BROCKINGTON AND ASSOCIATES, INC.

CONSULTING ARCHAEOLOGISTS, HISTORIANS, AND CULTURAL RESOURCES PLANNERS

7 April 2004

Mr. Christopher King
Historic Charleston Foundation
40 East Bay Street
Charleston, South Carolina 29401

Re: Archaeological Investigations of 29 Charlotte Street, Charleston, S.C.

Dear Mr. King,

In March 2004, archaeologists with Brockington and Associates, Inc., contracted by Dennis Rhoad (owner), monitored the construction of a proposed swimming pool at 29 Charlotte Street, Charleston. The Historic Charleston Foundation has an easement on the property and requested that an archaeologist be present during ground disturbing activities. To this end, we devised a plan to monitor the initial construction and to define a course of action in the event that intact archaeological deposits were encountered. During construction, one subsurface historic feature was encountered. This feature is a portion of an outbuilding (designated Structure 1). The South Carolina Institute of Archaeology and Anthropology (SCIAA) was contacted, and the 29 Charlotte Street property was assigned archaeological site number 38CH2011. Figure 1 shows the location of site 38CH2011 on the USGS *Charleston, SC* quadrangle. A detailed description of the monitoring results follows.

Background Review

Project Historian, Susannah Munson, researched existing property records on file at the Historic Charleston Foundation and the South Carolina Historical Society to identify the potential for intact archaeological deposits to exist within the proposed pool site. In addition, Ms. Munson reviewed maps and records at the Charleston County Register of Mesne Conveyance and the South Carolina Public Library. Maps such as the 1888 and 1902 Sanborn Fire Insurance maps were examined for evidence of former outbuildings at 29 Charlotte Street.

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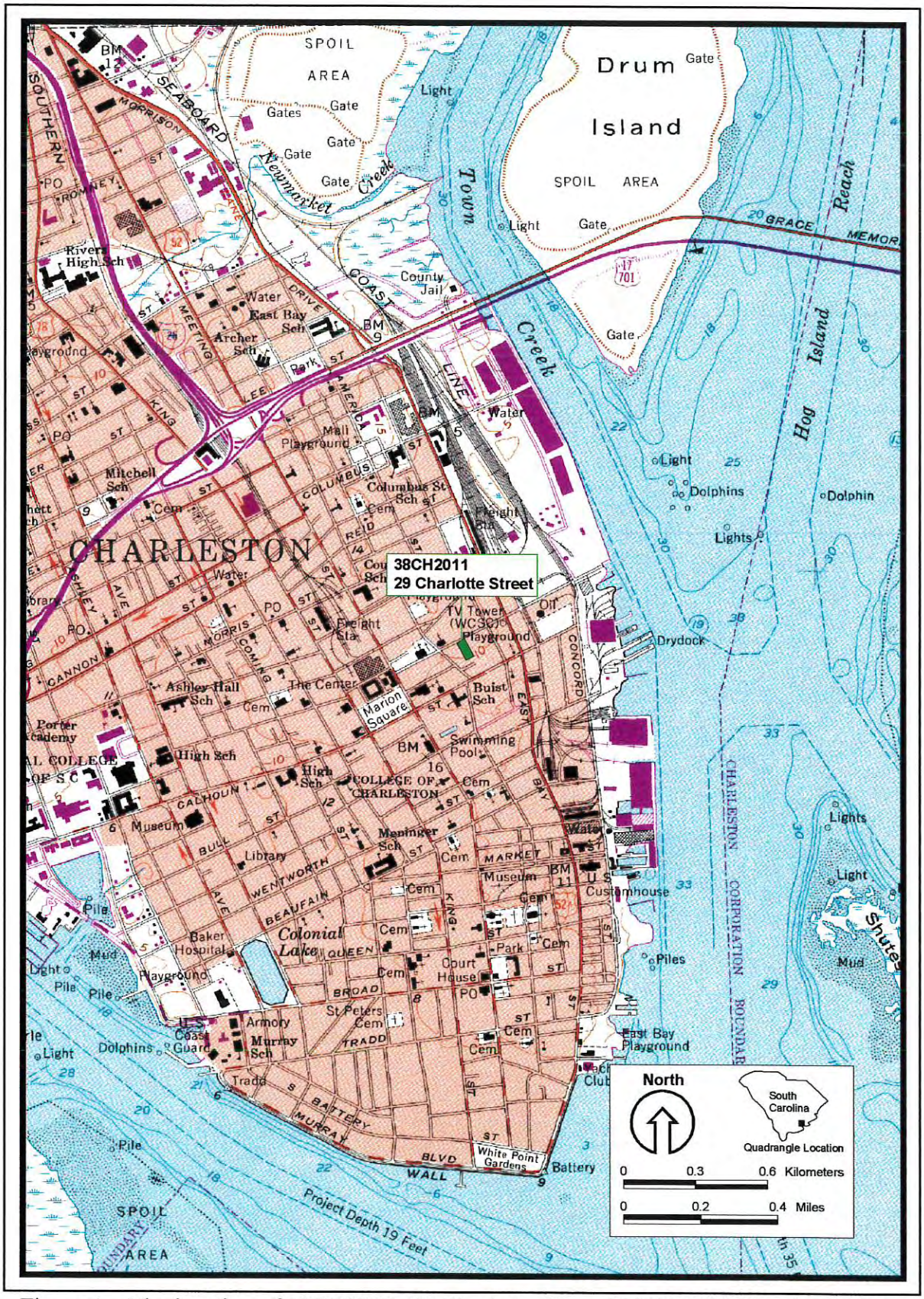

