

40 Pinckney Street Research

The property in consideration is a two-story brick utilitarian structure with stuccoed facade, dating from between 1838 and 1852.¹ It is located on the north side of Pinckney Street between Anson Street and Maiden Lane, at the north end of Church Street. The front of the narrow lot is angled parallel to the street, with dimensions of 26'2" x 111' (City Plat O-4, 1961)². In its early years it was known as number 22 Pinckney Street, becoming number 40 in 1916.³ The building itself has an angled facade, parallel to the street. On the main floor at the front is a central arched entryway.⁴ Above the main entry are three narrow vertical single shutters.⁵ On the east side of the building, second floor, are 5 tall windows with jack arches.

1852-c. 1876 During these years, the property was owned by **Joseph Prevost**.⁶ The Ward Book of 1852 makes reference to a blacksmith shop at this address. References to Joseph Prevost in the City Directories during this period list his residence at 12 Hasell Street, and his occupation as proprietor, Accommodation Wharf (1855, 1856), then Vice President of Charleston Savings Institution (1860).⁷ In the business section of the 1875 Directory, under the heading for Blacksmiths and Wheelwrights, a person by the name of M. Dewan is listed as having a place of business on Pinckney Street, opposite Church, which is presumably this property. The property is not yet listed individually in City Directories.

c. 1876-1886 Between 1876 and 1880, ownership transferred from Joseph Prevost to **Timothy J. Kennedy**, who continued to own the property until 1886. In the 1877-78 Directory, Kennedy's occupation is described as "horse shoes, wheelwright, and general blacksmith."⁸ The 1882 and 1884 Directories

¹ A fire swept the area in 1838 (McCrady plats include new plans for the "Burnt District"), and early plats do not show a building on the property. The 1852 date comes from the Ward Books, which mention a blacksmith shop on the property at that time.

² Dimensions are recorded slightly differently over the years in the Ward Books, perhaps due to the odd shape of the lot and/or imprecise measuring techniques. Between 1934-1938, the recorded lot size changed from 27'3" by 105' to 35'3" x 105. Between 1957 and 1958, the recorded lot size changed to 26'2" by 111'.

³ This change is recorded in the 1916 City Directory. However, in the Ward Books, the address doesn't change until some point between 1958 and 1961.

⁴ It is difficult to ascertain whether this arch is the original opening, as stucco covers the front facade. However, this form would have been suitable given the building's uses over the years, making it quite possible that this is the original opening.

⁵ These may be covering ventilation or window openings, but without an investigation of the interior, this is impossible to confirm.

⁶ All ownership information included in this report is from the Ward Books. The Ward Book has a note above the Prevost entry saying "this is to be changed to GW Williams in 1874", but since Williams' name does not appear again, there is no evidence that this change occurred.

⁷ City Directories skip from 1860 to 1875.

⁸ In the 1875 City Directory, Kennedy is listed as a clerk at Hart and Co., 196 Meeting. His change in occupation from clerk to blacksmith occurred at the same time as the purchase of 22 Pinckney Street.

specifically locate Kennedy's place of business on the north side of Pinckney, opposite Church, as well as at 112 and 114 Church. Kennedy died on April 17, 1886. The Earthquake Damage Report from later that year describes the property as a junk store owned by Mrs. T. Kennedy.⁹

1894-c. 1906 **M.P. Pickett** owned the property from at least 1894 to some point between 1902 and 1906. Although it is not confirmed that M.P. Pickett owned the property as early as 1888, he is listed in the 1888 City Directory as residing at 31 Pinckney and as the proprietor (with E.H. Jackson) of the "Charleston Hotel, sale and livery stables", which was on the south side of Pinckney and to the west of 22 Pinckney. Beginning with the 1892 City Directory, 22 Pinckney is listed individually by address. G.J. Philips, "horseshoes," is listed as occupying the building in 1892. In 1893, Charles M. English¹⁰ occupied the building as a horseshoer, and resided at 16 Felix Street. Later Directories describe English's occupation as wheelwright and blacksmith.¹¹ He remained the tenant until 1917.

c.1906-c.1928 Between 1902 and 1906, ownership transferred from M.P. Pickett to **Ella A. Pickett**¹² In 1918 and 1919, 40 Pinckney Street was vacant. By 1923 it housed Douglas Welding Works. The manager, Adam H. Douglas, resided at 44 Pinckney.

c.1928-c.1938 Ownership shifted from Ella A. Pickett to **Minnie E. Kent** at some point between 1928 and 1930. Minnie Kent is not listed in any City Directories. Douglas Welding Works remained the tenant until c. 1938.

c.1938-1974 Ownership transferred between 1938-41 from Minnie Kent to **Sottile Realty Company** which owned the property until at least 1964.¹³ In 1938, Carolina Welding Works became the tenant and remained until 1944. Over the next several years, the property suffered a variety of tenants and intermittent vacancies. In 1948 and 1950-51 the building was vacant. In 1955 it briefly housed the Regular Veterans Association. From 1958 to 1968 it housed the Lil' Rebel Lounge. From 1970 to 1974 it was again vacant. From 1975 to 1981, 40 Pinckney is no longer listed in the Directories, but number 41 (perhaps the same building?) is vacant for many of these years.

⁹ Earthquake Damage Report reveals some damage ("slightly cracked"). The Ward Books show that property values along the street drop considerably. 22 Pinckney falls from \$1800 to \$1200 in assessed value, probably reflecting earthquake damage.

¹⁰ English is denoted as "colored" in the Directories.

¹¹ In later directories, he was employed as an undertaker in addition to his blacksmith and wheelwright business.

¹² Deed book N, page 431 records the exchange from M.P. Pickett to Ella Pickett. The Ward Books state that the transfer was to the *Estate of* Ella A. Pickett, but the 1900 City Directory describes Ella Pickett as M.P. Pickett's widow.

¹³ This is the most recent listing in the Ward Books.

The building at 40 Pinckney Street is a simple, utilitarian, urban vernacular structure. Its use as a blacksmith shop remained fairly consistent from 1852 until 1917. This use is representative of the nature of business along Pinckney Street; Sanborn maps from 1884 and 1888 illustrate many related types of property uses along Pinckney towards the west, including carriage houses and sheds, and the Charleston Hotel livery. From 1923 to 1944, the building was primarily a welding and machine shop--a similar, albeit modernized, type of use. Only after c. 1945 did the property suffer many changes in use and several vacancies. The form of the building at 40 Pinckney still reflects its historic uses, and its utilitarian nature is representative of a grittier part of urban history which often tends to be overlooked and undervalued.

- design - although top addition pushed back - mass + scale of bldg. totally compromised by new design
- no evidence for change in sense? b/c of use.
- simple/vernacular structure

