

The structure at 40 Pinckney Street, previously 22 Pinckney Street, is a two-story brick utilitarian structure with stuccoed facade, dating from between 1838 and 1852, located on the north side of Pinckney Street between Anson Street and Maiden Lane, at the north terminus of Church Street.

1838 A fire destroys a large portion of the buildings north of the Market, between Market and Pinckney, Meeting and Anson. This area becomes known as “the Burnt District” for the years following the fire. McCrady plats from 1838 and for several years thereafter show no structure at the site of what would become 40 Pinckney Street.

1852 **Joseph Prevost.**¹ Ward Books show a structure at what is now 40 Pinckney Street. It is recorded as a two story brick building owned by Joseph Prevost, and adjacent notation indicates that the building was a blacksmith’s shop.

1876 **Timothy J. Kennedy.**² By this date the Ward Books show that the property at what is now 40 Pinckney Street has transferred to Timothy J. Kennedy.

1886, April **Mrs. T. Kennedy.** Following the death of Timothy J. Kennedy, the property at 40 Pinckney Street passed to his widow who continued to run a “junk shop” in the building.

1886, August The “Great Quake” hits Charleston. The Earthquake Damage Report from later that year describes the property as in relatively good condition, with some cracking in the south wall.

1893 Charleston City Directories show that Charles M. English, a “horseshoer” described as “colored,” is using the structure at 40 Pinckney Street as his workshop. Subsequent City Directories also list Charles English as a wheelwright, blacksmith, and undertaker. English would remain the tenant at 40 Pinckney Street for the next 24 years.

1894 **M.P. Pickett.** By this date Ward Books show that the property had passed to M. P. Pickett, proprietor of the Charleston Hotel which occupied almost the entire block to the southwest of 40 Pinckney Street.

1906 **Ella M. Pickett.** By this date the property at 40 Pinckney Street had passed to Ella M. Pickett, widow of M. P. Pickett.

¹ 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).

² In the 1875 City Directory, Kennedy is listed as a clerk at Hart and Co., 196 Meeting. In the 1877-78 Directory, Kennedy’s occupation is described as “horse shoes, wheelwright, and general blacksmith.”² The 1882 and 1884 Directories 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.

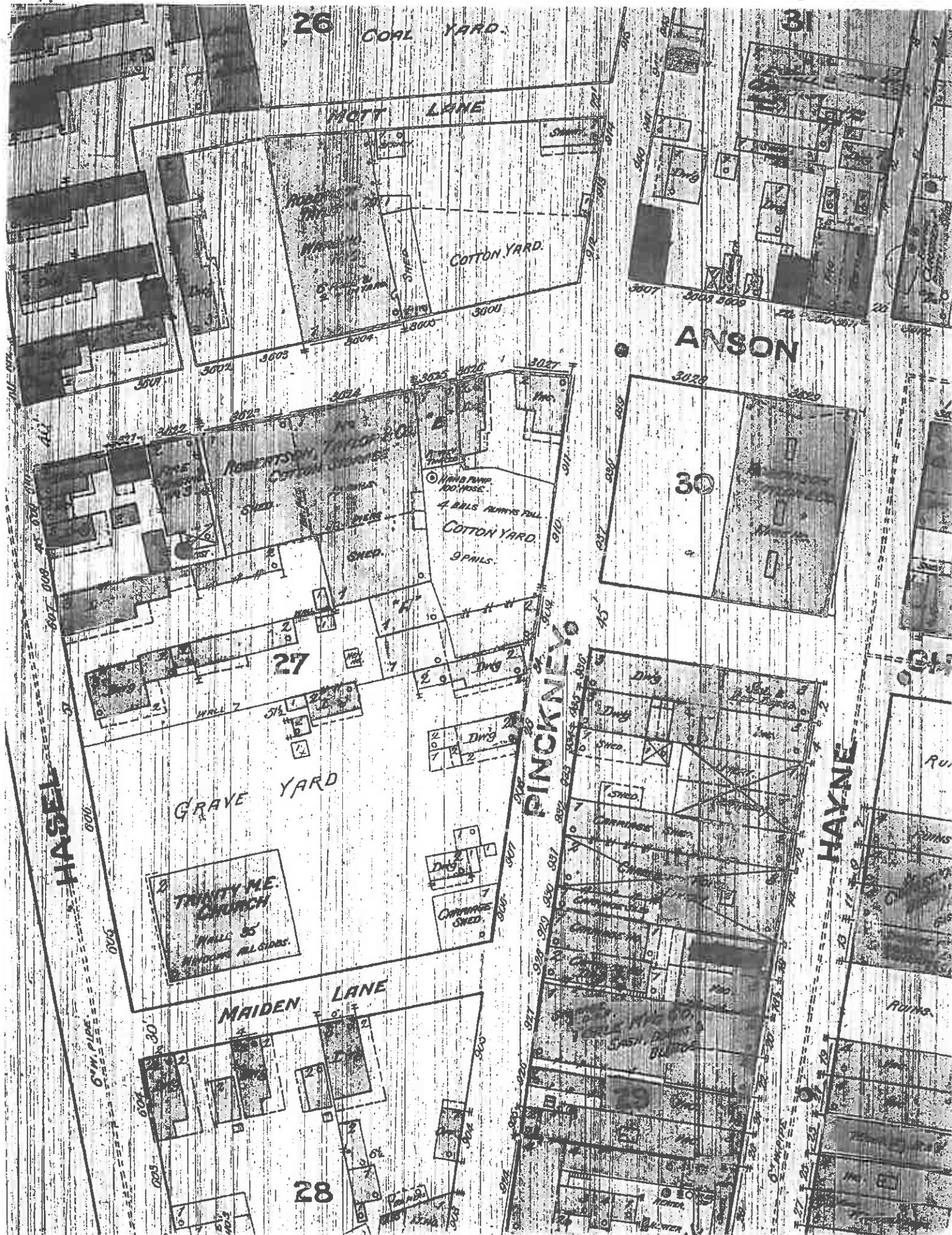
1923 Structure at 40 Pinckney Street housed the Douglas Iron Works, which would remain the tenant until 1938.

