

A History of 51 Reid Street



51 Reid Street, Charleston, South Carolina
For K. Pemberton's HP 8090/ HSPV 809
Historical Research Methods
By: Kate Gallotta
November 30th, 2016

Table of Contents

Introduction	2
Context/ Orientation in the Neighborhood	4
Architectural Description	6
Summary of Findings	8
● Sanborn Maps	9
● Deeds and BAR research documents	10
● City Directories	16
Significance of Property	
● The Holloway Connection	17
● Community Impact	20
Conclusion	22
Appendices	
A. Bibliography	23
B. List of Illustrations	25
C. Chain of Title	26

Introduction



Figure 1

As a city, Charleston, South Carolina prides itself in its history and dedication to preserving the original structures and neighborhoods that make up the peninsula. Founded in 1670, Charles Towne was named after King Charles I of England, and it was founded as a religiously tolerant port town¹. From its original settlement, Charleston grew as a place of culture and industry and developed neighborhoods, each possessing its own unique personality. Most of these neighborhoods have been extensively studied and documented, meaning that there is a detailed history of the structure and in some cases, of the people who used the building. As of yet, however, the historic neighborhood of Hampstead, now known as the Eastside, has not been given the same treatment. With recent efforts of

¹ Thomas D. Wilson, *The Ashley Cooper Plan: The Founding of Carolina and the Origins Southern Political Culture* (Chapel Hill, NC: The University of North Carolina Press, 2016).

restoring the neighborhood and the rampant push of gentrification, it is now more important than ever to study the history of the Eastside.

What we know about the Eastside's origins is that it was first laid out by Henry Laurens² in 1789 and at this time, it was named the Hampstead Borough.³ He bought the property and advertised it as a "Gentleman's Retreat". Essentially, he wanted the land to be developed by the wealthy that already lived in downtown Charleston but wanted to have an escape from the city. The center of the borough was called the Hampstead Mall and while the center of the neighborhood still has park areas, it has since been divided into four small lots. The first division of this mall occurred in 1905 when the trolley system was brought into the neighborhood and Columbus Street was created. Later on, America Street was created and it intersected Columbus Street, creating the four lots that are currently in the center of the neighborhood.

This neighborhood is exceedingly important to the more modern history of Charleston and that is mainly to do with the industry that surrounded the neighborhood. Not only was the foundry on Nassau Street, the Cigar Factory facing East Bay Street is a massive structure with an extensive history both of industry but also the culture of Charleston. The number of workers employed by the Cigar Factory on East Bay significantly impacted the development of the Hampstead Neighborhood. Walking around the area, it is clear that most of the residences within the neighborhood's boundaries were built all at about the same time, typically the middle and end of the 19th century. People wanted to live close to their place of work, so single and multi-family residences go up all

²Laurens was also the President of the Continental Congress during the American Revolutionary War.

³ Dale Rosengarten et al., *Between the Tracks: Charleston's East Side During the Nineteenth Century* (Charleston, SC: The Charleston Museum and Avery Research Center, 1987)

over Hampstead. With the increase of people living there, it makes sense as to why the neighborhood was added to the trolley line.

A part of the history of the neighborhood is the racial history and its impact on the City of Charleston. As the Hampstead neighborhood developed, it became increasingly more of a lower income community because of the kind of jobs immediately available. The Eastside was heavily populated by immigrant families like the German and Irish in the 1840s and then after the Civil War, there is an increase amongst the African American population of the area. Typically, the jobs that the members of the Eastside held were low income and ones that required little education. This combination resulted in cheaper housing and created a reputation for the neighborhood. It can be argued that these less than desirable conditions could be a part of the reason that the Eastside neighborhood has not been more heavily researched and documented- People have less interest in structures that appear to be falling down.⁴

CONTEXT/ORIENTATION IN THE NEIGHBORHOOD

The perimeter of the Eastside is not one that has been explicitly defined, but most people consider the most Northern boundary to be Cooper Street and the most Southern boundary to be Mary Street. Others may say the most Northern street is Line Street and the most Southern Street is South Street. The East and West boundaries are more typically agreed on as Meeting Street and East Bay Street. As mentioned above, there is a central park that is dissected by Columbus Street and America Street. Columbus Street runs the

⁴ Dale Rosengarten et al., *Between the Tracks: Charleston's East Side During the Nineteenth Century* (Charleston, SC: The Charleston Museum and Avery Research Center, 1987)

entire width of the neighborhood, from Meeting Street to East Bay Street and America Street runs the length of the neighborhood.



Figure 2

51 Reid Street is south of Columbus and two blocks east of Meeting Street. The property sits on the corner of Reid St and Hanover Street with the front of the structure (the store entrance) facing Reid Street. There is also a back entry into the structure that is on Hanover Street, and this entrance is for the apartment that is on the second floor of the

structure. Like many others structures in the neighborhood of the Eastside, 51 Reid Street is a corner store. Currently, the lot is measured as 50 feet by 66.24 feet.⁵

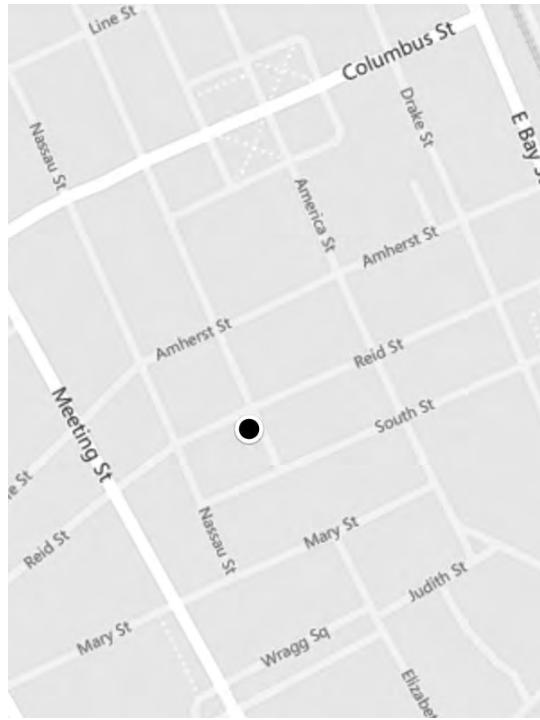


Figure 3

ARCHITECTURAL DESCRIPTION

51 Reid Street was built in the early 1900s and currently serves three functions: a corner store, a place of residence, and a laundromat. The corner store is on the first floor of and its entrance is on the corner of the street. Above the corner store is the apartment and that is accessed through the entry on Hanover Street. The laundromat is attached the corner store and is only one story.

