of our Lord one thousand Eight hundred and thirty

Thomas H. Dewees

deceases and delivered in the presence of
 Russell E. Carson
 Joseph E. Dewees
 South Carolina

Personally appeared before me Joseph E. Dewees who being duly sworn depose that they were jointly and jointly about as above stated and depose that they foregoing statement of having at the last and next to and for the said several persons therein stated and that they together with Russell E. Carson did receive the same as a full and complete discharge of the same.

Joseph E. Dewees

Deed of Thomas Ladson, Grantee

BOOK U. 36-TITLE TO REAL ESTATE

The State of South Carolina,

KNOW ALL MEN BY THESE PRESENTS, THAT

I, Thomas Ladson In the State aforesaid for andIn consideration of the sum of Five and 00/100 Dollars,
to me in hand paid at and before the sealing of these Presents by Crine Gaillard Graham (formerly Crine Gaillard)In the State aforesaid being full and sole consideration
Presents do grant, bargain, sell and release unto the said Crine Gaillard Graham (formerly Crine Gaillard)

All of my right, title and interest in and to all that lot of land with the buildings thereon, in the city of Charleston, in the County of Charleston, in the State of South Carolina, situate, lying and being on the south side of South Street, and bounded by the number 63 South Street.

Measuring and containing in front on South Street thirty-three (33) feet, six (6) inches, on the back line forty-one (41) feet, eight (8) inches, and seventy (70) feet in depth on the east and west lines, the said dimensions more or less.

Betting and Bounding north on South Street; east on lands now or formerly of P. Chere; south on lots formerly of Dewee, and west on lot numbered Threes (3) on plat of Dewee lands.

THE STATE OF

Charleston

PERSON

and made oath to sign, seal and as

SWORN to before

Lee

Notary

THE STATE OF

CharlestonI, Crine

do hereby certify

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any compulsion,

Crine

Heirs and Assign

and released.

Given and

Notary Seal
Lee
Notary
N. B. Brown
N. Y.

Recorded

being first endorsed

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the said

Crine Gaillard Graham (formerly Crine Gaillard), her Heirs and Assigns forever.And I do hereby bind myself and my Heirs my Executors and Administrators to warrant andforever defend all and singular the said premises unto the said Crine Gaillard Graham (formerly Crine Gaillard), herHeirs and Assigns, against one and my Heirs,and all persons whomsoever lawfully claiming, or to claim the same, or any part thereof.WITNESS my Hand and Seal, this 21st day of Decemberin the year of our Lord one thousand nine hundred and thirty-two andin the one hundred and fifty-seventh year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered

in the Presence of

Freda C. Docher Thomas Ladson (T.S.)Georgette Jackson (T.S.)

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THE STATE OF SOUTH CAROLINA,

Charleston County,

PERSONALLY appeared before me Freda C. Doscherand made oath that she saw the within named Thomas Ladsonsign, seal and as his act and deed, deliver the within written Deed; and that she with Georgetta Jackson witnessed the execution thereof.SWORN to before me, this 25th day ofJanuaryA. D. 1933.Freda C. Doscher✓ Geo F Prescott
✓ Notary Public for S.C.

(SEAL)

THE STATE OF New YorkCharleston New York CountyI, Lewis F. Russelldo hereby certify unto all whom it may concern that Mrs. Mary Ladsonthe wife of the within named Thomas Ladson

did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named

Corine Gaillard Graham (formerly Corine Gaillard), her

Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower, of, in or to all and singular the premises within mentioned and released.

Given under my hand and seal, this 25th day of January Anno Domini, 1933Notarial Seal
Lewis F. Russell
N.Y. County
N.Y.

Notary Public for N.Y.

(SEAL)

x Mary Ladson x

Along County Clerk to 1933

Along County Registered to 26-13-33

Certificate filed in New York County

Clerk to 4-17; Registered to 5-13-33

Commission expires March 30, 1935

Recorded herein at 9.24 A.M. o'clock, this 25th day of August A. D. 1933being first endorsed as recorded by County Auditor, So. Ca. Documents; Stamp none affixed. Original writing delivered toMiss Freda C. Doscher 3 B. Lincolnton St. CityJulius E. Cogswell

Register Mesne Conveyance, Charleston County, S. C.

per clk. A. P.