Figure 1. The location of 38CH2011, 29 Charlotte Street (USGS 1983 *Charleston*, SC quadrangle).

Archival research regarding 29 Charlotte Street demonstrates that the lot was originally granted to Richard Cole in the latter half of the seventeenth century. In 1677, this tract was redistributed to Richard Batten. Subsequently, it was subdivided and the tract of land which contained the present location of 29 Charlotte Street was the property of the Mazyck family.

In 1803, the property was sold by the Mazyck family to Samuel Ham. He bought a large portion of land that included the location of the lot of 29 Charlotte Street, and reached as far south as Calhoun Street (Thomas 1969). Charleston city directories for the years 1803 and 1806 indicate that Ham was a ship carpenter (Hagy 1996a: 1803,1806 Directories). Upon Ham's death in 1806, he named Mrs. Mary Hawes his Executrix. According to Ham's will,

> "I give and bequeath in the following manner, that is to say, first I give all my Estate both real and personal unto Mrs. Mary Hawes that I may die possessed of or in any manner intitled unto, to be hers and free from the intermedling and controul of her Husband Adino P. Hawes, but subject to the following legacies. I give to my Sister Mary Haley five hundred dollars. I give to my Sister Haleys Child which she named after me five hundred dollars, and in case of the death of the Child I give it to the Mother. Secondly, it is my will that after the death of Mrs. Hawes, that my Estate be equally divided between her Children and William and Nancy Lobby, after giving one Negro to John and one Negro to Sally Wyatt. But it is my will that Mrs. Hawes shall have power to sell and dispose of my Estate in any manner she may think fit, and whatever is left at her death shall be divided as above mentioned (CCWB 30:1045)."

Mary Hawes divided the lot into smaller parcels, and in 1815 she sold a long narrow portion of the land to Richard Cunningham, a planter (Thomas 1969). Cunningham appears to have owned the land for a long period of time before he began building the existing house. Thirteen years after he purchased the lot, the house was still not completed. When he sold the property to John Gordon in September 1828, the deed specified that a "large unfinished three story Brick House"stood on the lot (Thomas 1969). John Gordon, who was a bricklayer by profession (Hagy 1996b: 1829 Directory), finished building the brick house on the lot. In 1836, Gordon conveyed the property to James O'Hear who served as a trustee to benefit Gordon's daughter, Lydia who had married Francis M. Waring (Thomas 1969).

In 1851, the lot was purchased by William St. Julien Mazyck from Lydia Jane Waring. (CCDB I12:191). Mr. Mazyck was a descendant of the Huguenot family who were instrumental in the early suburbanization of the area (Thomas 1969). William Mazyck was a planter along the Waccamaw in Georgetown County. He continued to plant at his Hagley estate until 1887 (Thomas 1969).

