

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.

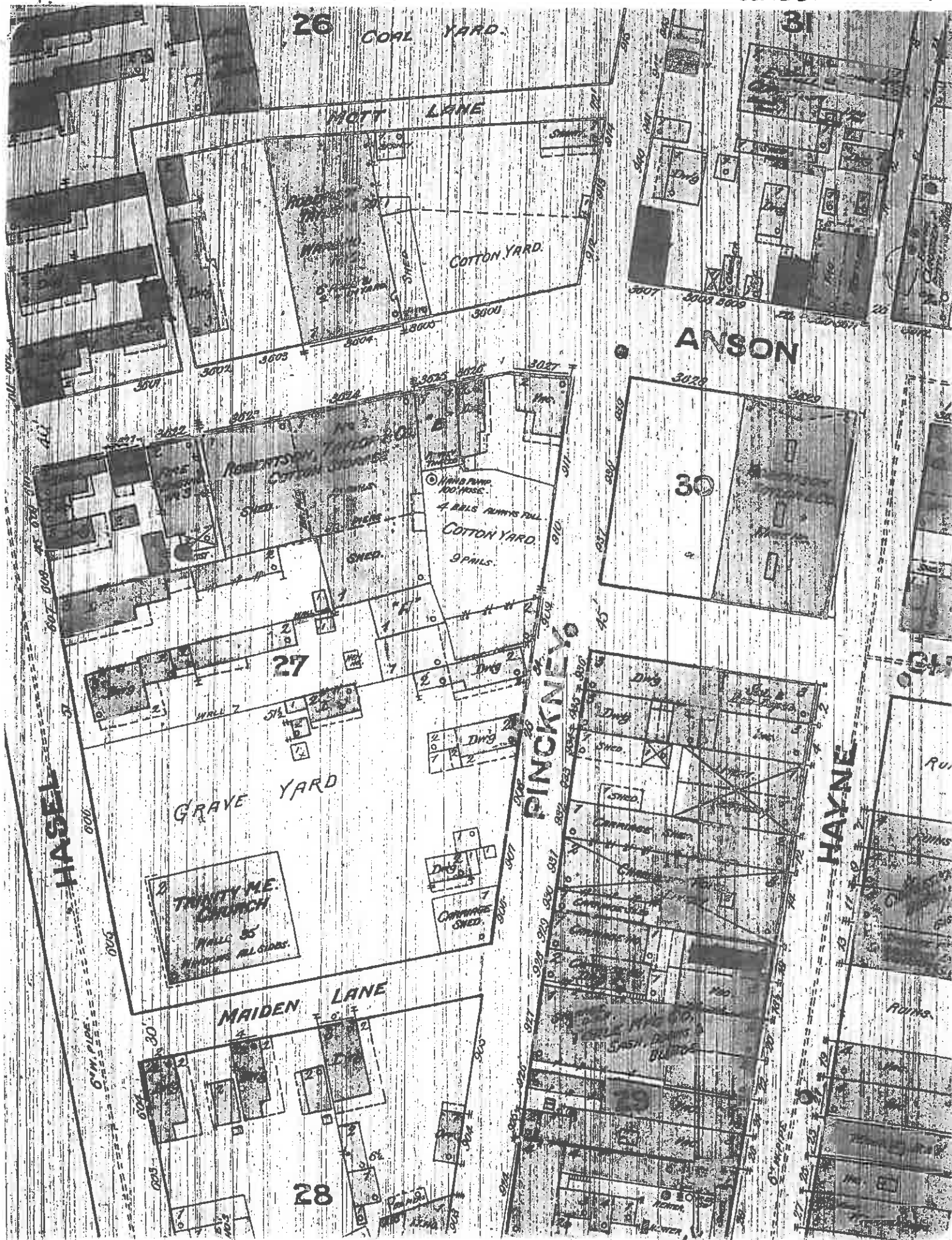
¹ References to Joseph Prevost in the City Directories during this period list his residence at 12 Hasell Street, and his occupation as proprietor, Accommodation Wharf (1855, 1856), then Vice President of Charleston Savings Institution (1860).

