

# **18 Rutledge Avenue**

**Charleston, South Carolina**



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**Prepared for HP 8090/HSPV809**

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## **Introduction**

While the structure that is currently at 18 Rutledge Avenue was not constructed until circa 1894, the properties history begins in the first quarter of the 19th century. The properties early existence as a mill pond to a lumber and rice mill not only reflect the importance that these exports had on the city itself but also displayed how the marshlands of the Ashley River channel were developed and the westside of the peninsula established its industrial identity. As the property progressed through the 19th century, the turbulent Charleston economy led to the demise of the rice mill, the infilling of the mill pond, and ultimately the subdivision of the property which allowed for the unique structure that is their today to be constructed. The house at 18 Rutledge Avenue was also the home to some interesting Charlestonians including a Governor of the State of South Carolina and an activist in the women's suffrage movement.

This research project was performed as a part of Katherine Pemberton's Historical Research Methods class in the Masters of Science Program at The College of Charleston and Clemson University. To begin this project, a chain of title was constructed at the Register of Deeds Office. Additional research was then performed at a variety of archives including the South Carolina Room at the Charleston County Public Library, the Special Collections Room at Addlestone Library at the College of Charleston, as well as, various online databases.

## Background and Context

Charleston's history, like most cities in America, began well before Europeans came to the new world. Before the English settlement of Charles Towne in 1670 there were numerous native tribes that inhabited the lands surrounding present day Charleston. While little is known about these native peoples, they were broadly part of the Muskogean family group and specifically composed of the Edisto, Wando, and Kiawah tribes.

Over one hundred years before the English arrived in the Carolinas, the Spanish and French were exploring and establishing settlements in the areas just north and south of Charleston. In 1526 Spanish explorer, Lucas Vasquez de Ayllon established the first European settlement on the continental United States called San Miguel de Gualdape near present day Georgetown. To the south, the French settled near present day Beaufort by 1562<sup>1</sup>. The Spanish, French and Native peoples would dominate this landscape until King Charles II granted the land from what is today Virginia to Spanish Florida and westward to the "South Seas" to eight prominent members of English society that were friends and supporters of the King called the Lords Proprietors<sup>2</sup>.

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<sup>1</sup> George C Rogers, *A South Carolina Chronology, 1497-1992*, 1st ed, Columbia, SC: University of South Carolina Press, 1973.

<sup>2</sup> Walter J Fraser, *Charleston! Charleston!: The History of a Southern City*, 1st ed, Columbia, SC: University of South Carolina Press, 1991, p.2.



*Fig 1. Lord Anthony Ashley Cooper. One of the Lord's Proprietors of the Carolinas<sup>3</sup>*

King Charles II charted this land to the proprietors after several failed attempts to establish a colony in the Carolinas<sup>4</sup>. These proprietors were given this land to first, establish a colony to make money for both the King and the Proprietors who governed the land and to also establish a boundary between the other English Colonies and the Spanish in Florida<sup>5</sup>. While many of the Proprietor's names are still prevalent around Charleston today, arguably the most prominent member is Lord Anthony Ashley Cooper, Earl of Shaftesbury. With King Charles's grant finalized in 1665, Lord Anthony Ashley Cooper and the other proprietors began to make arrangements to send settlers to the Carolinas<sup>6</sup>. Four years later three ships full of English and Irish colonists began the voyage to Carolina, landing one year later on the west bank of the Ashley River where Charles Towne Landing State Park is today<sup>7</sup>.

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<sup>3</sup> K.H.D Haley, "Anthony Ashley Cooper, 1st Earl of Shaftesbury," Encyclopædia Britannica, Encyclopædia Britannica, inc., July 18, 2019.  
<https://www.britannica.com/biography/Anthony-Ashley-Cooper-1st-earl-of-Shaftesbury>.

<sup>4</sup> Walter J Fraser, *Charleston! Charleston!: The History of a Southern City*, p.2.

<sup>5</sup> Walter J Fraser, *Charleston! Charleston!: The History of a Southern City*, p2.

<sup>6</sup> George C Rogers, *A South Carolina Chronology, 1497-1992*.

<sup>7</sup> Robert N Rosen, *A Short History of Charleston*, Columbia: University of South Carolina Press, 1982, p.14.



*Fig 2. Placement of original Charleston settlement along the Ashley River in relation to its current location above Oyster Point.<sup>8</sup>*

Upon arriving in Charleston Harbor the settlers described the landscape as a wide expanse of marshes, oaks, pines, palmettos and full of shrubs that were new to the Europeans . While the settlement at Charleston was in a well established location, situated on high ground and protected by several creeks, the settlers quickly made plans to move the settlement across the Ashley River to a location known as Oyster Point. Today, Oyster Point is known as White Point Garden. Ten years after the settlers first arrived, the decision was made to move the settlement at once to the southeastern end of the peninsula across the Ashley River. The colonist acknowledged that this location was an improvement from their original as it was a more strategic landscape to protect, as well as, an ideal location to build a port<sup>9</sup>.

This new settlement was bound by Meeting Street to the west, Broad Street to the north, Water Street to the south and the Cooper River to the east. The new city was protected on three sides by water and wall was constructed to protect the west side of the city<sup>10</sup>. Over time this wall would grow to fully encompass the city.

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<sup>8</sup> H. A. M. Smith, *Settlements on the Ashley River, 1671, Map*, From the South Carolina Room, Charleston County Public Library.

<sup>9</sup> Walter J Fraser, *Charleston! Charleston!: The History of a Southern City*, p.6.

<sup>10</sup> Robert N Rosen, *A Short History of Charleston*, p.12.

From the 1680s-1700s most construction within Charleston happened within the walled city. Inside the walls, were planned streets, municipal buildings, residential structures, and numerous commercial wharves. While larger farms and plantations were found in the countryside outside the walled city. Beginning in the 1680s the population of the city grew rapidly. This stemmed from the promotion and advertisement of the city by the Lords Proprietors as a healthy and prosperous place to live, as well as, the importation of slaves to work the growing rice industry<sup>11</sup>. In 1690 the population had risen to somewhere between 1,000 and 1,200 making Charleston the fifth most populous city in America<sup>12</sup>.