In February 1873, Elizabeth F. Fanning purchased the lot; she sold it to Mrs. Harriet McIver several months later (Thomas 1969). Soon thereafter, Harriet McIver purchased the neighboring lot of land, now known as 27 Charlotte Street. In a deed dated April 1879, Mrs. McIver purchased the lot from W. D. Porter, Master in Equity (CCDB V17:418). This is the first indication researchers could find of the two properties at 27 and 29 Charlotte Street having the same owner.

Minimal to moderate changes occurred to the house at 29 Charlotte Street as a result of the turmoil of the late nineteenth century and early twentieth century. On 31 August 1886, an earthquake struck the Lowcountry of South Carolina. Already damaged from effects of the Civil War, the earthquake decimated portions of the City of Charleston and the surrounding countryside. According to the Earthquake Damage Assessment (EDA) of the 1886 earthquake, 29 Charlotte Street managed to retain much of its present day appearance. The EDA listed 29 Charlotte Street as a brick residence with a slate roof. All of the walls at 29 Charlotte Street needed repair and the chimney was rebuilt. The damages totaled $390, which compared to other comparable structures in other parts of the city, were fairly low. In fact, 29 Charlotte Street was the most damaged residence in terms of repair costs on the Charlotte Street side of the block. It is not surprising that Charlotte Street absorbed less damage than the Market area for example. The area of Charlotte Street and adjoining arteries, is on "high ground" or natural land. The area where the most severe damage occurred was on "made" land, or artificially created land, where marsh was filled to expand the size of the peninsula. In addition, most of the street, with the exception of 29 Charlotte Street and one other, consisted of frame houses. Flexible frame houses were able to resist the extreme damage more common to rigid brick homes. The EDA makes no mention of any damage to outbuildings that may have existed on the property.

The Sanborn Fire Insurance Company maps of 1888 and 1902 show little change to the 29 Charlotte Street property. Figures 2 and 3 display 29 Charlotte Street on the 1888 and 1902 Sanborn Fire Insurance maps. No outbuildings are depicted for the 29 Charlotte Street property on the 1888, 1902, and 1944 (not shown) Sanborn maps.

Harriet McIver sold the lot to Otis C. Beckman shortly thereafter (Thomas 1969). This deed was not located during a search of the Charleston County RMC; we later encountered a deed for the same property demonstrating transfer of the land by Emma Beckman to Dora Howe. In this deed, the whole of the lot of 29 Charlotte Street was conveyed as well as a piece of property described as "land being the rear of the lot conveyed to Harriet F. McIver by W. D. Porter, Master" (CCDB Z30:49). This second piece of property was the rear of 27 Charlotte Street, and remains a part of the lot of 29 Charlotte Street today.