⁵ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book O451, p.452.

The structure has a rectangular base plan and the exterior of the corner store as it stands right now is the typical corner store with windows surrounding the main entry door. There is green, painted, wooden clapboard siding all the over the building and its foundation is a thin layer of concrete. The roof is a simple front facing gable and there are asphalt shingles. Besides the windows at the front of the structure, all of the windows are on the second floor where the apartment is. There is a transom and a paneled surround around the main entry door, which is at an angle. The part of the structure that functions as a laundromat is a stucco siding that has been newly painted a bright teal color. There is a parapet hiding a lowly pitched gable roof.



Figure 4

SUMMARY OF FINDINGS

The Hampstead (Eastside) neighborhood was not documented extensively in any sense, however, the Sanborn Fire Insurance Maps prove to be a good way to chart the development of communities. These maps made records of the city by marking each structure on the street and then sometimes go a step further and provide details like how many levels a building is and what it is made of. Fortunately, the Hampstead neighborhood was included in the Sanborn maps of Charleston and there are documents from the years 1884, 1888, 1902, 1942, and 1945.

51 Reid Street does not appear on a Sanborn Map of Charleston until the year 1945⁶. On this map, the structure that is depicted is a two story building. However in 1945, the lot that 51 Reid Street sits on was almost twice its size and so there are actually three different structures on the 1945 Sanborn Map. Originally, the lot was 50 feet by 100 feet but the new zoning regulations established by Charleston in the 1950s split the lot to its current footprint.⁷

⁶ Sanborn Fire Insurance Company Map, 1945.

⁷ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book A58, p.89.

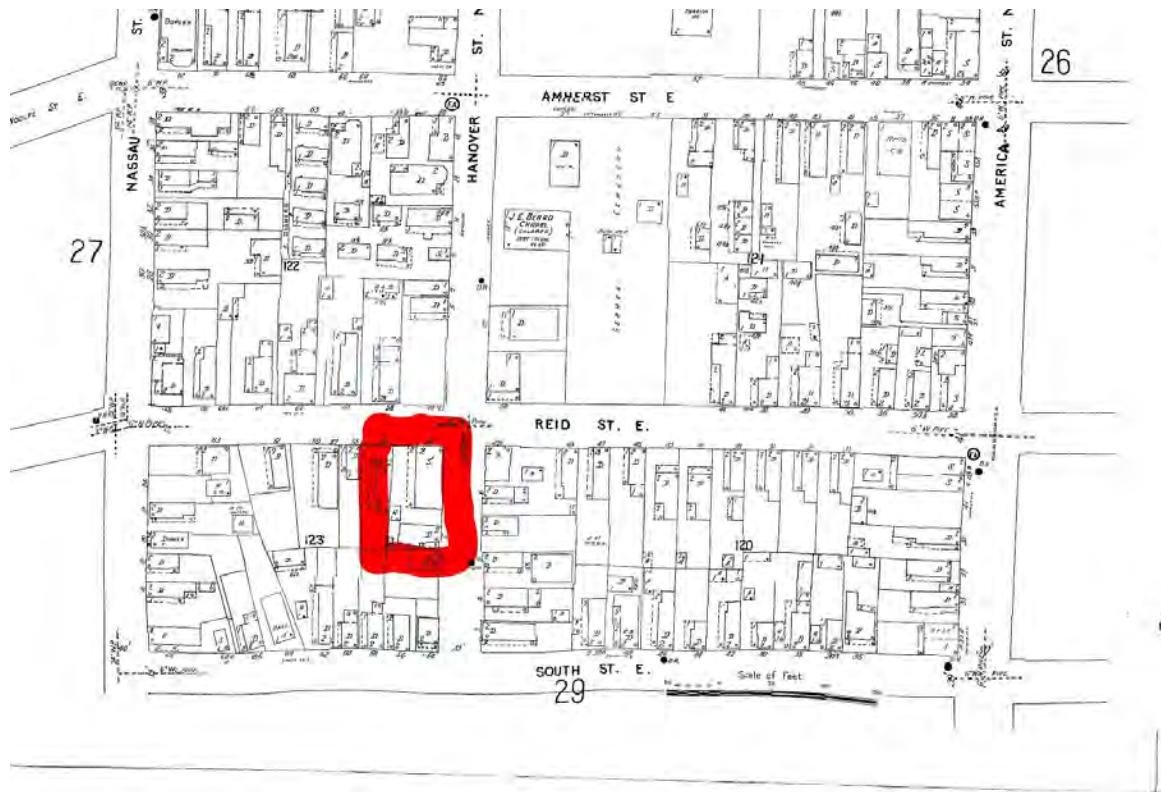
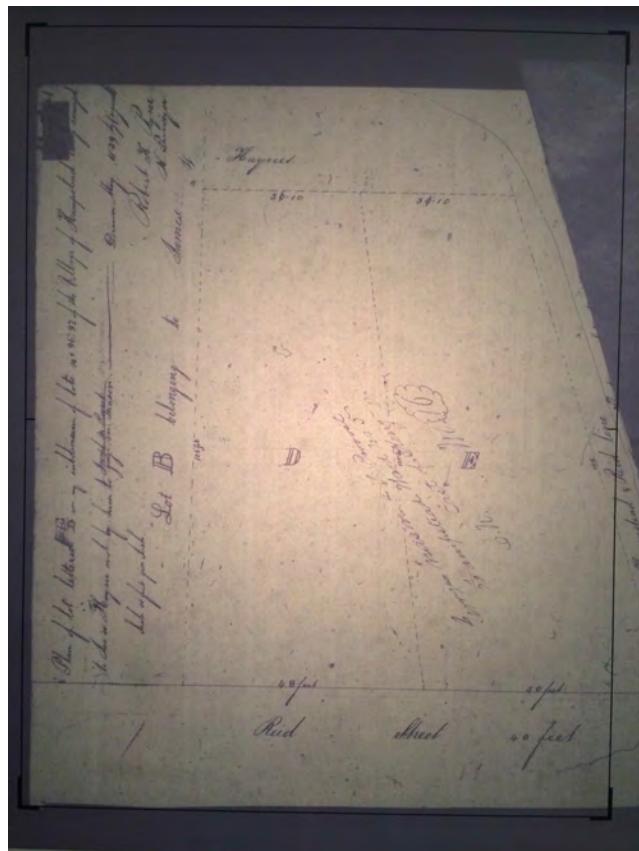