For the next thirty years the city would continue to grow as its economy would take off due to its shipping trade. Charleston was in the perfect location to take advantage of trading as ships from England would first land in the Caribbean, then sweep up the coast from St. Augustine to Cape Hatteras passing directly through Charleston's port. While in port, English ships would fill up on exports like rice, indigo and lumber which were harvested from the interior of the colony to take back to sell in markets in Europe. Charleston's port was so successful that the city became the most wealthy city in America in the first quarter of the 18th century<sup>13</sup>.

This wealth is also shown in the expansion of the city. In 1729-39, the city began to grow outward from its walled city footprint expanding in all directions, almost doubling in size from its original eighty acres. Along with this, property values soared over 500 percent during the same time period<sup>14</sup>. The expansion of the city in some areas was aided by infilling of marsh lands to create more useable lands. The majority of Charleston's early shipping wharves were concentrated along the Cooper River, however by 1773 docks along the Ashley River were established<sup>15</sup>.

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<sup>11</sup> Walter J Fraser, *Charleston! Charleston!: The History of a Southern City*, p.14-15.

<sup>12</sup> Robert N Rosen, *A Short History of Charleston*, p.21-25.

<sup>13</sup> Robert N Rosen, *A Short History of Charleston*, p.21-25.

<sup>14</sup> Walter J Fraser, *Charleston! Charleston!: The History of a Southern City*, p.90.

<sup>15</sup> Robert N Rosen, *A Short History of Charleston*, p.30.

The vast wealth that was originally generated by the merchants gradually changed to the planters of Charleston. This shift in the economy was largely driven by the change in demand for rice from the Carolinas. The large importation of slaves in the 1690s led to mass production of the crop to be produced and shipped to England to satisfy the overwhelming demand<sup>16</sup>. With plantations popping up along both the Ashley and Cooper Rivers docks became even more important as a way of both receiving the rice from interior plantations and getting the product shipped out of the states. In turn, this aided the growth of the city out of its walled confines. By 1775 Charleston's population had climbed to 12,000 ranking fourth in most populous cities in America<sup>17</sup>. The booming export economy, largely based on rice, would allow Charleston to grow as well as have a large impact on the house at 18 Rutledge Avenue.

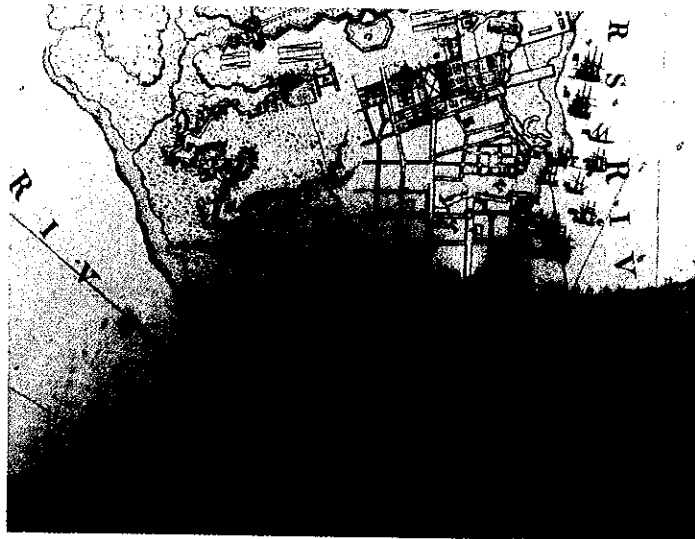


Fig 3. Charlestown in 1780. Note the fort along the east side of the peninsula as well as the wharves. On the west the map depicts marsh lands at the edge of the city as well as the low tide mark<sup>18</sup>.

<sup>16</sup> Robert N Rosen, *A Short History of Charleston*, p.24.

<sup>17</sup> Robert N Rosen, *A Short History of Charleston*, p.44.

<sup>18</sup> Sir Henry Clinton, *Sketch of the Operations Before Charleston the Capital of South Carolina Fortifications, Out Works and Ships of the Enemy*, Map, From the South Carolina Room, Charleston County Public Library.



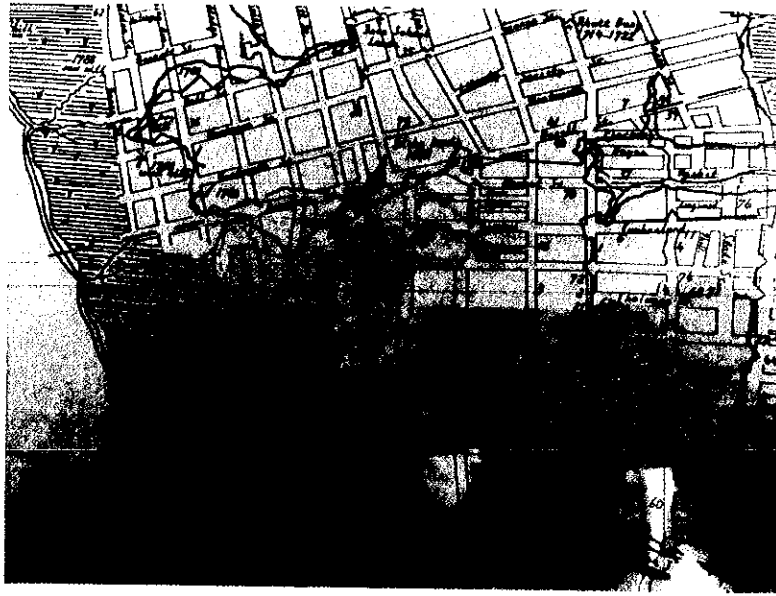
## Property History

### Joshua Brown

As mentioned previously, in the 18th century Charleston had grown past its walled city boundaries and began to expand in all directions. One of the prominent areas of growth was to the west of the original city. This westward expansion consisted of infilling of the marsh lands between the Ashley River and the city. Some of the first structures to be established along this land were industrial spaces like rice and lumber mills. The placement of these structures along the Ashley allowed plantations inland to float their product down the river to the mill and ultimately out of the city<sup>19</sup>. This idea of the industry of Charleston being established on the west side of the peninsula can be seen in G. K. Thompson's map of the City of Charleston. This map also shows the earliest owner of the property that 18 Rutledge Avenue is on today. This owner was the City of Charleston.