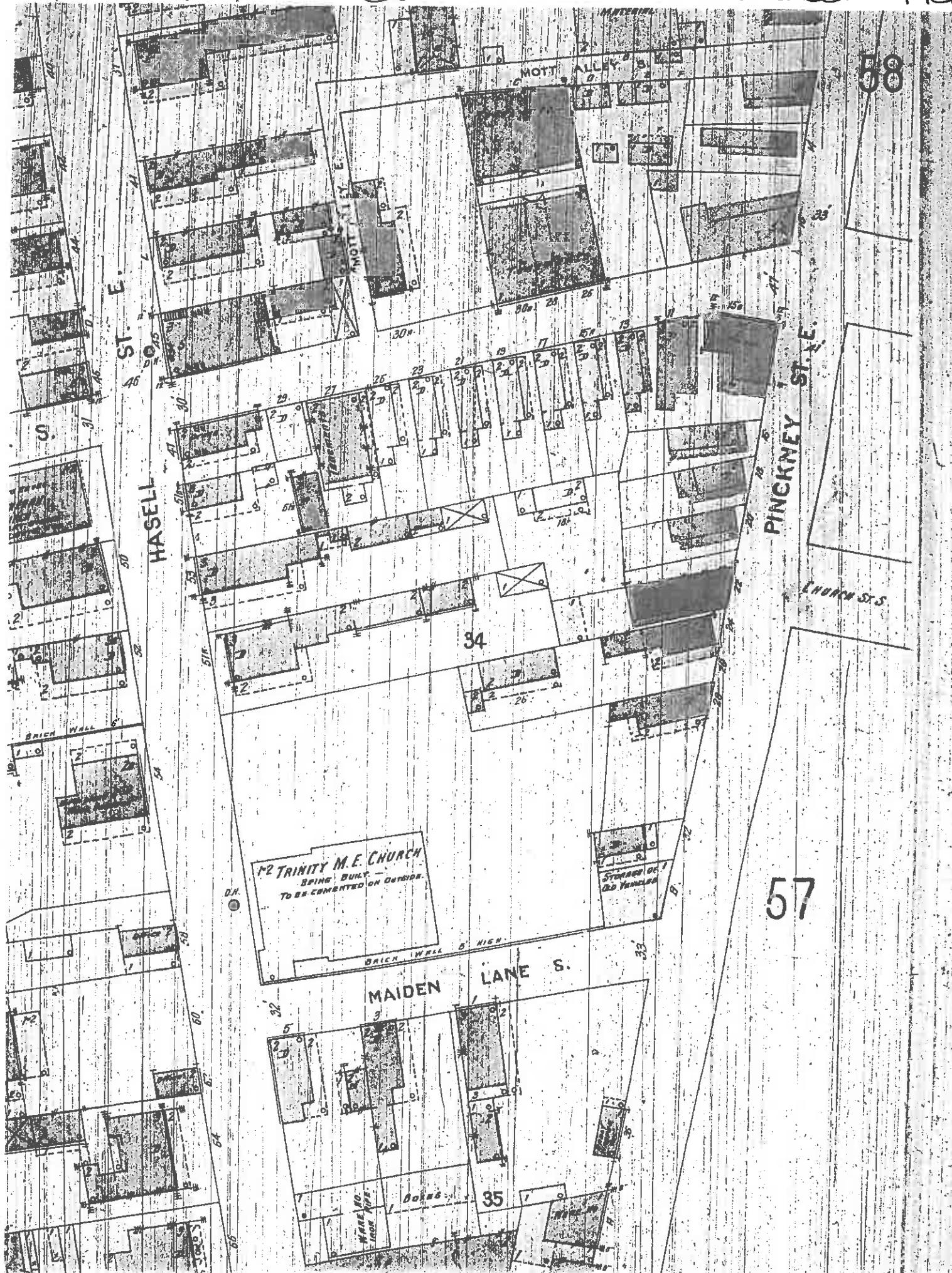
1930 **Minnie E. Kent.** By this time the property at 40 Pinckney Street had passed to Minnie E. Kent.