Figure 5

Perhaps a more useful tool of researching a historic structure is the deeds that describe a transaction made for the property. Often times, deeds include a brief description of not only the property in question, but also what kind of transaction is occurring. In the case of 51 Reid Street, there are a number of transactions that occur before and after the actual building was constructed.

Starting in 1839, there is a group of mortgages that are tied to the parcel of land at 51 Reid Street. It appears that Joseph M. Prevost and James W. Hayne were both mortgaging the property from Charles Holloway. There are three different deeds dealing with this relationship, the first dating April 9th, 1839. This was a mortgage agreement between Prevost as the Grantor and the Hayne as the Grantee and in this deed, Hayne

agreed to pay Prevost the mortgage totaling \$812.00 to be paid in increments⁸. It is unclear the role that Charles Holloway played in these transactions as it appears that he already owned this land in Hampstead, as it was left to him from his father and the time of his father's death⁹. The most logical assumption is that Joseph M. Prevost and James W. Hayne were simply doing business with Holloway and wanted to mortgage some of the property at Reid Street. At the time of all three of these transactions, 51 Reid Street was measured at 50 feet by 100 feet¹⁰.



⁸Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book A11, p.40.

⁹ *Wills and Miscellaneous Probate Records, 1671-1868*; Author: *Charleston County (South Carolina). Probate Judge*; Probate Place: *Charleston, South Carolina*

¹⁰ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book F12, p.390.

Figure 6

51 Reid Street does not appear in the deed books again until March 26th, 1902. This transaction is between Catherine Holloway (Grantor) and Mitchell K. Holloway (Grantee). Catherine Holloway is the daughter of Charles Holloway¹¹, who obtained the property in 1839, and so the property must have been passed to Catherine at the time of his death. Catherine never married and so towards the end of her life, she was spreading her assets. She sold 51 Reid Street to her brother¹², Mitchell K. Holloway for \$900.¹³

Following the transaction in 1902, there must have been a familial dispute because the next transaction listed for 51 Reid Street references the fact that E.H Holloway took C. J. Holloway to court in 1910 and the result of this case was the property was put into the hands of Special Master P.B Hamer. Hamer then sells the property to M. P. Rowland on March 25th, 1913. Rowland agreed to the price of \$1100.¹⁴

On January 30th, 1929, there is a mortgage agreement on the Reid Street property between Matilda Kruger and John F. Bosch. The deed indicates that the lot is still 50 feet by 100 feet and that John F. Bosch agreed to pay Kruger the penal sum of \$9,200.00.¹⁵ Unfortunately for Matilda Kruger, the next transaction found in January 20th, 1932, where she selling the property to Bosch. According to the deed, Kruger was unable to make \$3,200.00 mortgage payment that had accrued \$221.34 in interest over the years and

¹¹ Year: 1870; Census Place: *Charleston Ward 4, Charleston, South Carolina*; Image: 366575

¹² U.S., *Freedman's Bank Records, 1865-1871*. "No. 4315, Record for Charles H. Holloway". 1870.

¹³ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book F23, p.346.

¹⁴ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book R26, p.270.

¹⁵ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book H35, p.261.

“Matilda Kruger is desirous of avoiding a deficiency judgement that can reasonably be expected to result from such a foreclosure” and so Bosch was conveyed the property for \$1.00.¹⁶

John F. Bosch holds ownership of the property until October of 1953, when he sells the property to James E. Rowell. However, at the time of this purchase, the plot had been divided into two parts under the new zoning ordinance. The deed says, “The subdividing of the property shown above referred to plot into 2 lots as shown on said plat was approved by the Board of Adjustment under what is commonly known as the Zoning Ordinance for the City of Charleston.” This ordinance was put into effect in 1952 and so when Rowell bought the lot, he was buying section A of the original lot, and this new lot measured at 50 feet by 66.24 feet. Rowell purchased 51 Reid Street for \$13,000.00.¹⁷ The division of the property can be seen in the plat included below.

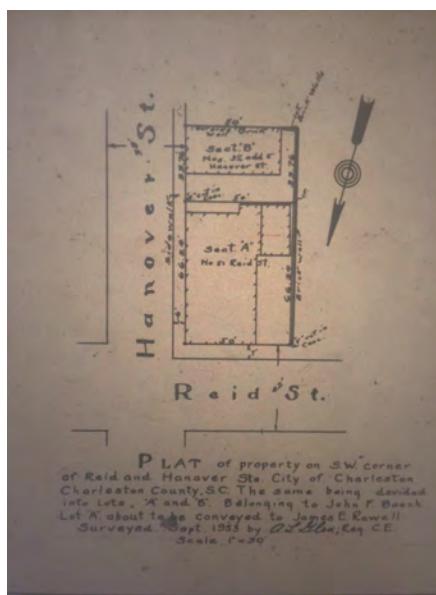


Figure 7

¹⁶ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book Z36, p.247.