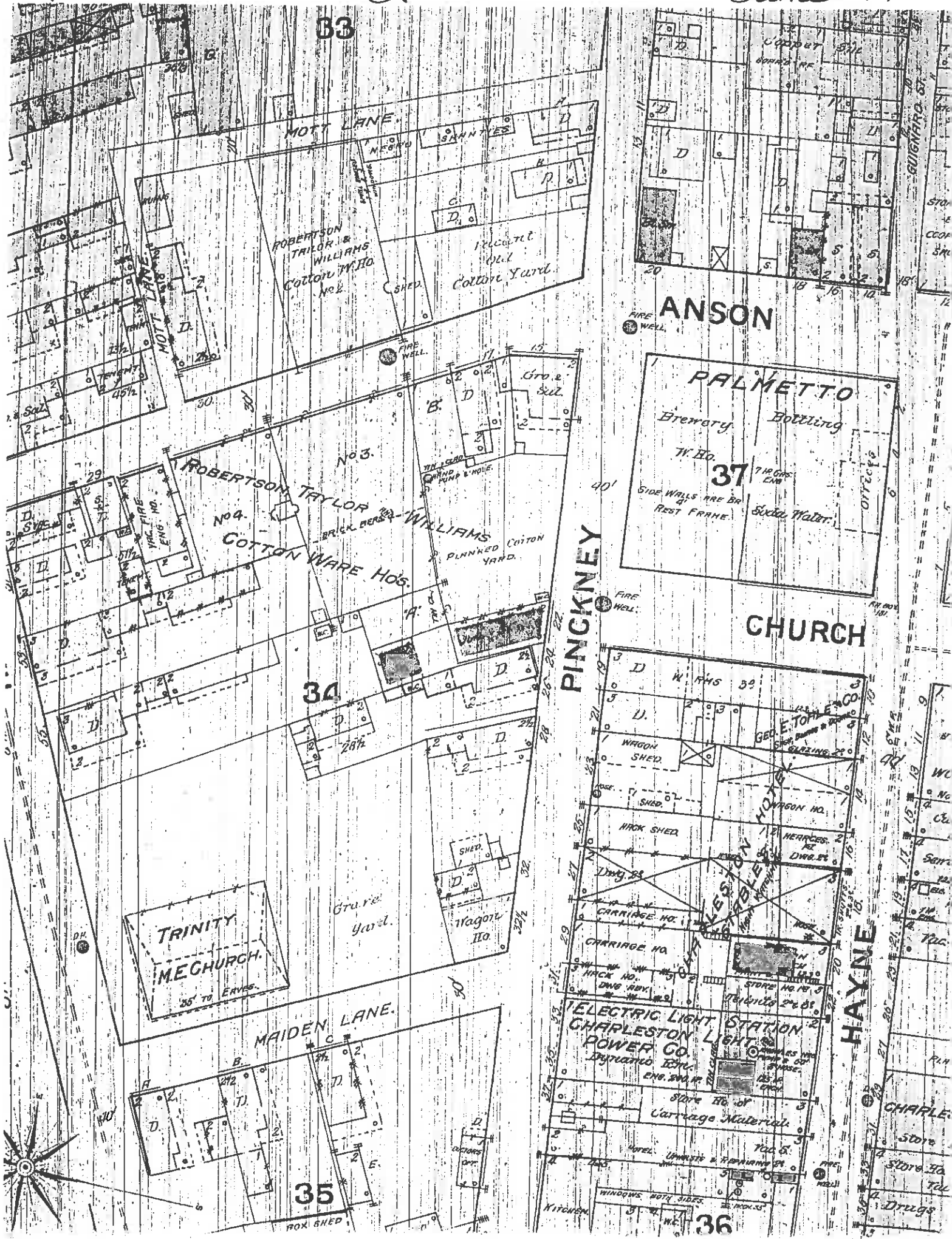
² In the 1875 City Directory, Kennedy is listed as a clerk at Hart and Co., 196 Meeting. In the 1877-78 Directory, Kennedy’s occupation is described as “horse shoes, wheelwright, and general blacksmith.”² The 1882 and 1884 Directories specifically locate Kennedy’s place of business on the north side of Pinckney, opposite Church, as well as at 112 and 114 Church. Kennedy died on April 17, 1886.

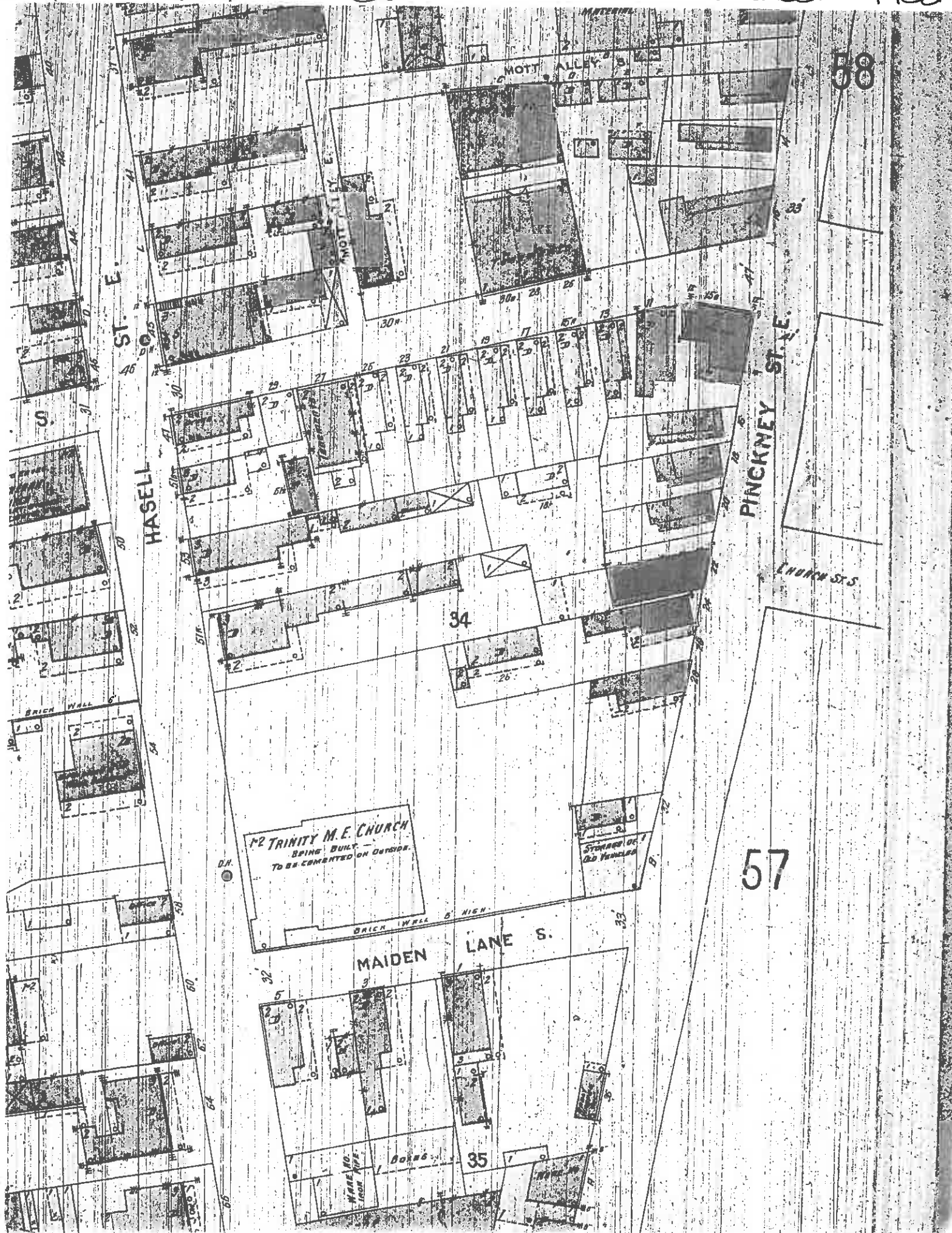
- 1923 Structure at 40 Pinckney Street housed the Douglas Iron Works, which would remain the tenant until 1938.
- 1930 **Minnie E. Kent**. By this time the property at 40 Pinckney Street had passed to Minnie E. Kent.
- 1941 By this time the property at 40 Pinckney Street passed to the **Sottile Realty 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.