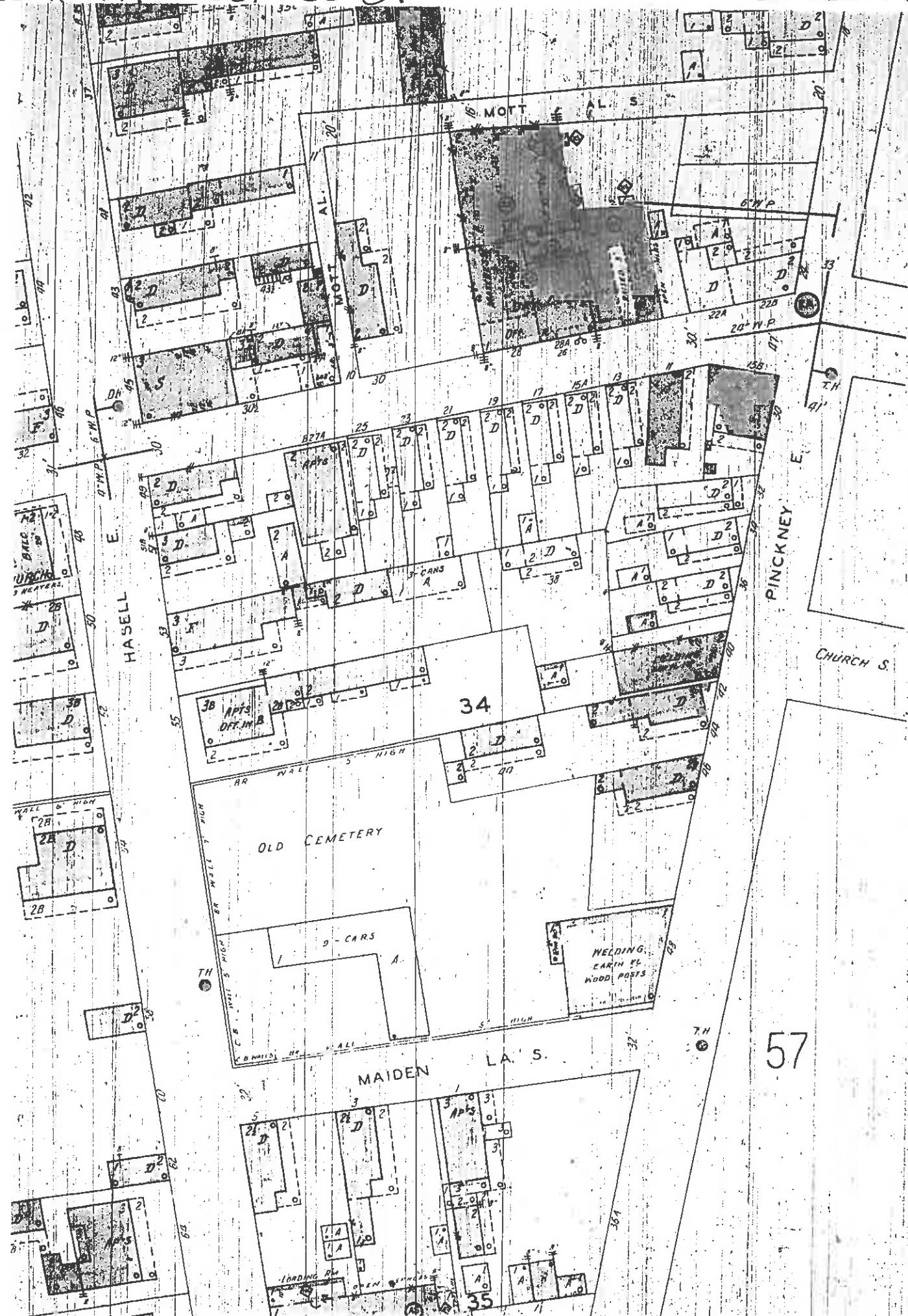
1941 By this time the property at 40 Pinckney Street passed to the **Sottile Realty Company**. During this period the building housed a series of tenants, including the Carolina Welding Works from 1938 to 1944, the Regular Veterans Association in 1955, and the Lil' Rebel Lounge from 1958 to 1968.