¹⁷ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book A58, p.89.

Twenty-five years later, John F. Bosch sold the property to a Herman Martin on September 20th, 1978. The property was the same size as it was in the previous transaction (50 feet by 66.24 feet) and Martin paid Bosch \$13,000 at the time of the transaction¹⁸.

The next transaction was between Herman Martin and his mother, Adine Martin. 51 Reid Street was still the same sized lot, but on November 20th, 1987, Herman sold the property to Adine "for the sum of \$5.00 and love and affection I hold for my mother."¹⁹ From this point on, it appears that the two owned the property together until they sold it just a couple years later in 1989. On March 28th, 1989, Adine and Herman Martin sold the property of 51 Reid Street to the Wadmalaw Inc., and the property, measuring at 50 feet by 66.24 feet was bought for the amount of \$30,000.²⁰ In this deed, it appears that Wadmalaw Inc. is actually a company run by Jimmy Martin. With this information, it appears that 51 Reid Street was kept in the Martin Family from 1978 to 2002.²¹ During the time of the Martin ownership, BAR records indicate that Herman Martin was responsible for some exterior alterations done to the property. First, the building was repainted to a green color from its original gray, which was in bad condition. More importantly, Herman Martin was responsible for the alterations made to the roof of the property, specifically the cornerstore. Martin wanted to add a gable roof and submitted his request on December

¹⁸ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book A117, p.281.

¹⁹ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book P170, p.575. Deedbook P170-575

²⁰ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book Z182, p.504.

²¹ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book F416, p.236.

8th, 1989. The BAR, however, decided that this project was out of their jurisdiction because the structure was not old enough to be considered historic. Without needing approval, the Martins went through with the plan and the gable roof is still there today.²² Below is an image of what the original roofline was, the photo is taken from the collection of information that BAR has on 51 Reid Street.

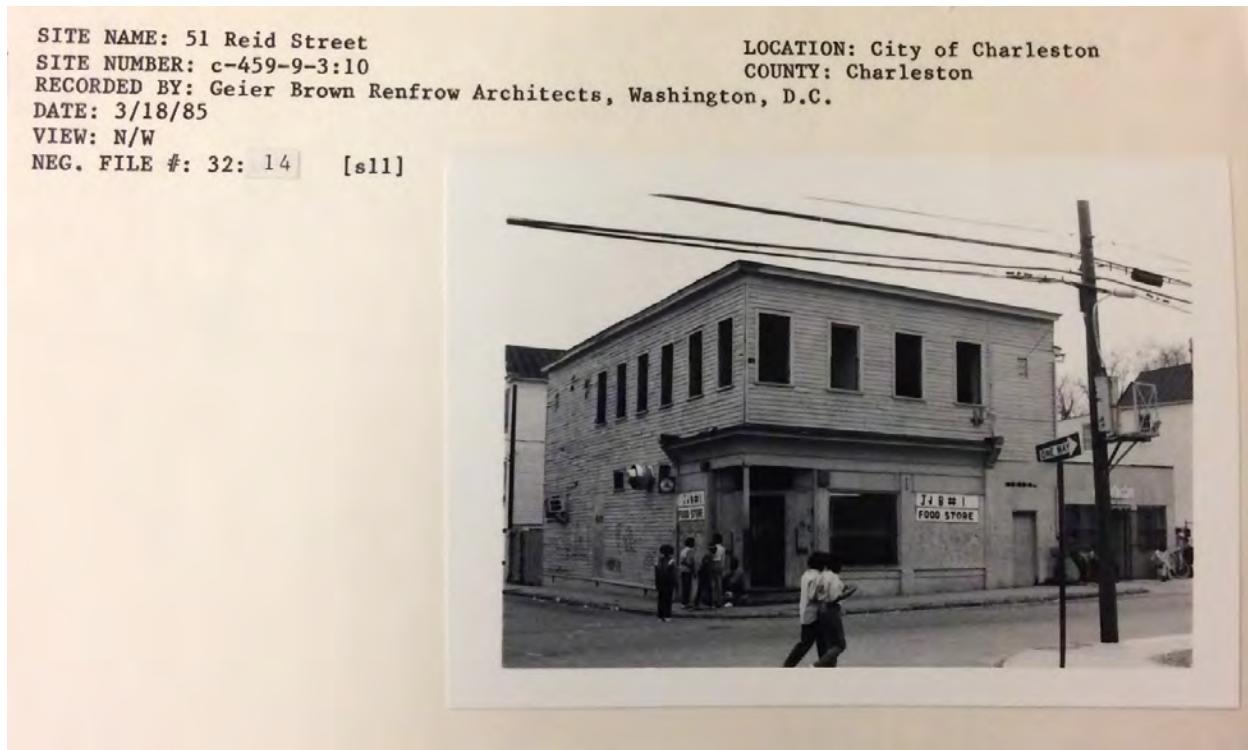


Figure 8

According to the next transaction involving 51 Reid Street, the property was conveyed to James Hardgrove and Fred Ingram for the price of \$100,000 to be paid by Hardgrove and Ingram to Wadmalaw Inc. At this point, the property is listed as general retail and still measures up to 50 feet by 66.24 feet.²³

²² Board of Architectural Review, Charleston, South Carolina. "51 Reid Street: Staff Review Sheet." 1989.

²³ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book F416, p.236.