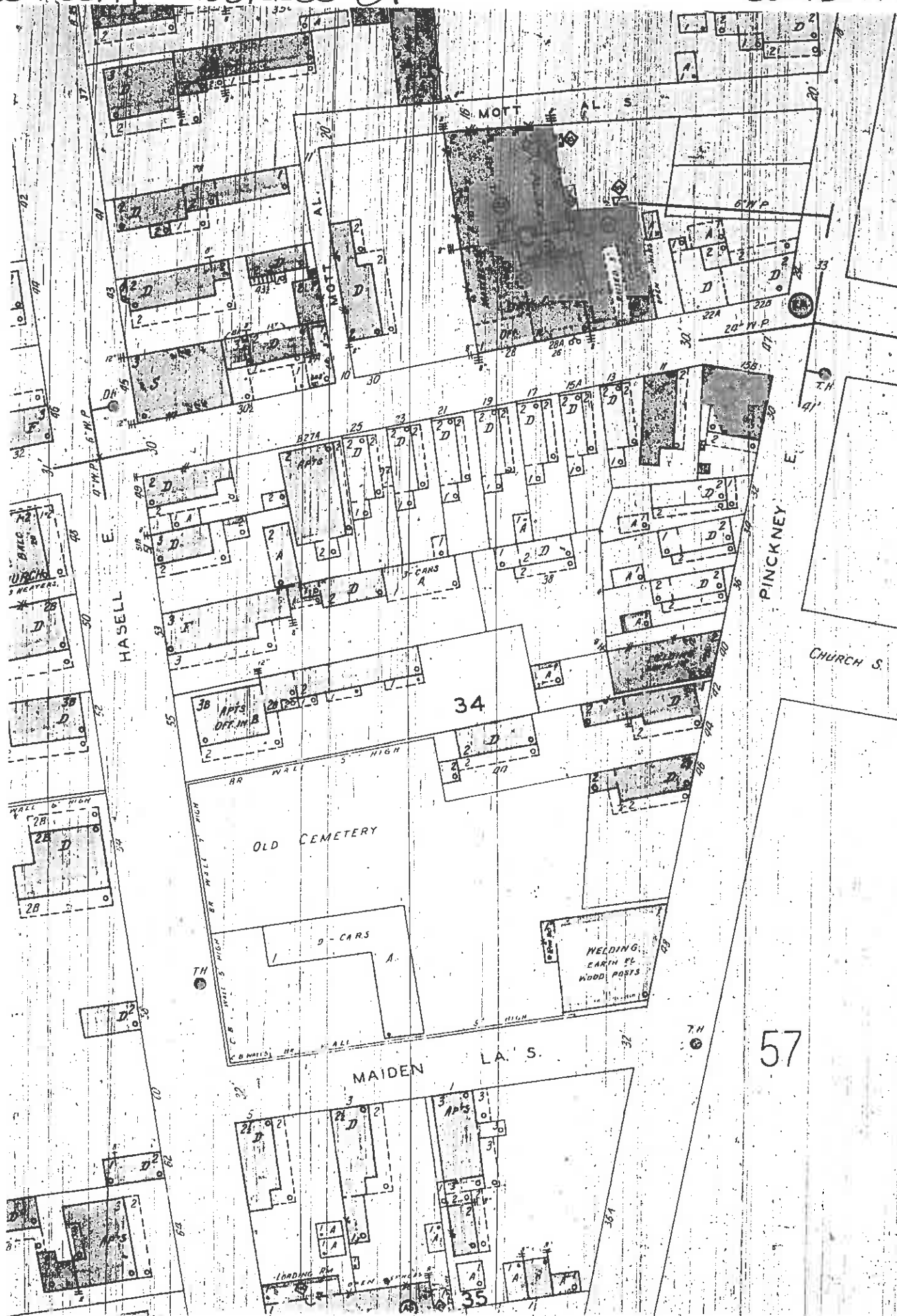
Throughout the better part of the 1970s the buildings remained vacant. Since that time the building has had various uses, including a laundry, a military museum, and its most recent use as an art gallery. The current owner seeks to incorporate the building into an expansion scheme for the Pinckney Inn.