Throughout the better part of the 1970s the buildings remained vacant. Since that time the building has had various uses, including a laundry, a military museum, and its most recent use as an art gallery. The current owner seeks to incorporate the building into an expansion scheme for the Pinckney Inn.

As a vernacular building, 40 Pinckney Street is representative of an important, yet frequently undervalued, type of architecture. The structure's use as a blacksmith shop remained fairly consistent throughout the second half of the nineteenth century. Sanborn maps from 1884 and 1888 show many related types of property uses along Pinckney Street towards the west (e.g. carriage houses and sheds, and the Charleston Hotel livery). In the first half of the twentieth century, the building was primarily a welding and machine shop. The form of the building at 40 Pinckney still reflects its historic uses, and its utilitarian nature is representative of a part of urban and architectural history which tends to be overlooked.



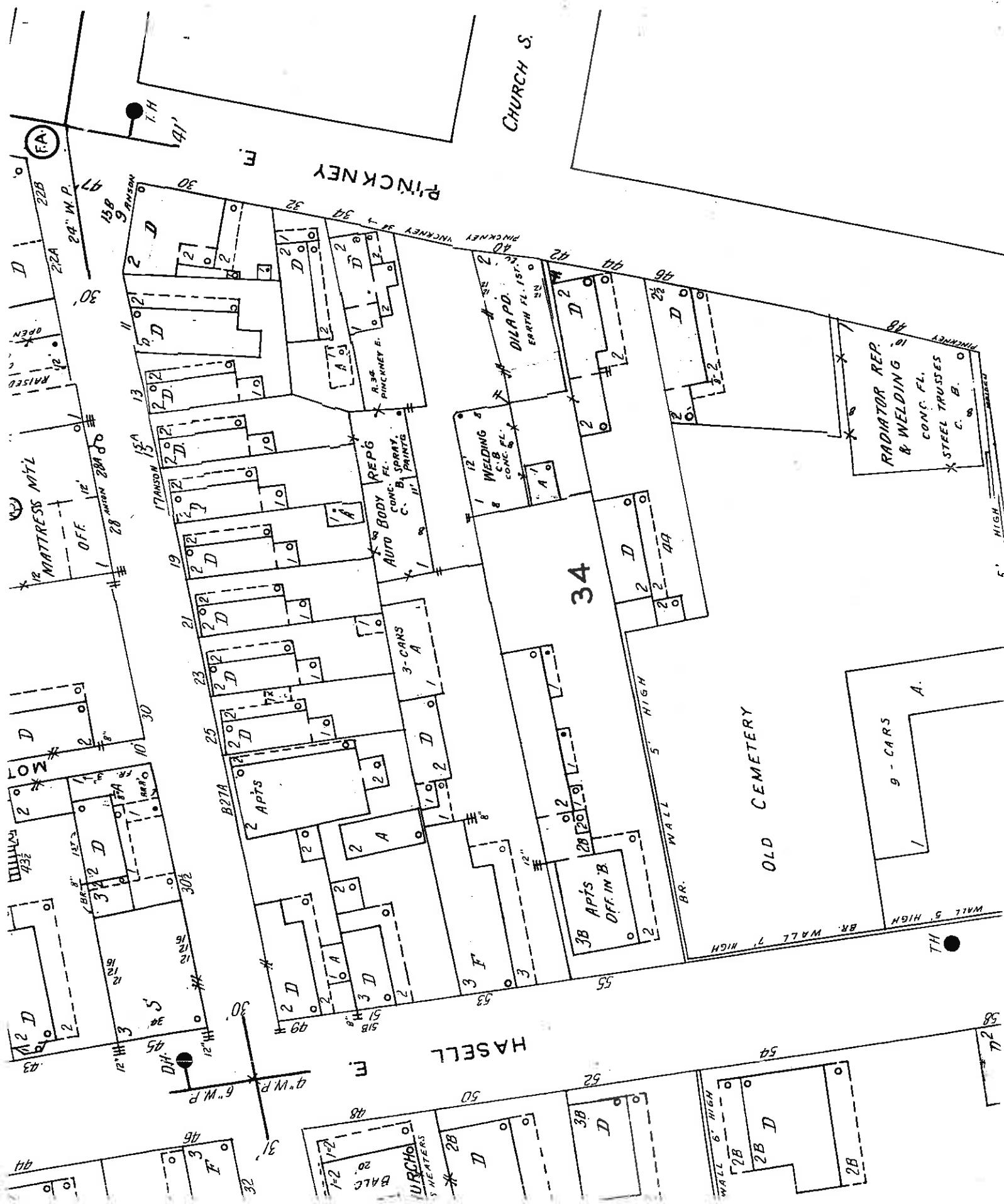


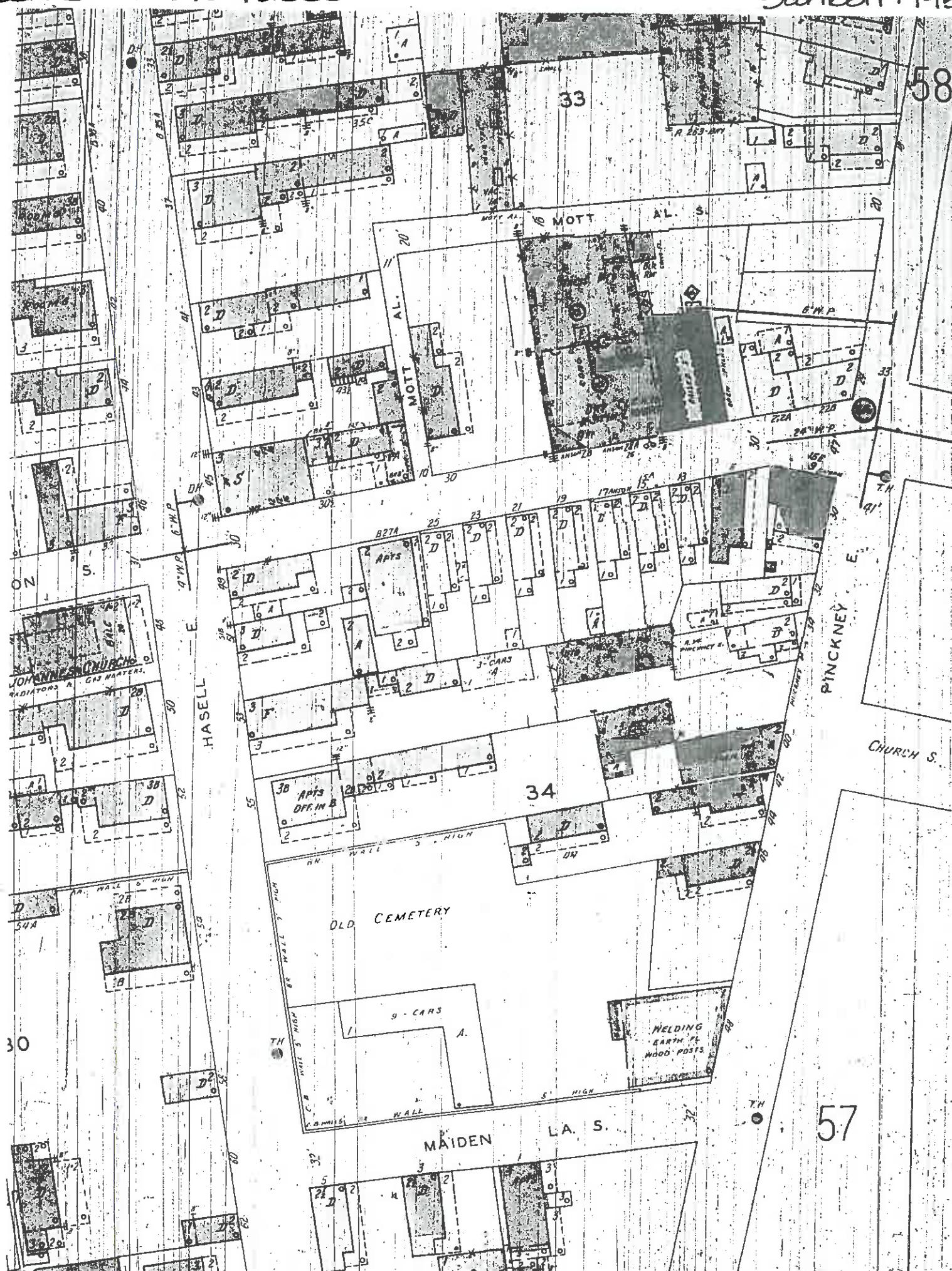


HCF 5/2000 dn

Sanborn (?)