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<sup>19</sup> *Toward Development of an Archaeological and Historic Context for South Carolina's Sawmill, Timber, and Lumber Industry*, 2000, LU- Lumber Industry, 2000-Date Vertical File, From the South Carolina Room, Charleston County Public Library.



*Fig 4. Note the locations of several saw and rice mills displayed on the map. Map also depicts the original footprint of the city (outlined by dark line) as well as the city owned marsh lands (hatched area)<sup>20</sup>.*

On August 1st 1817, Joshua Brown bought a tract of land greater than 24 acres from the City Council of Charleston for \$19,500. The deed describes that this land consisted of 24 acres of marsh land as well as channel lots, however the size of the channel lots could not be “precisely ascertained.” The property was situated on the west side of the city, and lying between Broad Street and Tradd Street on its north and south boundary. The east-west boundary runs from the Ashley River to lands previously owned by Mr. Brown at the corner of New Street and Tradd Street<sup>21</sup>. Within this deed, the City Council makes it known that the city retained the authority (when convenient for them) to construct two roads each 50’ wide which would run through the “marsh lands” of this property and also, that these roads were to be named Rutledge and Lynch Streets<sup>22</sup>.

<sup>20</sup> G.K. Thompson, *Charleston 1680-1849*, 1849, Map, From the South Carolina Room, Charleston County Public Library.

<sup>21</sup> Charleston County, Records of the Register of Deeds Office (ROD), Charleston, S.C., Deed Book T8, p. 208-210.

<sup>22</sup> Charleston County, Records of the Register of Deeds Office (ROD), Charleston, S.C., Deed Book T8, p. 208-210.

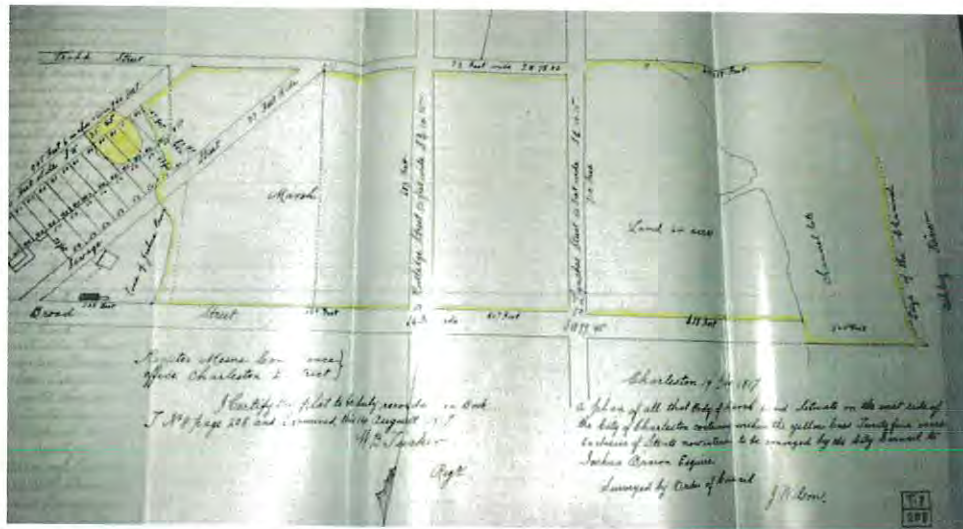


Fig 5. The tract of land purchased by Joshua Brown in 1817. Note the piece of land on the corner of Savage and Broad shows the land already owned by Brown.<sup>23</sup>

In 1818 Joshua Brown was listed as living at 12 New Street in the city directory and that he also owned lands nearby on Savage Street. Thus this purchase would continue his stretch of property and allow him to open a lumber yard on Savage Street.<sup>24</sup> On this property Brown would transform the marsh lands into a mill pond, likely to provide water to power a steam engine at his lumber mill on site<sup>25</sup>.

Brown's involvement with the property was short lived as in 1819 he mortgaged the property to John Duncan<sup>26</sup>. In the list of properties that was to be mortgaged to Duncan several homes around town, mainly on Church Street that Brown rented out, as well as sixty slaves that worked at the mill were listed. In this first list of property to be mortgaged to Duncan no estimate

<sup>23</sup> Charleston County, Records of the Register of Deeds Office (ROD), Charleston, S.C., Deed Book T8, p. 208-210.

<sup>24</sup> *Charleston, South Carolina, City Directory, 1819*, From Special Collections, College of Charleston Library, Charleston, SC.

<sup>25</sup> *Handsome Rice Mill Stood on Tradd, 1978*, Rice Mills -- Chisolm Vertical File, From the South Carolina Room at Charleston County Public Library.

<sup>26</sup> Charleston County, Records of the Register of Deeds Office (ROD), Charleston, S.C., Deed Book D9, p.10.

is given to the value of his "mill establishment" or the "state of lumber which is considerable" however the values of the properties listed within the mortgage totaled to \$100,000<sup>27</sup>.

It is not surprising that Mr. Brown chose to start a lumber yard on this property, or that he had enslaved people working at the mill. Sawmills and lumber yards dominated the southern part of the state due to the regions relationship to the naval stores industry<sup>28</sup>. Charleston's economy was largely based on the exportation of goods, including lumber to the west indies, coupled with its fast expansion and demand for timber for house framing further ignited the demand for lumber. By 1800 the lumber industry was fully industrialized and by 1819 three steam powered lumber mills were active in Charleston<sup>29</sup>. The placement of Brown's lumber mill along the Ashley River was in a perfect place as the lumber supplies around Charleston were quickly depleted meaning that lumber had to be harvested further inland and be transported down the river to the mill in order to be processed. The river also supplied a supply of fresh water to not only to power the steam engine at the mill but provided drinking water to the employees working<sup>30</sup>. Employees working at the mill would have been composed of both enslaved and white laborers. White laborers would have performed the more technical jobs while the enslaved would have done more laborious work like moving and stacking the lumber<sup>31</sup>. While sawmills in

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<sup>27</sup> Charleston County, Records of the Register of Deeds Office (ROD), Charleston, S.C., Deed Book D9, p. 10.

<sup>28</sup> *Toward Development of an Archaeological and Historic Context for South Carolina's Sawmill, Timber, and Lumber Industry*, 2000, LU- Lumber Industry, 2000-Date Vertical File, From the South Carolina Room, Charleston County Public Library.