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.

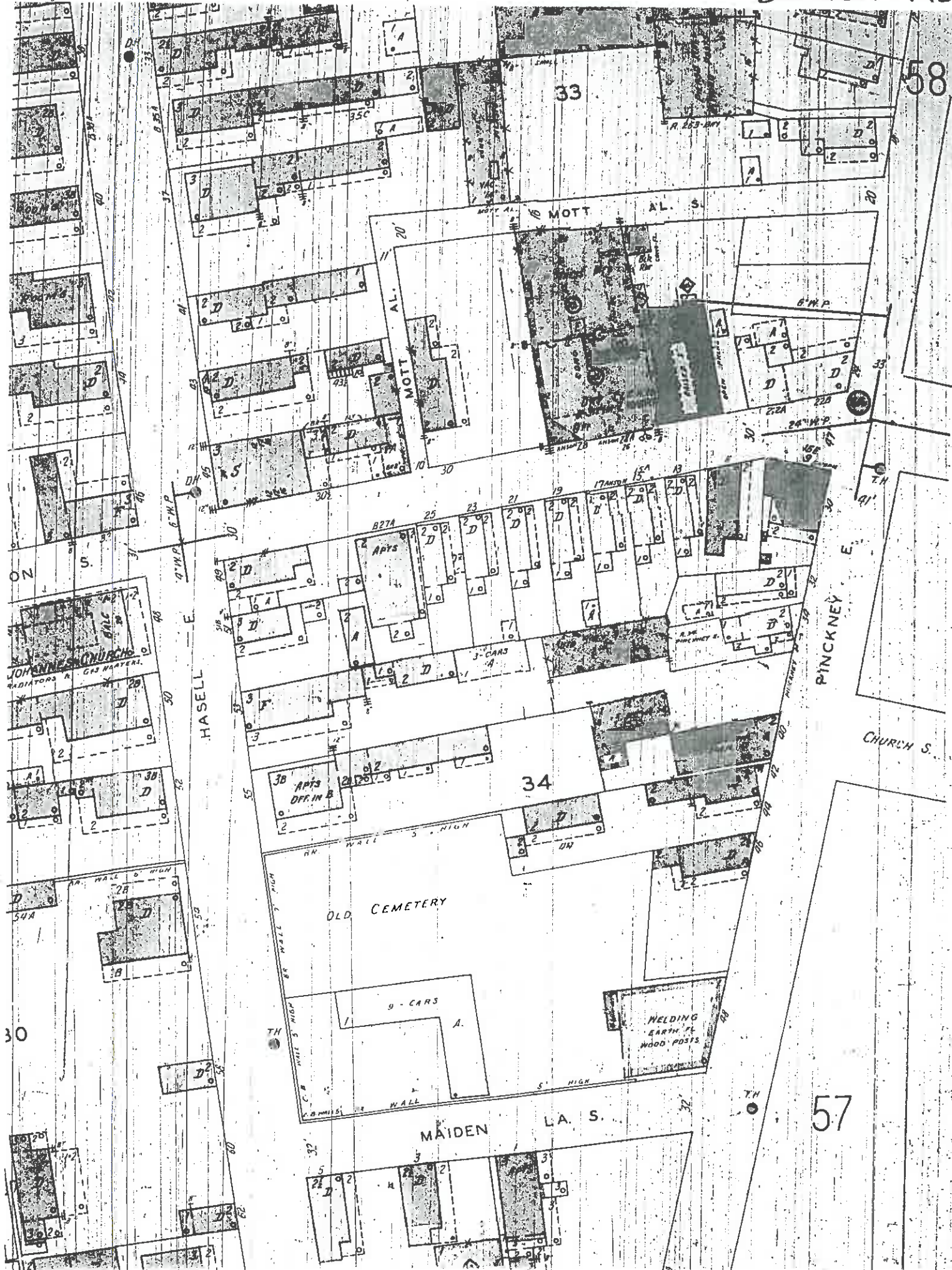


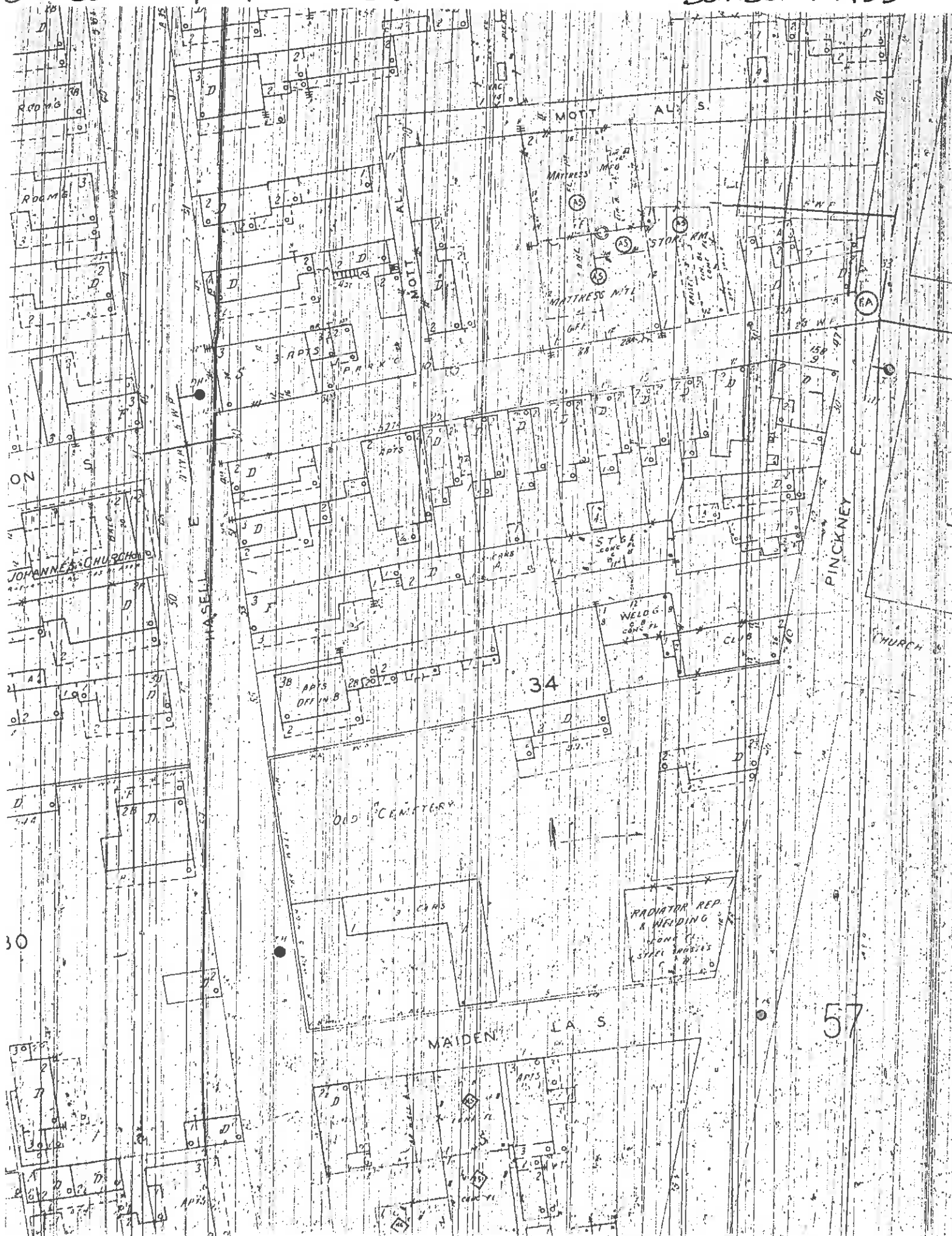


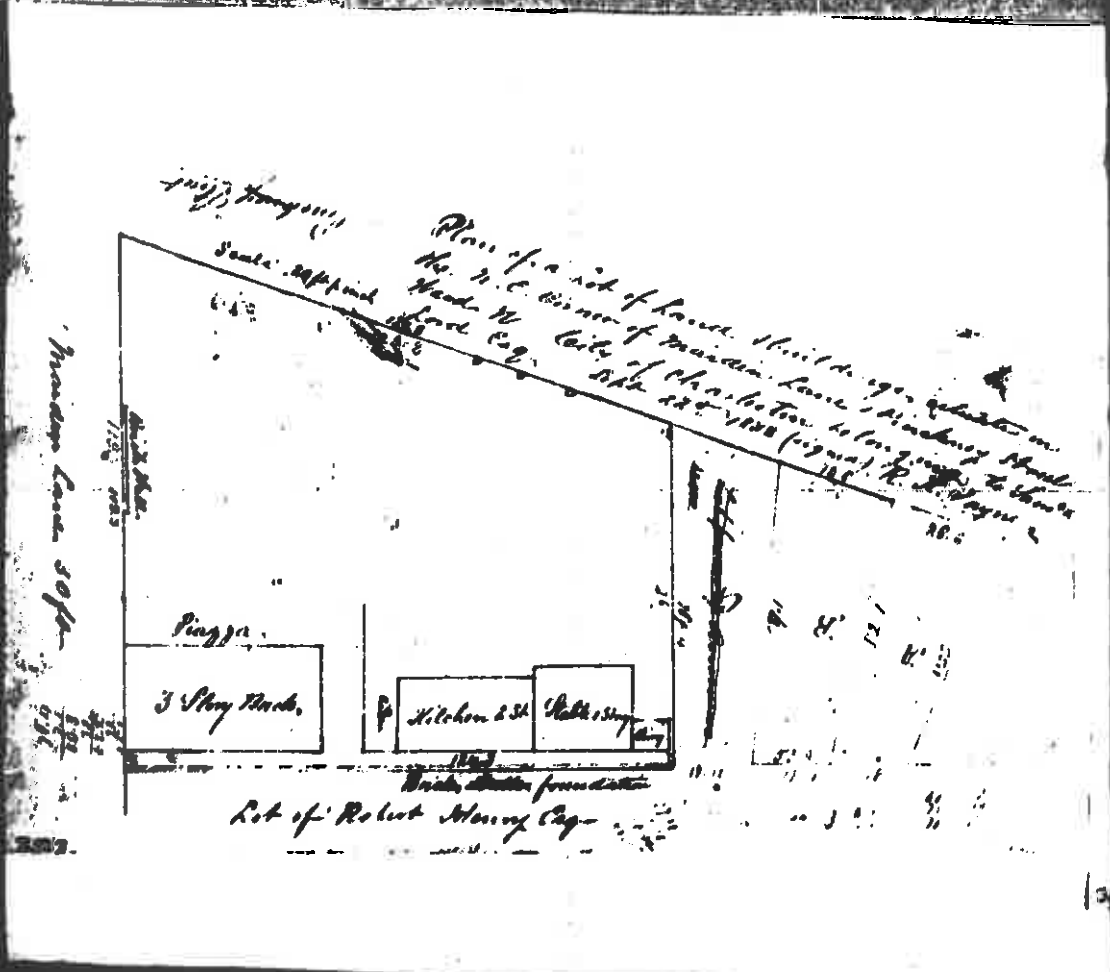