The next transaction on the property occurred two years later, on June 18th, 2004 when James Hardgrove bought the other half of the property that Fred Ingram had originally bought in 2002. Hardgrove becomes the sole owner of the 50 feet by 66.24 feet general retail property after he pays Ingram another \$190,000.²⁴ During Hardgrove's ownership, there are more alterations made to the property. The laundromat next door had its roof altered when there was water damage discovered. These alterations are not actually visible however, as they are behind the parapet wall that hides the roofline from the street view.²⁵

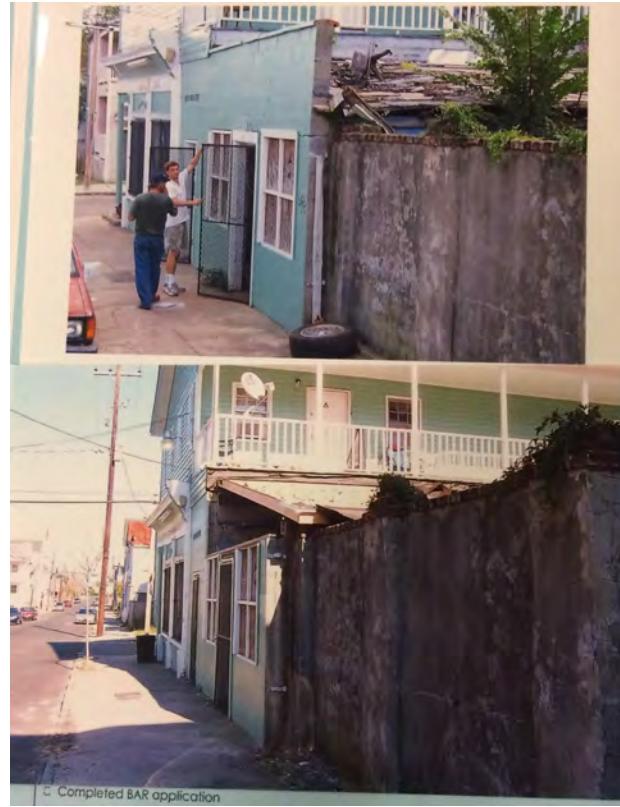


Figure 9

²⁴ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book Y489, p.589.

²⁵ Board of Architectural Review, Charleston, South Carolina. "51 Reid Street: Application/ Certificate of Appropriateness." 2006.

The final transaction listed on the 51 Reid Street property is dated to January 19th, 2015. It is on this day that James Hardgrove sells the general retail property to its current owner, MOJO 1 LLC. MOJO 1 LLC bought the property from Hardgrove for \$436,500. This price is a significant increase from the previous transactions of the property and this is a major indicator of the rising property values all throughout the Eastside neighborhood.²⁶

Due to lack of documentation on the property at the corner of Reid and Hanover Street, it is hard to ascertain when exactly the building was constructed on the lot. Besides the Sanborn maps, which show that the building was not there in 1902 but had been built by 1942, the best indicator of a building being present is the city directories. The apartment that was put in the second floor of the corner store is listed in Charleston city directories as far back as 1930, but in 1920, there is no resident living above the corner store. This narrows down the period of construction to between 1920 and 1930. Since 1930, the apartment has seen many occupants, changing almost every year.²⁷

SIGNIFICANCE OF PROPERTY

Despite the later date of the building's construction on 51 Reid Street, the history of the property creates a level of significance. Specifically, the property's ties to the Holloway family make the land important. Early on in the settlement of the Hampstead neighborhood, the Holloway family laid claim to a good part of the real estate available.²⁸

²⁶ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book O451, p.452.

²⁷ Ancestry.com. *U.S. City Directories, 1822-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

²⁸ Dale Rosengarten et al., *Between the Tracks: Charleston's East Side During the Nineteenth Century* (Charleston, SC: The Charleston Museum and Avery Research Center, 1987)

Richard Holloway owned many properties in the area and in his will, his property was scattered amongst his remaining relatives. To his son, Charles Holloway, Richard left his place of residence on 33 Beaufain Street and a corner lot in Hampstead. Unfortunately, the will just says, "I devise my lot of land situated in Hampstead situated at the corner of __ Street and __ Street."²⁹ While the street names are not explicitly stated, it seems logical to assume that Charles received the lot at Reid Street from his father because that is the only piece of property it appears Charles owned in the Hampstead neighborhood.

Charles Holloway's occupation was listed in the 1870 census as a carpenter and he lived on 33 Beaufain Street with his wife and children. Amongst the children that are listed on this census, one of them is Catherine A., who is the documented owner of the Reid Street property in 1902 when she sells it to her brother Mitchell.

In his book, *Black Charlestonians: A Social History, 1822-1885*, Bernard E. Powers Jr. references the Holloway family on many different occasions. He explains the active political role they took within the community, before and after reconstruction. As a whole, the Holloway family appears to have used their religious influence as a means to have their opinions heard, and this strategy was effective because Powers comments on the respect that the Holloway family received from the wealthy white community within Charleston. There was a long line of Methodist preachers in the family, including Charles Holloway himself, who was ordained in 1853. His son, Mitchell, who was the last Holloway to own the Reid Street property, also served a minister in the Methodist Church. A part of being representatives of the church included the advocation of a monogamous marriage and a

²⁹ *Wills and Miscellaneous Probate Records, 1671-1868*; Author: *Charleston County (South Carolina)*. Probate Judge; Probate Place: *Charleston, South Carolina*

healthy family unit. Marriage was also a method that was employed by the Holloways and other freed elite African American families to create a strong and unified free black community.³⁰

Further indication of the esteem that Charles H. Holloway held in the Charleston community can be seen in the newspapers that were published during the 1860s-1870s. On more than one occasion, Charles Holloway is mentioned as a person being appointed to a board or as one of the judges for board appointments. For example, in *The Charleston Daily News* on June 2, 1868, the results of the 28th Annual Election of the Christian Benevolent Society were announced and Charles Holloway was voted as the First Vice President of the society.³¹ Two years later, Charles Holloway appears in *The Charleston News* as one of the Vice Presidents who attended the meeting of the “Friends of Retrenchment and Reform” at Hibernian Hall. This meeting included speeches by White and Colored men who were in favor of reform and advocated an honest government.³² Holloway appears in the *Charleston News* again, another two years later in a report about the Methodist Episcopalian Conference. It was reported that at this conference, Holloway not only served as chairman of the meeting, but that he and Henry Cardoso were elected as representatives of their community at the General Conference.³³

³⁰Bernard E. Powers, Jr., *Black Charlestonians: A Social History, 1822-1885*(Fayetteville, AR: The University of Arkansas Press, 1994).