<sup>29</sup> *Charleston: Lumber and Trade in a Declining Southern Port*, 2000, LU- Lumber Industry, 2000-Date Vertical File, From the South Carolina Room, Charleston County Public Library.

<sup>30</sup> *Toward Development of an Archaeological and Historic Context for South Carolina's Sawmill, Timber, and Lumber Industry*, 2000, LU- Lumber Industry, 2000-Date Vertical File, From the South Carolina Room, Charleston County Public Library.

<sup>31</sup> *Charleston: Lumber and Trade in a Declining Southern Port*, 2000, LU- Lumber Industry, 2000-Date Vertical File, From the South Carolina Room, Charleston County Public Library.

Charleston would continue to exist after the Civil War, the real money was made in rice spurring the decline in the prevalence of lumber.

### **John Duncan and the Transition to Chisolm**

The next chapter in the property's story is a little complicated. After obtaining the land from Brown, John Duncan continued the sawmill tradition until 1826 when the mill was damaged by a fire<sup>32</sup>. After the fire had caused damage, Duncan sought to get rid of the property so he mortgaged the land in 1826 to The Bank of South Carolina<sup>33</sup>. However this transaction caused several problems. After the mortgage to the bank in 1826 the property was held by the Master of Equity, Matthew Irvine Keith, as this tract of land was sent to court due to the fact that the Fitzsimmons family had previously been mortgaged the same property. Paul Fitzsimmons was the son and administrator of his father's estate, Chris Fitzsimmons, after his death in January of 1826. Paul claimed that he had a deed of mortgage from John Duncan to Paul's father, Chris Fitzsimmons, which included the mill and the 24 acres of property associated with it. Since Paul inherited his father's estate along with the mortgaged property he believed that he was entitled to the ownership of the property. When Duncan sold the property to the bank, Fitzsimmons submitted a Bill of Complaint to receive rights to the property. He was denied this right, however he was rewarded with \$24,000 from the bank. The court ultimately went on to rule the sale of the property to William Hasell Gibbes for the sum of \$46,000<sup>34</sup>.

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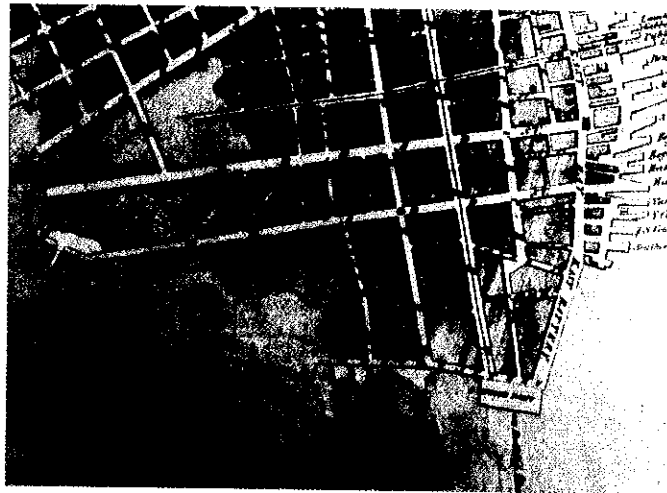
<sup>32</sup> *Handsome Rice Mill Stood on Tradd*, 1978, Rice Mills -- Chisolm Vertical File, From the South Carolina Room at Charleston County Public Library.

<sup>33</sup> Charleston County, Records of the Register of Deeds Office (ROD), Charleston, S.C., Deed Book T9, p. 286.

<sup>34</sup> Charleston County, Records of the Register of Deeds Office (ROD), Charleston, S.C., Deed Book H11, p. 113.

## Chisolm's Rice Mill

After holding the property for just over a year, Gibbes sells the property to George and Robert Chisolm for \$18,000 in the spring of 1829. The 24 acre property that is conveyed has not been subdivided since its original purchase by Joshua Brown and is still described as part marsh and part chanel lots<sup>35</sup>. The Chisolm family, like Brown and Duncan would operate a mill on this property, however in addition to serving as a saw mill, the mill was also used to thresh rice<sup>36</sup>.



*Fig 6. Area around Chisolm's Rice Mill 1844<sup>37</sup>.*

The first structure of the Chisolm Rice mill complex was built in 1830. It was described as a being massed 90'x70' and four stories tall with quoins, arched windows, a central pedimented pavilion and topped with a cupola<sup>38</sup>. This structure, like most other rice mills in Charleston, would run 24 hours a day and with the help of its steam engine could process 200 barrels of rice a day at its peak production. Demand for rice in Europe combined with the flood

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<sup>35</sup> Charleston County, Records of the Register of Deeds Office (ROD), Charleston, S.C., Deed Book Y9, p. 54.

<sup>36</sup> *Handsome Rice Mill Stood on Tradd*, 1978, Rice Mills – Chisolm Vertical File, From the South Carolina Room at Charleston County Public Library.

<sup>37</sup> W. Keenan, *Plan of the City and Neck of Charleston*, 1844, Map, From the South Carolina Room, Charleston County Public Library.

<sup>38</sup> Roy Williams, and Alexander Lucas Lofton, *Rice to Ruin: the Jonathan Lucas Family in South Carolina, 1783-1929*, Columbia, SC: The University of South Carolina Press, 2018, p. 117.

of rice that was coming into the city from nearby plantations quickly led to the creation of large and busy rice mills like Chisolms. Often the most efficient way for rice planters to get their product out to the market was to send rough rice to a mill in the city who would then mill, transport and market the rice and then charge the plantation owners once the product was sold. This process allowed for not only a better looking product but one that would have a higher shelf life too<sup>39</sup>. To keep up with such a high demand, Chisolm's Mill used a walking beam steam engine to thresh the rice and unload it from the river when it arrived. This type of engine was a condensing engine and was dependent upon a large supply of cold water that would be injected into the piston chamber to help the engine cycle<sup>40</sup>. For this reason, the mill pond on the property was a critical component of the property.



*Fig 7. South and west elevation for the second wing of the Chisolm Rice Mill. Taken by HABS in 1977<sup>41</sup>.*

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<sup>39</sup> Richard Dwight Porcher and William Robert Judd, *The Market Preparation of Carolina Rice: An Illustrated History of Innovations in the Lowcountry Rice Kingdom*, Columbia, SC: University of South Carolina Press, 2014.