☐ after 1944
☐ before 1955







PLAT

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21-1-1941

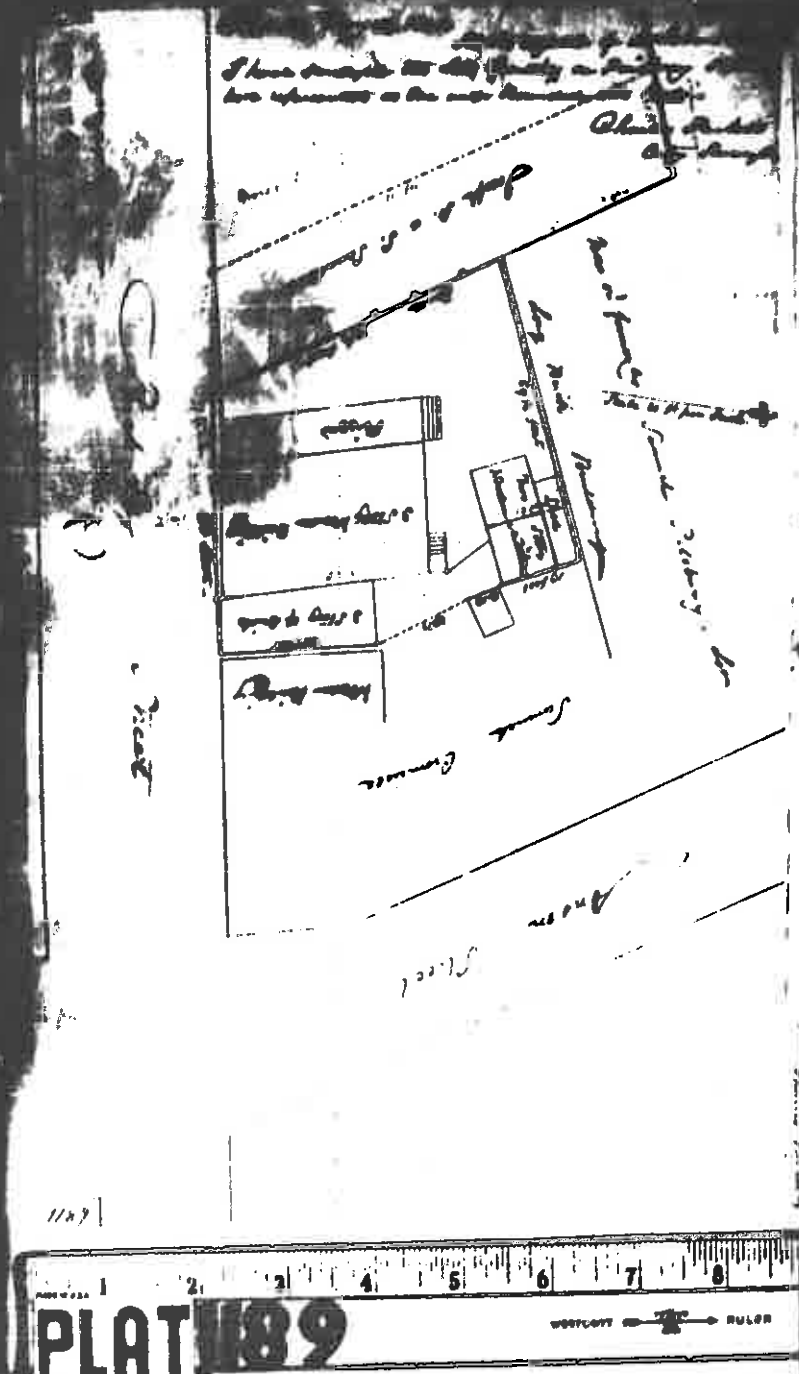
1st class to the south

Plan of a Lot of Land (Barren & Shrub) located on the north
side of Broadway about 100 ft. east of the intersection of the
lot of ———— done May 1839

~~4443~~
Dunkey St.