³¹ *The Charleston daily news*. (Charleston, S.C.), 02 June 1868. *Chronicling America: Historic American Newspapers*. Lib. of Congress.

<<http://chroniclingamerica.loc.gov/lccn/sn84026994/1868-06-02/ed-1/seq-1/>>

³² *The Charleston daily news*. (Charleston, S.C.), 17 May 1870. *Chronicling America: Historic American Newspapers*. Lib. of Congress.

<<http://chroniclingamerica.loc.gov/lccn/sn84026994/1870-05-17/ed-1/seq-3/>>

³³ *The Charleston daily news*. (Charleston, S.C.), 01 Jan. 1872. *Chronicling America: Historic American Newspapers*. Lib. of Congress.

<<http://chroniclingamerica.loc.gov/lccn/sn84026994/1872-01-01/ed-1/seq-3/>>

According to his death certificate, Charles H. Holloway died at the age of 71 on the 29th of September, 1885 and he was buried at the Brown Fellowship Society Cemetery³⁴, where many other members of his family are buried. At the time of his death, Holloway left behind many family members including his wife and single daughter, Catherine Holloway. His place of residence was still listed at 33 Beaufain Street in Downtown Charleston and after her father's passing, Catherine remained there until the time of her death.³⁵

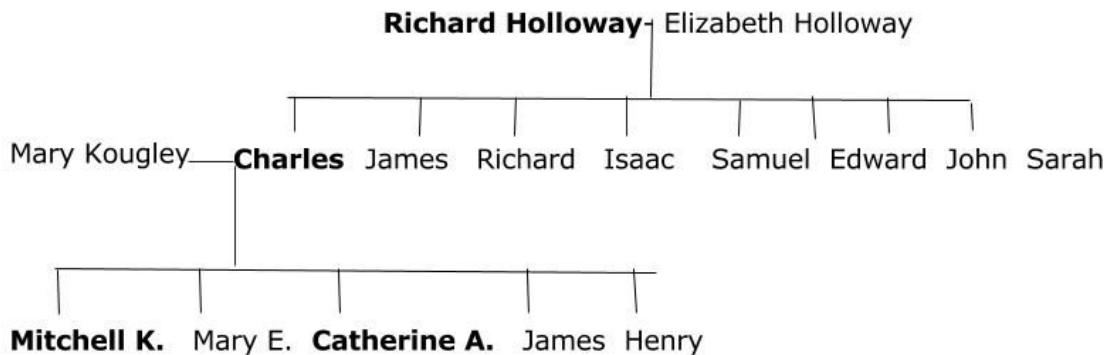


Figure 10

Perhaps a more obvious point of interest about 51 Reid Street is that it is a corner store. Throughout the Eastside neighborhood, there is an abundance of corner stores remaining, despite the fact that throughout the rest of Charleston, they seem to be disappearing and being converted to other uses. Keeping this in mind, it is clear that the

³⁴ The Brown Fellowship Society is the oldest all-male society and was founded in Charleston in 1790. Its members were typically lighter-skinned African Americans and it is thought that their exclusivity of members actually contributed to the ongoing racism in the city at the time of its operation.

"Brown Fellowship Society (1790--1945)," BlackPast.org, accessed November 29, 2016, <http://www.blackpast.org/aah/brown-fellowship-society-1790-1945>.

³⁵ Ancestry.com. *South Carolina, Death Records, 1821-1961* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2008.

corner store is a very important aspect of the culture of this neighborhood and an example of the evolution of urbanization. The idea of a corner store is briefly mentioned in an article for Newsweek in 1995 about how we as a society should fix "suburbia." Essentially, the article suggests bringing back corner stores as a way to lessen the isolation that suburbia allegedly creates.³⁶ In the Eastside, the opposite of isolation amongst the community members occurs, and that is clearly visible around the perimeters of the corner stores. Driving past 51 Reid Street, it is clear that corner stores are not only used out of convenience, but as a gathering point for members of the community.

Even more recently, the one story part of the Reid Street Property was a community restoration effort. The Loving America Street organization picked the laundromat at 51 Reid Street as a project because it is the last standing laundromat in the neighborhood. In an effort to provide the community with washers and dryers, Loving America Street has been leasing this property since May of 2015 and since then, have been able to raise enough money to get new machines for the business. They feel that this project was a priority because many members of the Eastside community do not have the ability to wash their clothes at home, and rather than forcing them to take their clothes to a distant laundromat, it should be a priority to maintain one closeby.³⁷ Like the corner store, this effort shows an interconnectedness amongst the community of the Eastside.

³⁶ 1995. "15 ways to fix the suburbs. (Cover story)." *Newsweek* 125, no. 20: 46. *Academic Search Complete*, EBSCOhost (accessed November 29, 2016).