| REAL PROPERTY RECORD | | | | | | | | | | CHARLESTON COUNTY, S. C. | | |
|----------------------|---------------------------------------|--|---------------|--------|-------------------------|--|---------------------|--------------------|---|--------------------------|------------------------|--|
| 1. | T. M. No. 459 — 9 — 3 | | | LOT 69 | GEOGRAPHICAL AREA | | | CITY OF CHARLESTON | | TAX DISTRICT NO. 7-1 | | |
| 2. | TITLE OF OWNERSHIP | | | | | | | | | | | |
| 3. | BONNEAU, Norman | | | | | | | | | | | |
| 4. | SMITH, Beulah and Edna BROWN | | | | | | | | | | | |
| 5. | LAWRENCE, Robert | | | | | | | | | | | |
| 6. | SMITH, Lillian | | | | | | | | | | | |
| 7. | HARVEY, Elaine M. | | | | | | | | | | | |
| 8. | | | | | | | | | | | | |
| 9. | | | | | | | | | | | | |
| 10. | PROPERTY LOCATION 63 SOUTH STREET | | | | SUBDIVISION: | | | | | | | |
| 11. | Lot | | Block | | Tract No. | | Parcel No. | | Other 63 SOUTH | | | |
| 12. | ACREAGE | | High Land | | Marsh Land | | Total Acres | | ACREAGE TAKEN FROM DEED (), PLAT (), COMPUTATIONS () | | | |
| 13. | MEASUREMENTS: | | Road Frontage | | 33 x 69.9 x 41.6 x 70.1 | | | | | | | |
| 14. | PLATS RECORDED IN: * BE-157, R146-226 | | | | | | | | | | | |
| 15. | 9/159 S SOUTH 63 | | | | | | | | | | | |
| 16. | YEAR ASSESSMENT FOR: 1969 | | | | | | | | | | | |
| 17. | LAND ASSESSMENT \$ | | | | | | | | | | | |
| 18. | BUILDING ASSESSMENT \$ | | | | | | | | | | | |
| 19. | TOTAL ASSESSMENT \$ 325 | | | | | | | | | | | |
| 20. | NUMBER OF BUILDINGS 1 | | | | | | | | | | | |
| 21. | TOTAL APPRAISED VALUE \$ | | | | | | | | | | | |
| 22. | BUILDING PERMIT ISSUING AUTHORITY | | PERMIT NUMBER | | DATE OF MO. DAY YR. | | DESCRIPTION OF WORK | | ESTIMATED COST AS TAKEN FROM PERMIT | | 1960-68 TAX MAP CODE | |
| 23. | | | | | | | | | | | TMS 126 BLOCK 4 LOT 28 | |
| 24. | | | | | | | | | | | | |
| 25. | | | | | | | | | | | | |

Tax assesment Document from the RMC Website

Charleston County, South Carolina

http://sc-charleston-county.governmax.com/svc/tab_summary_report_S...

Charleston County, South Carolina

generated on 9/3/2016 9:23:29 PM EDT

| Property ID (PIN) | Alternate ID (AIN) | Parcel Address | Data refreshed as of | Assess Year | Pay Year |
|-------------------|--------------------|-------------------------|----------------------|-------------|----------|
| 4590903069 | | 63 SOUTH ST, CHARLESTON | 7/2/2016 | 2015 | 2015 |

Current Parcel Information

| | | | |
|-------------------|--|---------------------|-----------------|
| Owner | 12 NASSAU STREET LLC | Property Class Code | 101 - RESID-SFR |
| Owner Address | 1 KING ST #202 CHARLESTON SC 29401 | Acreage | .0000 |
| Legal Description | Subdivision Name -EASTSIDE, HAMPSTEAD Description -63 SOUTH PlatSuffix BE-157 PolTwp 004 | | |

Historic Information

| Tax Year | Land | Improvements | Market | Taxes | Payment |
|----------|----------|--------------|-----------|------------|------------|
| 2015 | \$45,000 | \$145,000 | \$190,000 | \$2,824.74 | \$2,824.74 |
| 2014 | \$17,500 | \$172,500 | \$190,000 | \$2,786.36 | \$2,786.36 |
| 2013 | \$17,500 | \$85,000 | \$102,500 | \$599.81 | \$599.81 |
| 2012 | \$17,500 | \$85,000 | \$102,500 | \$592.43 | \$592.43 |

Sales Disclosure

| Grantor | Book & Page | Date | Deed | Vacant | Sale Price |
|-------------------------------------|-------------|------------|------|--------|------------|
| 63 SOUTH STREET LLC | 0449 331 | 12/18/2014 | G | | \$190,000 |
| FEDERAL NATIONAL MORTGAGE ASSOCIATI | 0356 588 | 8/23/2013 | G | | \$190,000 |
| HARVEY ELAINE M | 0323 732 | 4/5/2013 | T | | \$75,000 |
| HARVEY ELAINE M | 8579 094 | 4/3/2006 | G | | \$51,000 |