PLAT

McCradly 1189 (1844)



PLAT

John Williams

John Williams

John Williams

John Williams

John Williams

John Williams

John Williams

John Williams

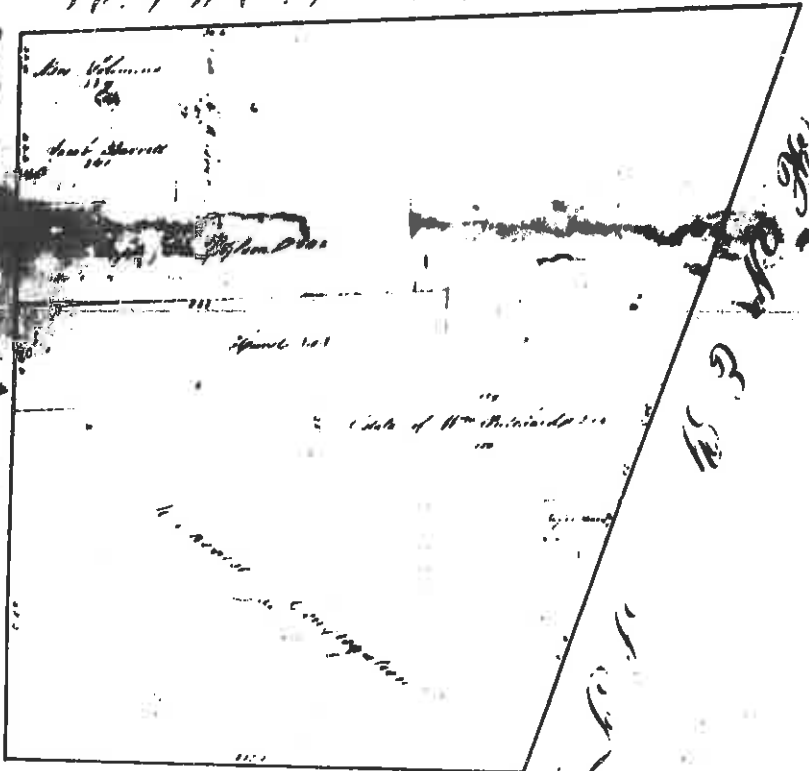
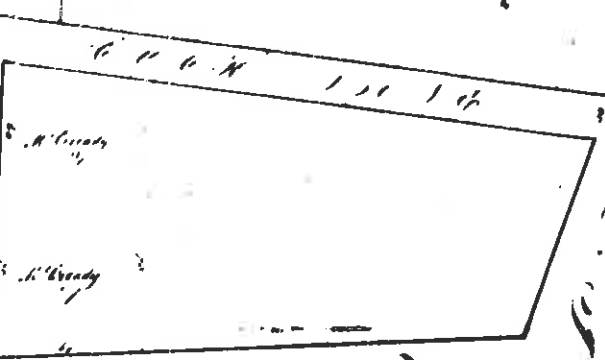
John Williams