³⁷ "Laundry Matters," Loving America Street, accessed November 30, 2016, <http://www.lovingamericastreet.org/laundry-matters>



Figure 11

CONCLUSION

While the structure that stands on the lot at 51 Reid Street is not the oldest property to be found in the community of the Eastside, it is still important due to its connection to the neighborhood. Before the building went up on the lot, the land was owned by a prominent African American family for many years. Especially before the Civil War, a well-respected family of Freedmen in Charleston is noteworthy and the Holloway family was a very influential group of people. After the Holloways sold the property, the lot's story continued with many owners and renters who found their home for however brief a time at 51 Reid Street.

In addition to the many people who had a hand in the history of the property, its mere construction is a source of cultural history. Corner stores played a major role in developing cities like the one Charleston is today and they provide a variety of services to

the people who live in close proximity to them. The corner store at Reid Street is also special in that it has undergone very few changes since its original completion. With new paint and updated roof lines, the corner store looks much like it would have when it was first built. From this information, the property also provides us with architectural history.

It is so important to gather the information on properties like 51 Reid Street and others around the Eastside now because it is rapidly changing. Many buildings have been demolished with new ones put in their places and with real estate values skyrocketing, it is unclear what the future of the Eastside will be. Many efforts to update the neighborhood are with good intentions- like the push to save the Hampstead Mall³⁸. It is obvious that this community is very important to the history of Charleston and so the effort to document and study it must continue.

³⁸Steve Bailey, "Let's do it again: City's oldest park needs your help," *The Post and Courier* (Charleston, SC), June 4, 2016.

APPENDICES

BIBLIOGRAPHY

1. Ancestry.com. *South Carolina, Death Records, 1821-1961* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2008.
2. Ancestry.com. *U.S. City Directories, 1822-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.
3. Bailey, Steve. "Let's do it again: City's oldest park needs your help." *The Post and Courier* (Charleston, SC), June 4, 2016.
4. Board of Architectural Review, Charleston, South Carolina. "51 Reid Street: Staff Review Sheet." 1989.
5. Board of Architectural Review, Charleston, South Carolina. "51 Reid Street: Application/Certificate of Appropriateness." 2006.
6. "Brown Fellowship Society (1790--1945)." BlackPast.org. Accessed November 29, 2016.
<http://www.blackpast.org/aah/brown-fellowship-society-1790-1945>.
7. Charleston City Directories, South Carolina Room, Charleston County Public Library, Charleston, S.C.
8. Charleston County. Records of the Register of Mesne Conveyance. Deeds, Mortgages & Miscellaneous Records 1719-present.
9. *The Charleston Daily News*. (Charleston, S.C.), 02 June 1868. *Chronicling America: Historic American Newspapers*. Lib. of Congress.
<<http://chroniclingamerica.loc.gov/lccn/sn84026994/1868-06-02/ed-1/seq-1/>>

10. *The Charleston Daily News*. (Charleston, S.C.), 17 May 1870. *Chronicling America: Historic American Newspapers*. Lib. of Congress.

<<http://chroniclingamerica.loc.gov/lccn/sn84026994/1870-05-17/ed-1/seq-3/>>

11. *The Charleston Daily News*. (Charleston, S.C.), 01 Jan. 1872. *Chronicling America: Historic American Newspapers*. Lib. of Congress.

<<http://chroniclingamerica.loc.gov/lccn/sn84026994/1872-01-01/ed-1/seq-3/>>

12. Drie, C.N. "1872 Birdseye View of Charleston," South Carolina: Library of Congress, 1872. <http://www.loc.gov/item/75696567/> {Accessed Oct 20, 2014}.

13. "Laundry Matters." Loving America Street. Accessed November 30, 2016.
<http://www.lovingamericastreet.org/laundry-matters>.

14. Powers, Bernard E., Jr. *Black Charlestonians: A Social History, 1822-1885*. Fayetteville, AR: The University of Arkansas Press, 1994.

15. Rosengarten, Dale, Martha Zierden, Kimberly Grimes, Ziyadah Owusu, Elizabeth Alsten, and Will Williams, 3rd. *Between the Tracks: Charleston's East Side During the Nineteenth Century*. Charleston, SC: The Charleston Museum and Avery Research Center, 1987.

16. Sanborn Map Company. *University of South Carolina: 1888, 1902, 1942 & 1945*. (Scale: 50 ft.=1 in) "Sanborn Fire Insurance Maps" <http://library.sc.edu/digital/collections/sanborn.html> {Accessed Oct. 15, 2016}.

17. U.S., *Freedman's Bank Records, 1865-1871*. "No. 4315, Record for Charles H. Holloway". 1870.

18. *Wills and Miscellaneous Probate Records, 1671-1868*; Author: *Charleston County (South Carolina). Probate Judge*; Probate Place: *Charleston, South Carolina*

19. Williams, Susan Millar. "East Side History Series: Hampstead." *Palmer News* (blog). Entry posted October 6, 2016. Accessed November 21, 2016.
<http://ttcpalmernews.blogspot.com/2016/10/east-side-history-series-hampstead.html>.

20. Wilson, Thomas D. *The Ashley Cooper Plan: The Founding of Carolina and the Origins of Southern Political Culture*. Chapel Hill, NC: The University of North Carolina Press, 2016.

21. Year: 1870; Census Place: *Charleston Ward 4, Charleston, South Carolina*; Image: 366575

22. 1995. "15 ways to fix the suburbs. (Cover story)." *Newsweek* 125, no. 20: 46. *Academic Search Complete*, EBSCOhost (accessed November 29, 2016).

FIGURES

Figure 1: Birdseye view of Charleston, drawn in 1872 by C. N. Drie.

Figure 2: A zoomed in version of the Birdseye view, drawn by Drie in 1872. This image is a map of the Hampstead Neighborhood at that time.

Figure 3: The location of 51 Reid Street, this map was from an advertisement on Zillow for the second floor apartment.

Figure 4: Streetview of 51 Reid Street, photo taken by Kate Gallotta

Figure 5: Sheet 25 of the 1942 Sanborn Fire Insurance Company Map. Zoomed in to indicate the location of 51 Reid Street, retrieved from the Sanborn database.