<sup>40</sup> Richard Dwight Porcher and William Robert Judd, *The Market Preparation of Carolina Rice: An Illustrated History of Innovations in the Lowcountry Rice Kingdom*, Columbia, SC: University of South Carolina Press, 2014.

<sup>41</sup> C N Bayless, View of South and West Side Elevations - Chisolm Rice Mill, 196 Tradd Street, Charleston, Picture, Retrieved from the Library Of Congress.  
<https://www.loc.gov/pictures/item/sc0636.photos.148623p/resource>, {Accessed November 26, 2019}.

In 1836, Alexander Hext Chisolm would buy out his family members to become the majority owner of the company<sup>42</sup>. About ten years after the first structure at Chisolms Rice Mill was constructed, a three story second wing was added to the property. However, this wing was not as architecturally pleasing as the first with its bay construction and squared windows with pilasters was described as “an approach to the lifeless factory buildings of today.” As one might guess from the quote, the west side of the City of Charleston was the home of several rice mills. With so much money to be made in the rice market, milling competition was competitive and its infrastructure reflects how important the rice industry was for the City of Charleston.

Problems would soon arise for the Chisolm family. In 1859 a fire would cause damage to the structure requiring it to be rebuilt<sup>43</sup>. While natural disasters was the first force to impact the history of the mill, the second would be the most impactful. This impact would be to the unpredictable economy in Charleston. As hurricanes would destroy plantation’s rice yields coupled with the inability to find steady and skilled workers, the rice industry as a whole began to collapse<sup>44</sup>. Reflecting this decline in the rice economy Caspar A. Chisolm, the inheritor of the mill from Alexander after his death in 1885, would sell part of the property that he inherited to Thomas Young in 1885<sup>45</sup>. This piece of property would go on to become 18 Rutledge Avenue.

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<sup>42</sup> *Handsome Rice Mill Stood on Tradd*, 1978, Rice Mills – Chisolm Vertical File, From the South Carolina Room at Charleston County Public Library.

<sup>43</sup> Roy Williams, and Alexander Lucas Lofton. *Rice to Ruin: the Jonathan Lucas Family in South Carolina, 1783-1929*. Columbia, SC: The University of South Carolina Press, 2018.

<sup>44</sup> Richard Dwight Porcher and William Robert. Judd. *The Market Preparation of Carolina Rice: An Illustrated History of Innovations in the Lowcountry Rice Kingdom*. Columbia, SC: University of South Carolina Press, 2014.

<sup>45</sup> Charleston County, Records of the Register of Deeds Office (ROD), Charleston, S.C., Deed Book Z19, p. 721.



Just a few years later Casper would sell 19/54 of all the engines, boilers, fixtures, machinery, lumber, tools, materials and all other chattels and personal property used within the mill for \$21,111 in 1888<sup>46</sup>. The tenure of the Chisolm Rice Mill would officially end in 1894 when Whitepoint Mill bought the remaining stock in the mill, leaving only one large scale rice mill in operation in Charleston. As for the structures of the mills, the main building was badly damaged in the hurricane in 1911 and ultimately demolished in 1916. The secondary structure is now the Coast Guard headquarters building<sup>47</sup>.

### **Wilson G Harvey**

The sale between Casper Chisolm and Thomas Young occurred on June 9, 1885<sup>48</sup>. This sale would mark the first time the property would be sold in which the entirety of the original tract of land would not be sold together. Instead, Young purchased the property that lies between Broad Street to the north, Savage Street to the east, Tradd Street to the south and Chisolm Street to the west<sup>49</sup>. Within this deed specific note is made that two streets are to be constructed running through this property, one of which is the extension of Rutledge Avenue. The said property was the old Chisolm Rice mill, mill pond.

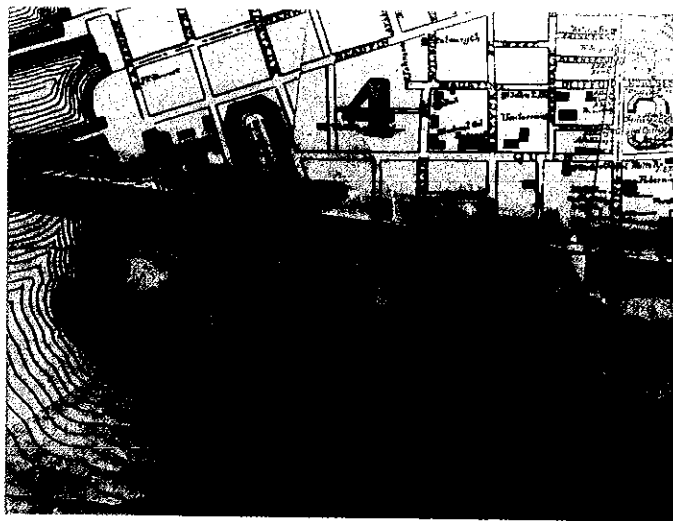
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<sup>46</sup> Roy Williams and Alexander Lucas Lofton, *Rice to Ruin: the Jonathan Lucas Family in South Carolina, 1783-1929*.

<sup>47</sup> Roy Williams and Alexander Lucas Lofton, *Rice to Ruin: the Jonathan Lucas Family in South Carolina, 1783-1929*.

<sup>48</sup> Charleston County, Records of the Register of Deeds Office (ROD), Charleston, S.C., Deed Book Z19, p. 721.

<sup>49</sup> Charleston County, Records of the Register of Deeds Office (ROD), Charleston, S.C., Deed Book Z19, p. 719-721.