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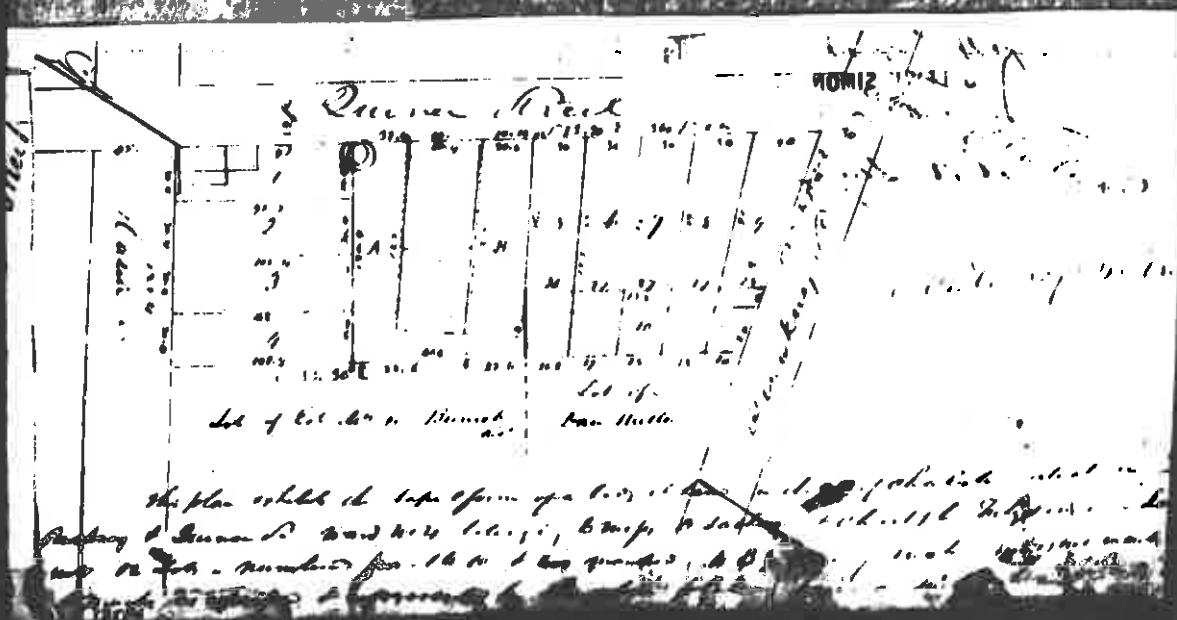
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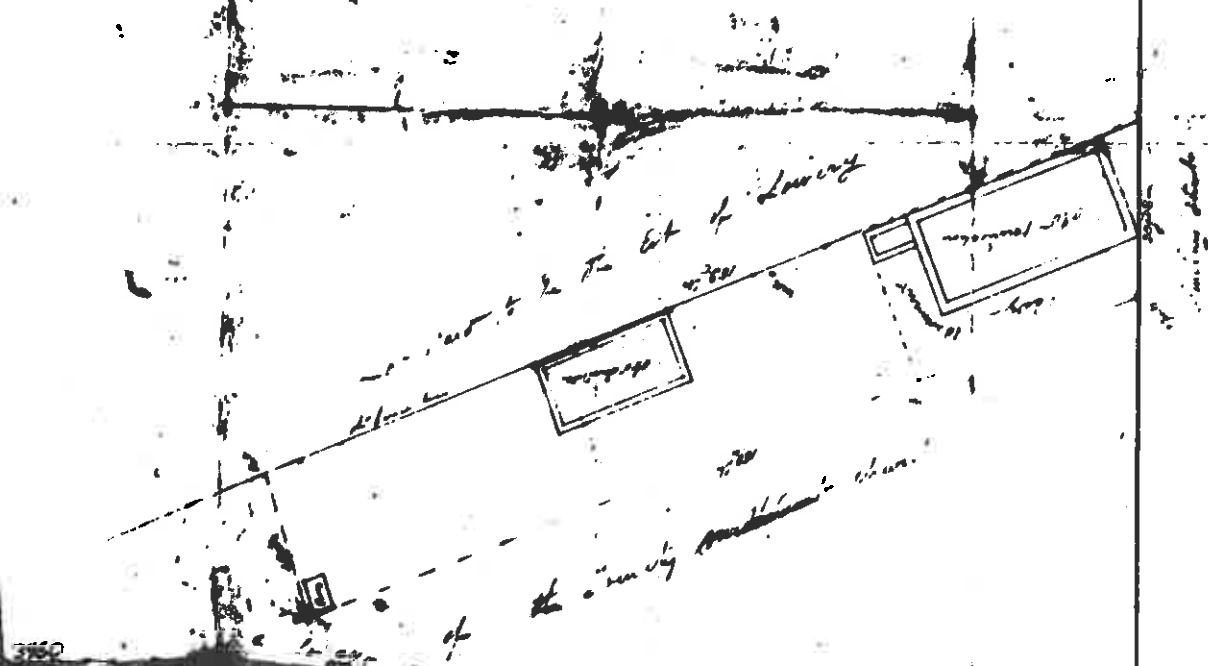


John Williams



Plan of 2nd of dent structure on the north side of Pooking's Street
 showing the 1st of the structure belonging to the S. Pooking's Street
 at his request of the old records, dated the 1st of June - May 18 1831

By R. P. Pooking



PLAT

Best Day

2	W 2	1 # 2500	Pat. Collins	30.75	1000	1000	1500	1500	1500	1500
4	W 2	1 # 2500	Wm Lloy & son		1800	1800	2000	2000	2000	2000
6	W 2	1 # 2500	Est of Lucy Haley near	37.00	2400	2400	2400	2400	2400	2400
8	W 2	1 # 2500	P. M. Cronick	20.00	1600	2000	2000	2000	2000	2000
10	W 2	1 # 2500	O. B. Hilliard	25.12	3200	3200	3200	6000	6000	6000
12	B 3	1 # 2500	St. Mark's							

Motts Lane

14	no 2	in inches same lot	John M ^{re} Kee	} 75. 00 3200 3200 3200 2000 / 2000 2000
16	B 2	also 7 1/2 x 2 1/2	Dr Dr	
18	no 2	7 1/2 x 2 1/2 - 1000 - 100	Thomas Cadden	ss. 37 2000 2000 2000 / 3000 3000 2000

Amson Street

24	W 24	\$ 4.75	W. A. Hayne now	25. 39	1600	1600	1600	1600	1600	1600
			Ed. Eastender now	Edw. Collins						
22	B 3	\$ 1.50 - 100 ⁰⁰ 68	Alex. Black. Et.	15. 70			1500	1500	1500	
			Thomas Maher							
24	B 3	Had. J. Gaddling	Do	30. 70	3600	3600	3600	3600	3600	
		now Mrs. Ryan	Do							
			now J. D. Cowan							
			Thos. M. Gaddling			1000	1000	1000	1000	
24	Thos. M. Gaddling	1000	now Thos. P. Allen	25. 70	1000	1000	1000	1000	1000	
			Margt. Pritchard							
30	B 2	now Wm. Pritchard	Do	30. 70	2400	2400	2400	2400	2400	
			Do							
2	B 24	\$ 5.25	now Jacob Rath	25. 50	1000	1000	1000	1000	1000	
			Ed. Collins							
			Trinity Church, N.Y.							

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[illegible]

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Wheelwright,  Blacksmith,

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T. J. KENNEDY,

Sign of GILT HORSE SHOE.

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HORSE SHOEING

WHEELWRIGHT.



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SCHS 5-24-2000 do not

1877-8 Chas City Directory