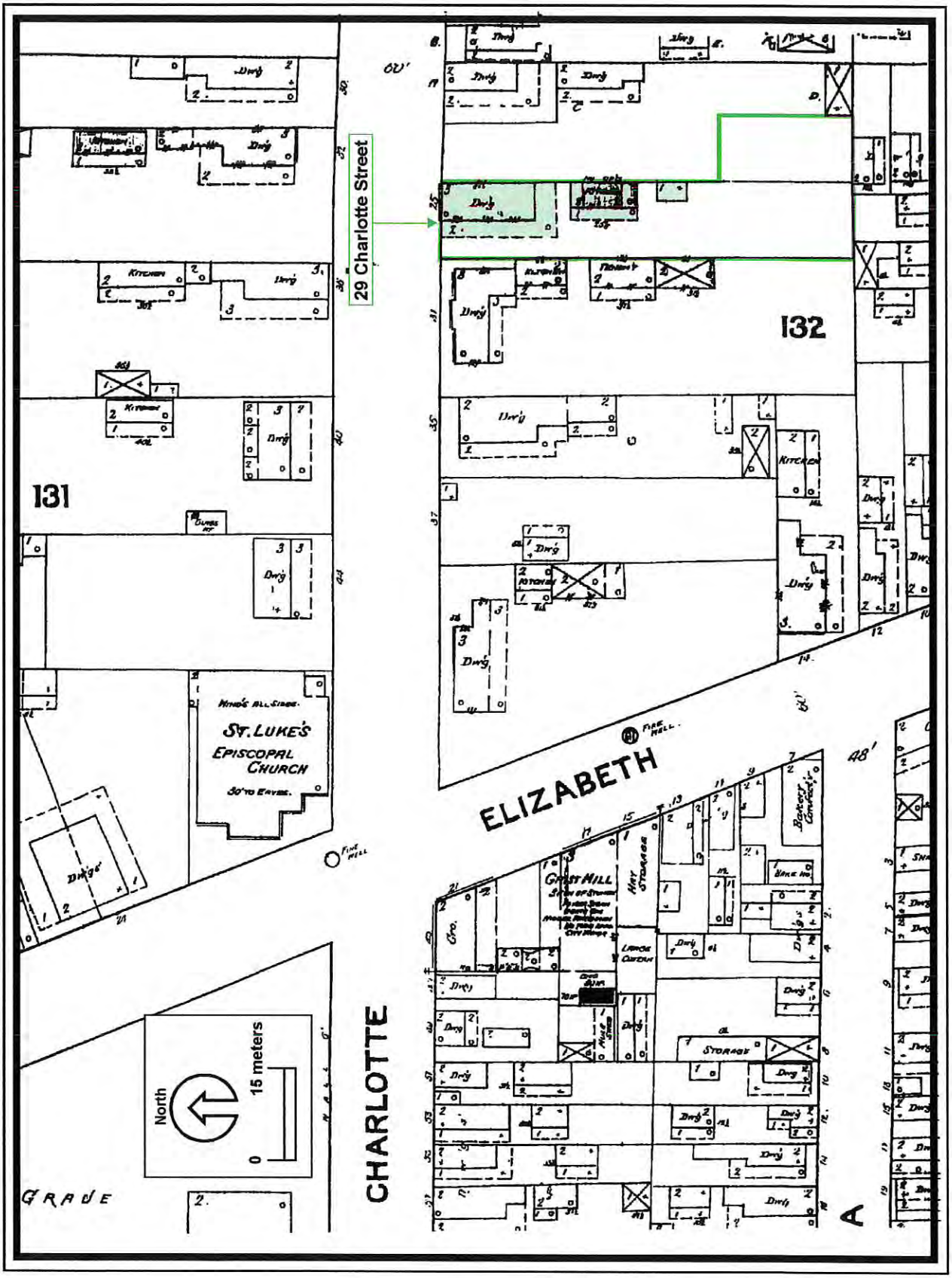

Figure 2. A portion of the 1888 Sanborn Fire Insurance Map showing the location of 29 Charlotte Street.