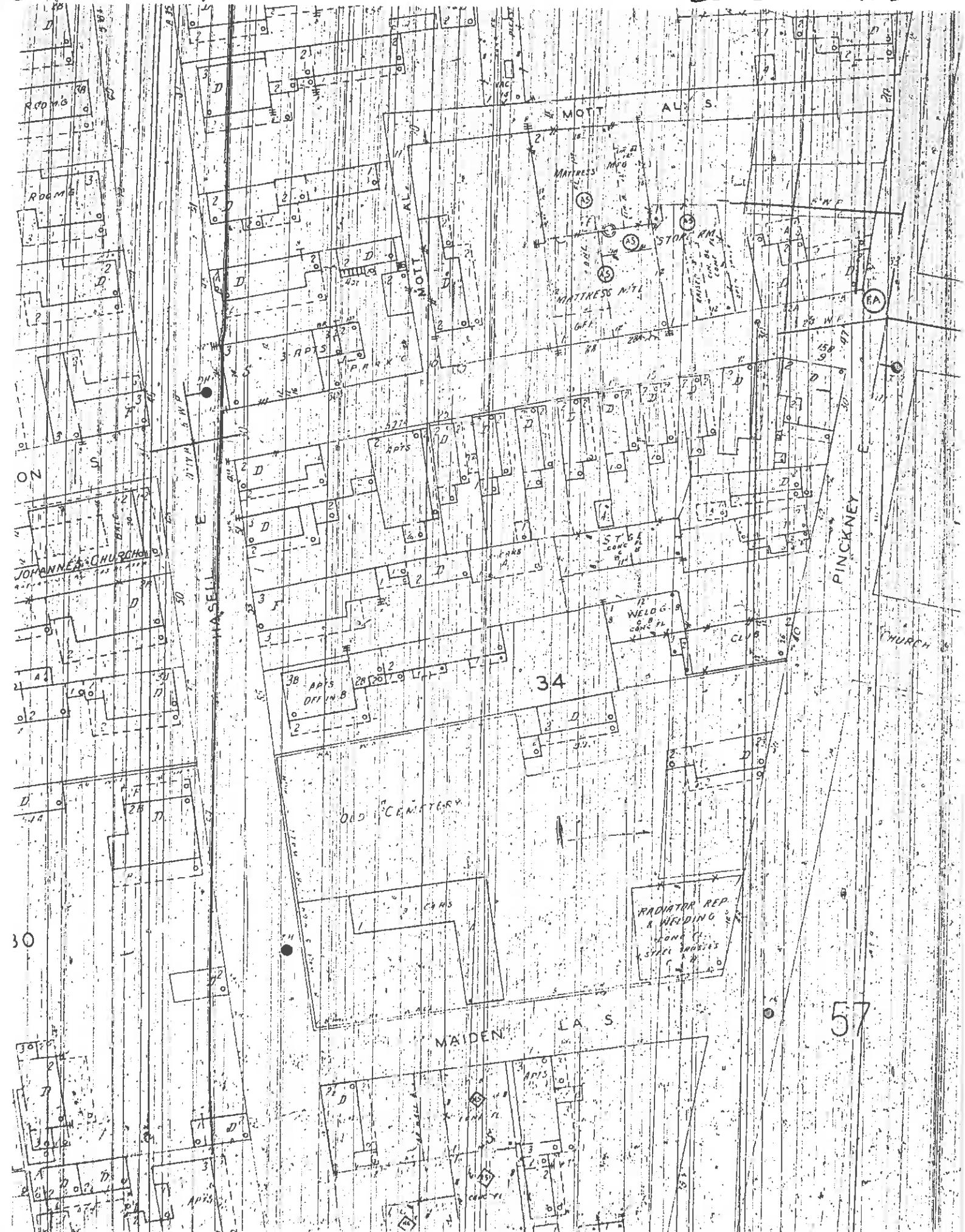
after 1944
before 1955





SC Room 5/23/2000 As

Sanborn 1955



Madam Grace Joffe

PLAT

PLAN

Survey of the 1st and 2nd
Floor of the Building

at 1st House

100 ft

Survey of 1st Surveyor

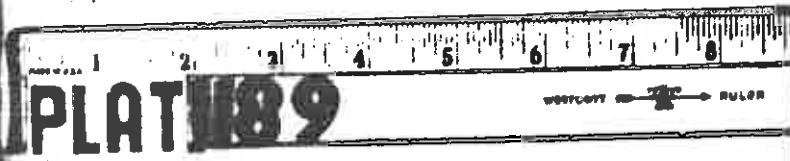
Plan of a lot of land (Bancor Street) where a lot of
site of Building still stands out of the island belonging to the
Surveyor of the 1st Surveyor