*Fig 8. Land surrounding Chisholms Mill in 1889. Note the number of buildings west of King Street helping to illustrate the westward growth of the city<sup>50</sup>.*

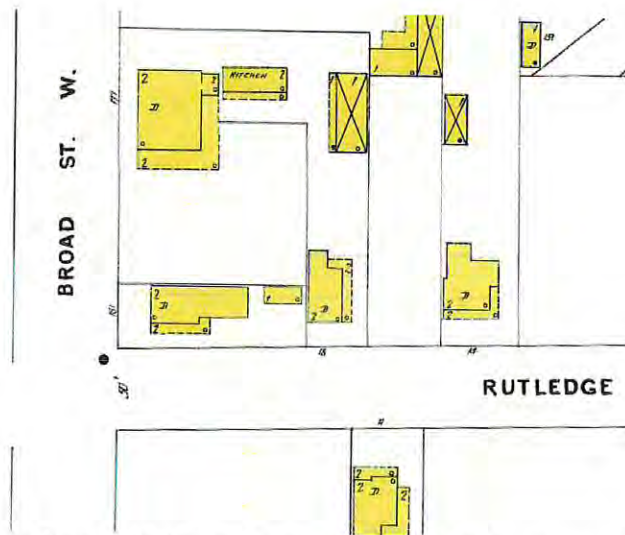
Within a few years of obtaining this land, Young would subdivide his property by selling a portion of the tract that was and still is at the corner of Broad Street and Rutledge Avenue to Wilson G Harvey Jr. in 1888 for \$2,000. The property ran 88' along Broad Street and 157' parallel to Rutledge Ave<sup>51</sup>. While physical road called Rutledge Avenue is mentioned in the deed, maps of the area after the date of sale (see fig.8) do not have Rutledge Avenue drawn onto the map. For example, in the map of Charleston dated to 1900, Rutledge Avenue is still dashed in<sup>52</sup>. Ultimately, Harvey would subdivide this property even further by selling the northernmost portion to his mother, Cornelia Harvey in 1894 for \$2,500, leaving him the tract of land that is now 18 Rutledge Avenue<sup>53</sup>.

<sup>50</sup> *Commercial Business Map, Charleston, S. C.*, Cooke, Howard & Co., 1889, Map, From the South Carolina Room, Charleston County Public Library.

<sup>51</sup> Charleston County, Records of the Register of Deeds Office (ROD), Charleston, S.C., Deed Book Z19, p. 719-721.

<sup>52</sup> Simons and Huger, *Map of Charleston, SC. Published by Walker, Evans and Cogswell. Prepared by Simons and Huger*, Walker, Evans and Cogswell, 1900, Map, From the South Carolina Room, Charleston County Public Library.

<sup>53</sup> Charleston County, Records of the Register of Deeds Office (ROD), Charleston, S.C., Deed Book H23, p. 213.



*Fig 9. 1902 Sanborn map showing the form and materials for 18 Rutledge Avenue. The west side of Rutledge Avenue is sparsely populated<sup>54</sup>.*

The exact date of construction for the house that currently stands on 18 Rutledge Avenue is not known. The 1888 Sanborn maps show that the area was not surveyed but does state that 18 frame dwellings and 7 barns fall within the block that this property is on. It is not likely that the house was built in the 1880's as the city directory lists Harvey as living at his 21 Friend Street address until 1894 when he is listed as living at "the southeast corner of Broad and Rutledge"<sup>55</sup>. The structure built by Harvey is a two story frame building clad in a wooden exterior and featuring a two story piazza with both the house and piazza having an iron chimney in the southwest corner. Its form is mostly rectangular with another rectangle projecting past the piazza on the east facade. In the rear of the rectangular lot is a one story wood frame, wood clad stable that featured a one story porch also with an iron chimney in the southwest corner of the structure<sup>56</sup>.

<sup>54</sup> *Insurance Maps of South Carolina, 1902*, Sanborn Map, Retrieved from Charleston County Public Library, [https://fims-historicalinfo-com.ezproxy.ccpl.org/FIMSSD.aspx?m=08124\\_1902](https://fims-historicalinfo-com.ezproxy.ccpl.org/FIMSSD.aspx?m=08124_1902) {Accessed November 26, 2019}.

<sup>55</sup> *Charleston, South Carolina, City Directory, 1894*, From Special Collections, College of Charleston Library, Charleston, SC.

<sup>56</sup> *Insurance Maps of South Carolina, 1902*, Sanborn Map, Retrieved from Charleston County Public Library, [https://fims-historicalinfo-com.ezproxy.ccpl.org/FIMSSD.aspx?m=08124\\_1902](https://fims-historicalinfo-com.ezproxy.ccpl.org/FIMSSD.aspx?m=08124_1902) {Accessed November 26, 2019}.



*Fig 10. Wilson G Harvey Jr. c 1914<sup>57</sup>.*

Wilson G Harvey Jr. lived an interesting life and was a prominent member in Charleston Society. Born in 1866 in Charleston he spent the majority of his early life living on Friend Street<sup>58</sup>. He attended school definitively until the age of 13, but by the time he is mentioned for the first time in the city directories at the age of 17 in 1883 he is listed as working as a clerk for the News and Courier<sup>59</sup>. He would continue to work for the courier until 1889 when he would begin his career in finance<sup>60</sup>. From 1889-1893 he would work for several companies like The World Budget Company and the Bradstreet Company<sup>61</sup>. After moving out of his parents' home and into his house at 18 Rutledge Avenue in 1894 he would get married to Mary Butler and change jobs

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<sup>57</sup> Picture of Wilson G Harvey Jr, Retrieved from Ancestry.com. {accessed November 26, 2019}.

<sup>58</sup> 1870 United States Census, Ward 6, Charleston, South Carolina; Roll M593\_1487, Page: 551B, Family History Library Film: 552986. Retrieved from Ancestry.com {accessed November 26, 2019}.

<sup>59</sup> *Charleston, South Carolina, City Directory, 1883*, From Special Collections, College of Charleston Library, Charleston, SC.

<sup>60</sup> *Charleston, South Carolina, City Directory, 1889*, From Special Collections, College of Charleston Library, Charleston, SC

<sup>61</sup> *Charleston, South Carolina, City Directory, 1893*, From Special Collections, College of Charleston Library, Charleston, SC.

to work for the Enterprise Bank where he would start as a cashier. Before the century would turn he would have two children Annie and Ruth<sup>62</sup>. By 1905 Harvey had worked his way up to eventually become President of the bank<sup>63</sup>. He would also serve several political positions in the local government of Charleston including working as 1st Vice President in the Chamber of Commerce and City Alderman for Ward 2 starting in 1906 and going through 1911<sup>64</sup>. Strangely, during this time in 1907 Mr. Harvey sells the property to his wife for \$5<sup>65</sup>.