Improvements

| Building | Type | Use Code Description | Constructed Year | Stories | Bedrooms | Finished Sq. Ft. | Improvement Size |
|----------|---------|-------------------------------|------------------|---------|----------|------------------|------------------|
| R01 | DWELL | Dwelling | 1870 | 1.0 | 04 | 2,088 | |
| R01 | UTLSHED | Residential Shed - Small Util | 2001 | 0 | 0 | | 48 |

PHOTOS OF PROPERTY

Photos taken by the author on the pedestrian survey, Septmeber 5, 2016



Photos acquired from the real estate site Zillow on November 28, 2016

http://www.zillow.com/homedetails/63-South-St-Charleston-SC-29403/10906140_zpid/

Picture rights do not belong to this author.



Evidence of no external stair circa 2013.



Kitchen Prior to 2014 renovations and after



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- Charleston City Yearbooks, 1885-1951. Charleston, S.C. Charleston County Public Library, South Carolina Room.
- Charleston County. Records of the Mesne Conveyance (RMC), Charleston, S.C. Book Z13, p. 14.
- Charleston County. Records of the Mesne Conveyance (RMC), Charleston, S.C. Book Z28, p. 62.
- Charleston County. Records of the Mesne Conveyance (RMC), Charleston, S.C. Book S41, p. 211
- Charleston County. Records of the Mesne Conveyance (RMC), Charleston, S.C. Book P119, p. 385
- Charleston County. Records of the Mesne Conveyance (RMC), Charleston, S.C. Book D140, p. 645
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- Charleston News and Courier*. Charleston, S.C. New Business Advertisement. Freda Doscher takes over family business. May 23, 1940.
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- City of Charleston. Board of Architectural Review, Property Information for 63 South Street. Accessed November 28, 2016.
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- City Gazette*. Charleston, S.C. "John Dewees Death Notice". September 21, 1790.
- City Gazette*. Charleston, S.C. "Sheriff Sales". Reference to Dewees property. July 19, 1816.
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- Zierden, Martha. "The East side". Lecture. Clemson/College of Charleston. November 3, 2016.

Sources For Researching a Charleston Property: By Katherine Pemberton

- Charleston Co RMC information – deeds, mortgages, etc- Fully Checked
- Miscellaneous file folders- (HCF, SCRoom, SCHS)- Fully checked
- County Ward Books (tax assessment ward books- (on microfilm @ RMC and SCRoom)- Fully checked
- Wills / Inventories (SC Room or Probate Office)-Fully Checked or missing
- City Building permits- (Chas Archive, City of Chas records dept) –Fully Checked or Missing
- City Board of Architectural Review Office- (2 George St – any relevant info or drawings from BAR applications) –Fully checked
- Records of the BCD COG Planner – Elias Ball Bull – (Charleston Archive)-Fully check or N/A
- Genealogical info – Ancestry or another source...-Fully Checked
- City Directories (SCRoom, CofC Special Collections, SCHS)-Fully Checked
- *Charleston Streets* (manuscript by Milby Burton (SCRoom)- Fully Checked
- Old Codger's Directory (SC Room, HCF archives, etc – only goes streets A-K) N/A
- 1861 Charleston City Census – (online@ DocSouth)- Fully Checked
- Other census info- (SCRoom or ancestry) –Fully Checked
- 1886 Earthquake info-includes damage assessment and voucher –(SCRoom and Charleston Archive)-Fully Checked
- Hurricane Hugo Records (HCF Archives) N/A since the building was being reconstructed 1988
- Newspaper research, (online newspaper database & microfilm at SCRoom)- Fully checked
- McCrady Plats (@RMC and SCRoom)- Fully Checked
- City Engineer Block Plats – Lamble Plats (SCRoom)- N/A
- 1852 Bridgens & Allen Map (SC Room and KPemberton has copy)- Fully Checked
- 1872 Birdseye Map (Library of Congress)- Fully Checked
- Sanborn maps – 1880s, 1902, and up—as applicable (online USC, SCRoom, HCF)- Fully checked
- Other pertinent maps (SCRoom flat files- self service)-Fully checked
- Lowcountry Digital Library collections – photos, manuscripts, etc. –Fully Checked
- Secondary sources , as needed- Fully Checked