Bancor Street

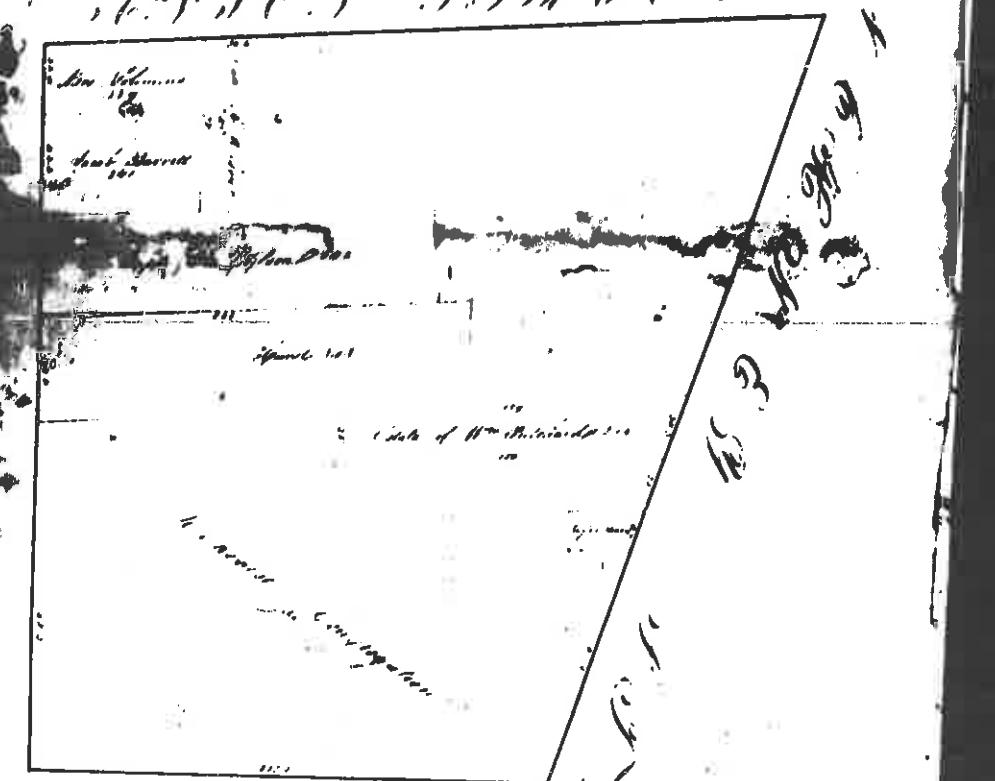
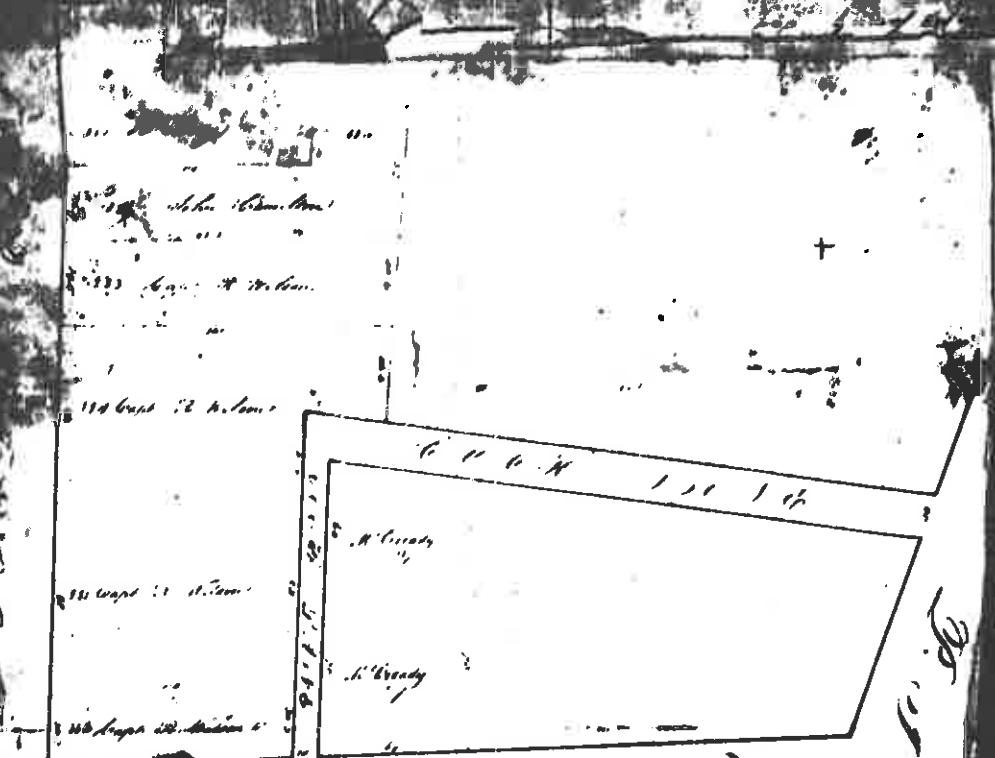
RMC. 5/24/2000