In 1911, Harvey's wife, Mary, dies and he remains single until 1915 when he marries Margaret Waring Harvey<sup>66</sup>. Margaret Harvey was born into a very prominent family. With her brother being Julius Waties Waring one of the most notable judges in the state of South Carolina. While little could be found about Margaret, as unfortunately is the case for a lot of women in the early 20th century, one interesting find about her life is her involvement with the women's suffrage movement in Charleston. In the early 1900s, women's clubs across america began to be formed to help organize the suffrage movement, plan demonstrations and act as a homebase for the women's movement to act out of<sup>67</sup>. One of these groups was the Equal Suffrage League. In 1915 this group led by Susan Pringle Forst, met with Congressman Richard S Whaley for two hours in which they presented him with a petition for equal ballot rights. In this petition thirty three members of the league signed the petition, including Margaret Harvey, as well as her

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<sup>62</sup> 1900 United States Census, Ward 2, Charleston, South Carolina; Page: 1, Enumeration District: 0078, FHL microfilm: 1241520. Retrieved from Ancestry.com. {accessed November 26, 2019}.

<sup>63</sup> *Charleston, South Carolina, City Directory, 1905*, From Special Collections, College of Charleston Library, Charleston, SC.

<sup>64</sup> *Charleston, South Carolina, City Directory, 1911*, From Special Collections, College of Charleston Library, Charleston, SC.

<sup>65</sup> Charleston County, Records of the Register of Deeds Office (ROD), Charleston, S.C., Deed Book W24, p.284.

<sup>66</sup> *Charleston, South Carolina, City Directory, 1915*, From Special Collections, College of Charleston Library, Charleston, SC.

<sup>67</sup> Patricia Miller, "GFWC and Suffrage," Turning Point Suffragist Memorial, Turning Point Suffragist Memorial Association, 2019. Retrieved from <https://suffragistmemorial.org/gfwc-and-suffrage/>.



husband Wilson. He would be one of two total male signers<sup>68</sup>. This petition would not be the only example of women's suffrage protests in the City of Charleston. A few years after the petition, a nationwide protest tour featuring women that had been imprisoned for protesting women's suffrage began in Charleston. This tour traveled to many cities around the country where they would a public rally.



*Fig 11. 18 Rutledge Avenue circa 1911<sup>69</sup>.*

Through the 19-teens Wilson Harvey remained in local politics and serving as the President of Enterprise Bank. A major jump in his political career would soon occur as he would be elected as the 70th Lieutenant Governor of the State of South Carolina in 1920<sup>70</sup>. Harvey

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<sup>68</sup> *Evening Post* (Charleston, South Carolina), June 26, 1915, in America's Historical Newspapers Database. <https://infoweb-newsbank-com.ezproxy.ccpl.org/apps/readex/doc?p=EANX&docref=image/v2:13E3762B9393175B@EANX-13F58E0F02B6E927@2420675-13E8B3A86C358B05@15-13E8B3A86C358B05@>. {accessed November 26, 2019).

<sup>69</sup> Picture of 18 Rutledge Avenue, Retrieved from Ancestry.com. {Accessed November 26, 2019}.

<sup>70</sup> *Charleston, South Carolina, City Directory, 1921*, From Special Collections, College of Charleston Library, Charleston, SC.

would even get to serve as Governor of the state briefly as the elected Governor, Robert Archer Cooper would step down within his last year of service<sup>71</sup>.

### **Modern Owners**

After his term as Governor ran up in 1923, Harvey returned to Charleston where things would soon go wrong for him. In 1923, Harvey was deemed bankrupt as the Enterprise Bank would fail. As a result of this, his property, 18 Rutledge Avenue, was held by his trustee Judge Lionel K Legge. Judge Legge held the property, until another judge ruled that the property must be sent to public auction in 1925. While at auction, the property sold to Harvey's kids, Mary and Ruth for the sum of \$50<sup>72</sup>.

For almost another twenty years the property would remain owned by Ruth et al. In 1943 the group sold the property to Margaret S. Brooks for \$10. In the time period between the 1902 Sanborn map and the 1944 map several additions to the property have been made. While the structures form has remained unchanged a one story entry porch has been added to the west facade. A second major change has been the addition of a garage directly behind the house<sup>73</sup>. The fact that this garage is present in the 1944 Sanborn map is interesting as an application for the construction of a two car garage is not filled with the Board of Architectural Review until early 1945<sup>74</sup>.

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<sup>71</sup> Edgar, Walter, "Harvey, Wilson Godfrey," South Carolina Encyclopedia, August 3, 2016, Retrieved from <http://www.scencyclopedia.org/sce/entries/harvey-wilson-godfrey>. {accessed November 26, 2019}.

<sup>72</sup> Charleston County, Records of the Register of Deeds Office (ROD), Charleston, S.C., Deed Book Z33, p.192-193.

<sup>73</sup> *Insurance Maps of South Carolina, 1944*, Sanborn Map, Retrieved from Charleston County Public Library, [https://fims-historicalinfo-com.ezproxy.ccpl.org/FIMSSD.aspx?m=08124\\_01\\_1944](https://fims-historicalinfo-com.ezproxy.ccpl.org/FIMSSD.aspx?m=08124_01_1944). {Accessed November 26, 2019}.

<sup>74</sup> *City of Charleston, S.C., Application for Building Permit*, Permit Number 10523, February 9, 1945, From the Records Management Division Office.

The property would remain in the Bailey family for fifteen more years before changing hands between multiple families from the late 1950s-1998. Some minor changes have occurred to the house including the paint color from white to a blue-green as well as minor updates and fixes to the brick wall along the front of the property and the steps to the entrance<sup>75</sup>.

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<sup>75</sup> Certificate of Approval from BAR, c. 1985, From vertical files at the Board of Architecture Review Office, Charleston, S.C.



## Architectural Description

The current structure at 18 Rutledge Avenue is situated in predominantly residential area with houses directly to the north, south and east. This house, as well as all of the others in the vicinity are situated on long narrow lots with the structure sitting close to the street (on the western margin of the property). The footprint of 18 Rutledge Avenue occupies the majority of the lot with a driveway to the south of the house. To the west of the main facade, a small garden separates the house from the sidewalk and is bounded by a knee high masonry wall with wrought iron decorations on top.