Figure 6: A plat from 1839 surveyed by Robert K. Payne. From the McCrady plat collection, number 07771. Lot B is 51 Reid Street.

Figure 7: The plat referenced in all the deeds after 1952. Prepared by A. L. Glen, this plat was drawn in September 1953, and is found in Book V57 and on page 258. The image shows the separation that occurred after the Zoning Ordinance in 1952, 51 Reid Street becomes lot A of the original property.

Figure 8: Photo of what 51 Reid Street looked like in 1985, photo retrieved from property card in the Board of Architectural Review folder on the property.

Figure 9: Pictures of the work done to the roof of the laundromat, the first picture shows the damage of the original roof, and then the roof after being fixed. The photo was retrieved from the file on 51 Reid Street at the Board of Architectural Review office.

Figure 10: This is an illustration created by Kate Gallotta and is three generations of the Holloway family tree. Information to compile the family tree comes from the will of Richard Holloway, death certificates, and the Freedmans Bureau register. The names of the people who are involved with the history of 51 Reid Street are bolded.

Figure 11: This is a photo that came from the Loving America Street organization webpage about the effort put in to restore the Reid Street laundromat. The image is a before and after shot of the exterior.

CHAIN OF TITLE

April 9th, 1839

Mortgage agreement

Deed book: A11-40

Grantor: Joseph M. Prevost
Grantee: James W. Hayne

The lot or parcel of land at the corner of Reid St and Hanover St. measuring 50ftx100ft for a total payment of \$825.00 to be paid in increments of \$412.50 with \$3 in hand immediately.

April 9th, 1839

Mortgage agreement

Deed book: A11-43

Grantor: Charles Holloway

Grantee: James W. Hayne

On the same day as the previous deed, it appears James Wayne has taken out another mortgage on the same property, just at the price of \$1650 to be paid semi annually. The lot still measures 50ftX100ft.

April 18th, 1839

Mortgage Agreement

Deed book: F12-390

Grantor: James W. Hayne

Grantee: Charles Holloway

It appears that Charles Holloway bought the parcel of land that he had previously mortgaged to James W. Hayne for \$1100. However, this transaction was not recorded until April 18th, 1851. At time of purchase, the lot at the corner of Reid St. and Hanover St. still measured at 50ftx100ft.

March 26th, 1902

Conveyance

Deed Book: F23-346

Grantor: Catherine Holloway

Grantee: Mitchell K. Holloway

The lot measures at 50ftx100ft and Mitchell K. Holloway paid \$900 for the property.

March 25th, 1913

Conveyance

Deed Book: R26-270

Grantor: P.B. Hamer (Special Master)

Grantee: M. P. Rowland

Property measures at 50ftx100ft. It is shown in plat book D, page 155 number 17 from October 8th, 1902. The deed mentions the fact the E. H. Holloway took C.J Holloway to court on September 6th, 1910 and this was the outcome of that court case.

\$1100 was due in hand as the price to be paid by M.P. Rowland.

January 30th, 1929

Mortgage

Deed Book: H35-261

Grantor: Matilda Kruger

Grantee: John F. Bosch

The 50ftx100ft lot was mortgaged to John F. Bosch by Matilda Kruger for the penal sum of \$9200.

January 20th, 1932

Conveyance

Deed Book: Z36-247

Grantor: Matilda Kruger

Grantee: John F. Bosch

Matilda Kruger was unable to pay the \$3200 mortgage plus \$221.34 in interest payment on the property and had neglected to pay taxes on the property for the years of 1930 and 1931.

"Matilda Kruger is desirous of avoiding a deficiency judgement that can reasonably be expected to result from such a foreclosure." John Bosch was conveyed the property for \$1.00.

October, 1953

Deed Book: A58-89

Conveyance

Grantor: John F. Bosch
Grantee: James E. Rowell

James E. Rowell buys the property (Section A) at the corner of Reid and Hanover St from the widower, John F. Bosch, for \$13,000. At this point, the lot now measures at 50ftx66.24ft. The deed says on the division of the property- "The subdividing of the property shown above referred to plot into 2 lots as shown on said plat was approved by the board of Adjustment under what is commonly known as the zoning ordinance for the city of Charleston.. Effective 1952.)

September 9th, 1978

Conveyance

Deed Book: A117-281

Grantor: James E. Rowell
Grantee: Herman Martin

Bought for \$13,000. Lot measures at 50ftx 66.24 ft. See plat by A. L. Glen, September 1953.
Book V57, page 258

November 20th, 1987

Conveyance

Deed book: P170-575

Grantor: Herman Martin
Grantee: Adine H. Martin

Same plat reference as above. Sold for \$5.00 and "love and affection I hold for my mother."

March 28th, 1989

Conveyance

Deed book: Z182-504

Grantor: Adine H. Martin and Herman Martin
Grantee: Wadmalaw Inc.

Bought for \$30,000. Same plat reference, section A of the property divided by the zoning ordinance in 1952.

August 26th, 2002

Conveyance

Deed book: F416-236

Grantor: Wadmalaw Inc.

Grantee: James Hardgrove, Fred Ingram

Sold for \$100,000, listed as General Retail and measures at 50ftx 66.24ft.

June 18th, 2004

Conveyance

Deed book: Y489-589

Grantor: Fred Ingram

Grantee: James Hardgrove

James Hardgrove becomes the sole owner of 51 Reid Street, paid an additional \$190,000. It is still listed at 50ftx 66.24ft and General Retail

January 9th, 2015

Conveyance

Deed book: O451-452

Grantor: James Hardgrove

Grantee: MOJO 1 LLC

Measures at 50ftx 66.24ft, listed as General Retail and the sale price was \$436,500. MOJO 1 LLC is the current owner.