McCrady 1189 (1844)

88



PIAT



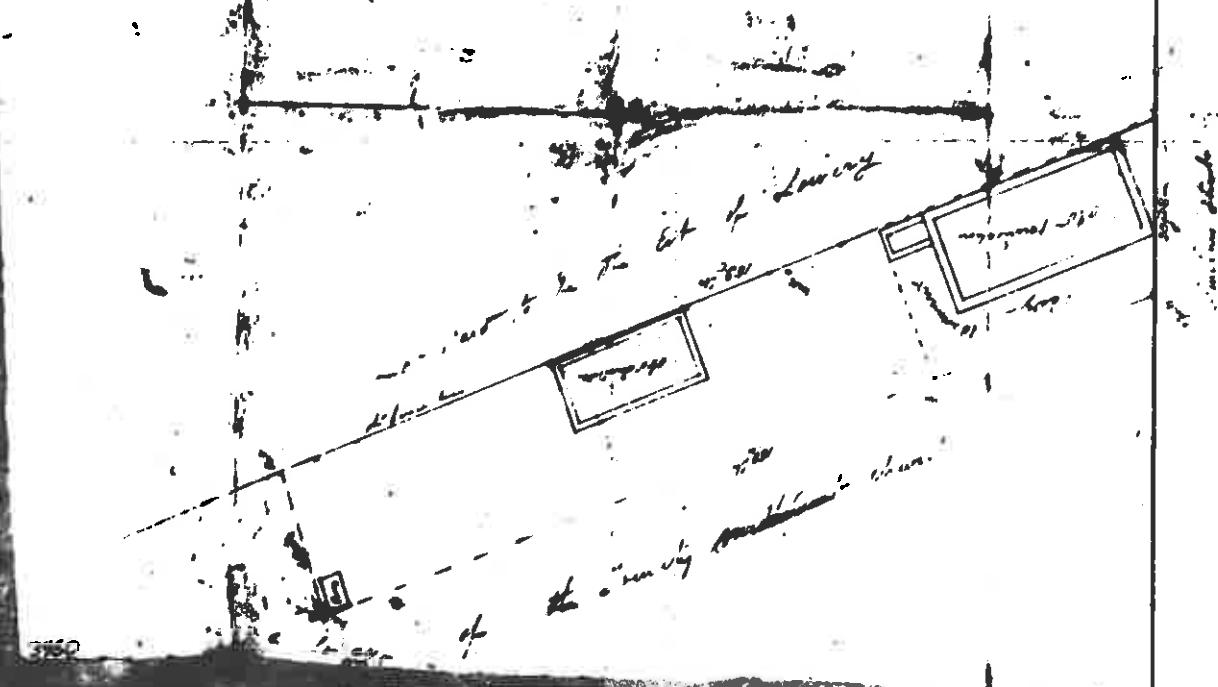
PLAT

RMP 5/24/00 (W)

McCrady 3460 (1838)

Plan of a lot of land situated on the north side of Peachy Street
located in the city of Charleston, belonging to Mr. J. Pinckard Esq. deceased
at his request made out in accordance with his will, in the late year - May, 1838

By J. Pinckard



PLAT

EDWARD GABB

JER. RHODES

S. B. HUNTINGER

Wheelwright, Blacksmith



AND

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