The two story house is massed two bays wide by roughly six bays deep. 18 Rutledge Avenue sits a few feet off the ground on a masonry pier foundation that has been painted black. Queen Anne and Italianate stylistic features can be found on the house. The form of the house is mostly rectangular with a turret and bay window projection on the east facade and addition to the piazza on the south facade projects from the rectangular form. A hipped roof covers the main portion of the structure and an onion dome roof covers the turret. Composition shingles clad the roof. Wide overhanging eaves with dentils and brackets are present. Two internal masonry chimneys are situated on the southeastern and southwestern portion of the roof. The house is clad in weatherboard painted green with white trim.

The asymmetric house sits on a raised masonry foundation that has been painted black. Six masonry steps on the west facade lead to the Tuscan columned entry porch. One column is on the north and south sides of the porch and a pair of columns are on each side of the entrance to the porch. The door surround features pilasters with a thick frieze and entablature. A single pane transom light is situated above the double wooden two paneled doors with a single pane of

glass in each door. The roof of the entrance porch is partially engaged and flat in slope with composite shingles. A wide cornice is found at the top of the porch. To the south of the door a bay window composes the second bay. The windows are double hung sash windows with lights arranged 1/1. Above the bay window is a hipped fish scale shingle section that connects to the second floor bay window. The windows on the second floor bay window mirror those on the first floor. The second story turret is situated above the entrance porch. The turret is square with rounded corners and a tripart window on three sides. The central window is an arched single hung sash window with lights arranged 1/1. The flanking sidelights are rectangular with lights arranged 1/1. In between the three tripart windows are small rectangular, fixed windows composed of one pane of glass.

Many details on the south facades can not be seen. Features of this facade that are visible include a two story piazza supported by Tuscan columns. The windows are full story in height with black louvered shutters on each side. Above each window is a transom light composed of two lights. The second story piazza features a screened in section that projects out from the main structure in a bay window like fashion.

## **Annotated Chain of Title**

August 1, 1817

Grantor: The City Council of Charleston

Grantee: Joshua Brown

Deed Book: T8-208-210

Type: Conveyance

Details: 24 acres of mostly marsh land. Situated between the Ashley River, Broad Street, Tradd Street and the Property of Joshua Brown at New Street and Tradd Street. Does mention the eventual plans for Rutledge and Lynch Streets.

January 2, 1819

Grantor: Joshua Brown

Grantee: John Duncan

Deed Book: D9- 210

Type: Mortgage

1826

Grantor: John Duncan

Grantee: The Bank of South Carolina

Deed Book: T9-286

Type: Mortgage

Details: Mortgage was paid in 1828

February 26, 1828

Grantor: Master in Equity, Keith

Grantee: William Hasell Gibbes

Deed Book: H11-113

1829

Grantor: William Hasell Gibbes

Grantee: Robert and George Chisholm

Type: Conveyance

Details: Sold for \$18,000

Deed Book: Y9-52

June 9, 1885

Grantor: Caper Chisholm

Grantee: Thomas Young

Deed Book: Z19-721

Type: Conveyance

Details: Property lies between Broad Street to the north, Savage Street to the east, Tradd Street to the south and Chisholm Street to the west. Within this deed specific note is made that two streets are to be constructed running through this property, one of which is the extension of Rutledge Avenue. First time the original 24 acre property is split up

May 21, 1888:

Grantor: Thomas Young

Grantee: Wilson G Harvery Jr

Deed Book: H19-335

Type: Conveyance

Details: Sold the property for \$2,000. 88' along Broad Street by 157' in depth by 83 feet on the south (back). Bounding to the north Broad St, east property of B. Smith, south Thomas Young, west Rutledge Ave.

September 16, 1907

Grantor: Wilson G Harvey

Grantee: Mrs. Mary Butler Harvey

Deed Book: W24-284

Type: Conveyance

Details: Sold for \$5. On the east side of Rutledge being known as 18 Rutledge earliest mention of this address. Measuring 43' on Rutledge, 95' in depth. Bounding to the north Mrs CJ Harvey (Wilson's Mother) & Mrs NM Durant to the south Wilson G Harvey (16 Rutledge), west Rutledge Ave. This sale also includes "small strip running eastward from the southeast corner of said block"

December 7, 1925

Grantor: Wilson G Harvey

Grantee: Ruth Harvey et al (Mary Butler Harvey & Franklin H Brockinton)

Deed Book: Z33-192

Type: Auction

Details: Mr. Harvey was judged bankrupt August 27th, 1923. Mr. Lionel K Legge was appointed the trustee of the property. Until Judge Edward W Hughs ordered the property to be sold at auction. It was advertised in the News & Courier once a week for four weeks. Sold to the highest bidder for \$50. 43'x95'. Mention of other properties including 2'x26' to the north of this property and to the south 4'(north to south)x 88' (east to west). Property bounds lands of Cornelia J Harvey to the north, Mrs. NM Durant to the east, and Nettie Read to the south.

June 21, 1943

Grantor: Mary Butler et al

Grantee: Margret S. Brooks

Deed Book: L43-711

Type: Conveyance

Details: sold for \$10 to Margret Brooks. 46'(in front on Rutledge)x88'(North line)x43'(East rear)x87'(south).

December 31, 1953

Grantor: Margret S Brooks

Grantee: Engle R Brooks

Deed Books: C58-507

Type: Conveyance

Details: Margret died in 1953 but created a will in 1953 to give the property to her husband. However, the will was lost but everyone (children) agreed Engle should get the property. Engle Jr and his sister Margaret along with their spouses sold the property to Engle for \$1 each.

March 21, 1958

Grantor: Engle R Brooks

Grantee: Ellen P. Bailey

Deed Book: W64-651

Type: Conveyance

Details: Sold for \$12,600

May 25, 1984

Grantor: Ellen P Bailey

Grantee: Mark M. and Roseann P Tracy

Deed Book: K137-791

Type: Conveyance

Details: Sold for \$152,500

November 2, 1987

Grantor: Mark M and Roseann P Tracy

Grantee: Raymond S and Marcia Kaplan

Deed Book: C170-132

Type: Conveyance

Details: Sold for \$195,000

December 30, 1992

Grantor: Raymond and Marcia Kaplan

Grantee: Raymond Kaplan

Deed Book: A222-644

Type: Conveyance

Details: Sold for \$50,000

October 8, 1998

Grantor: Raymond S Kaplan

Grantee: Raymond S Kaplan and D. Lynn Bowley

Deed Book: K312-596

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