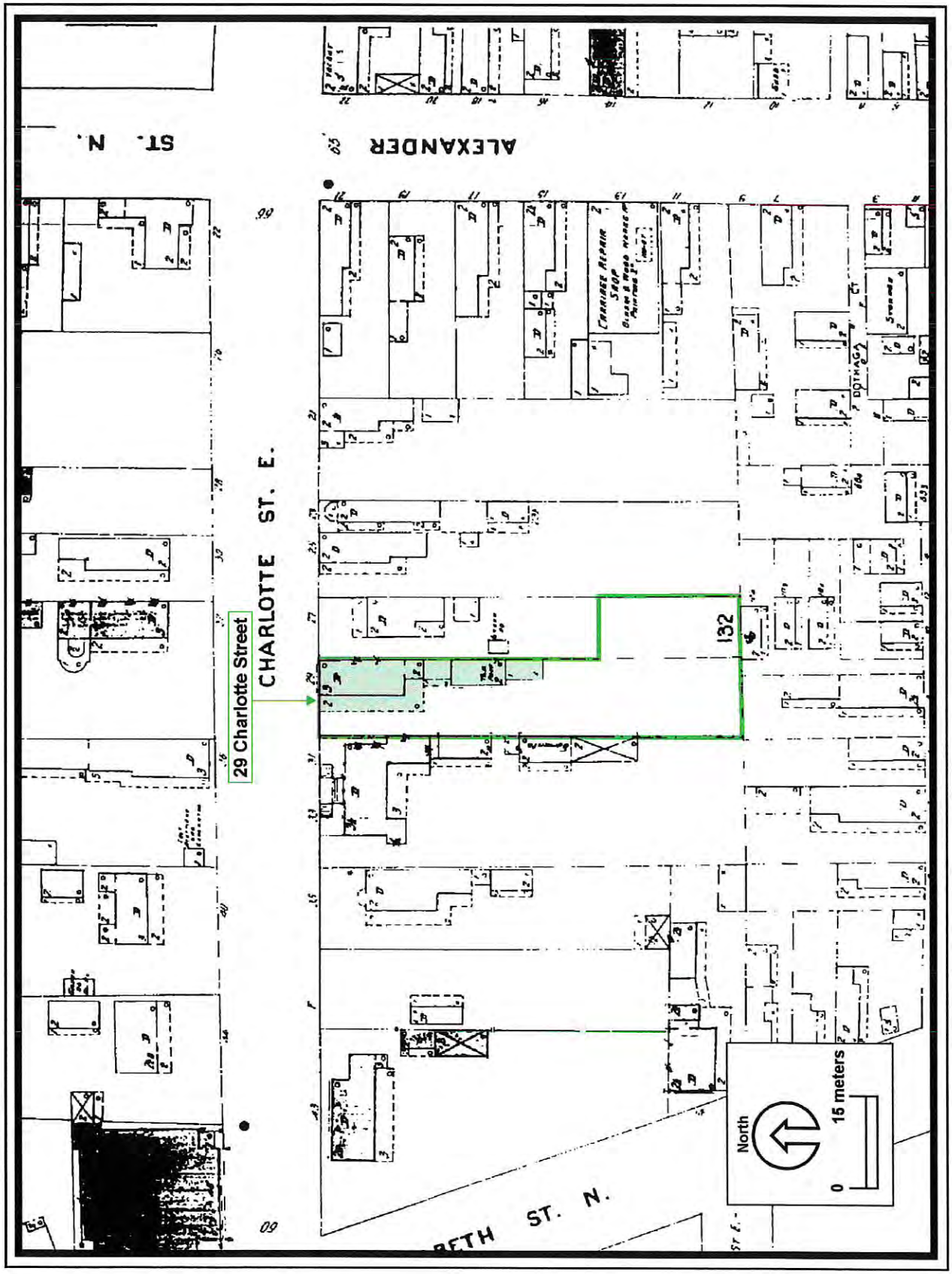

Figure 3. A portion of the 1902 Sanborn Fire Insurance Map showing the location of 29 Charlotte Street.

Dora Howe, later Dora Howe Rhodes, conveyed 29 Charlotte Street to Clyde A. Young in 1962 (CCDB R76:166). Mr. Young then sold 29 Charlotte Street to J. B. Peecksen in 1968 (CCDB W90:67). Soon after that, in 1974, Dora Howe Rhodes sold the rear of 27 Charlotte Street to J. B. Peecksen (CCDB H104:254).

In 1977, J. B. Peecksen sold both parcels to William R. McGeehan and George Boan (CCDB M111:202, U113:204). Ten years later, McGeehan and Boan conveyed all their interest in both properties to Eric Nettere of Chicago (CCDB T170:632, T170:636).

Just a year later, in 1988, Nettere sold 29 Charlotte Street and the rear of 27 Charlotte Street to J. Hagood and Mary Bennett Morrison (CCDB H180:916). The Morrisons owned the property until 1997 when they then conveyed it to the current owner, Sally Rhoad (CCDB 293:169).

Archaeological Excavations

Backhoe excavations for the proposed pool (Area of Project Effect – APE) at 29 Charlotte Street began on 2 March 2004. The APE includes an 11 by 6 meter area that is 24 meters south of the existing house. All mechanical excavations were conducted by a trained Bobcat operator, monitored and guided by Project Archaeologist, Patrick Morgan. Soil removal revealed brick rubble, as well as late nineteenth and early twentieth century artifacts. Artifacts were observed but not collected in the field. One partially intact archaeological deposit (Structure 1) was identified during these investigations. Figure 4 presents a view of the excavations underway at 29 Charlotte Street.

Structure 1 is a small portion of an outbuilding along the southwestern edge of the APE. The bricks were oriented north-south, and were articulated. The portion of wall was three bricks wide, 1.0 meter long, and standing 40 cm from top to bottom. The brick rows were supported by 2.5 cm layers of mortar between rows. Individual bricks were approximately 20 cm long, 10 cm wide, and 10 cm thick. Figure 5 presents a plan and view of Structure 1.

We uncovered early twentieth century domestic artifacts such as bottles, jars, and utensils. Several nails, and bolts were found, along with glass and ceramic electrical conduits and an eroded piece of railing. Early twentieth century whiteware vessel fragments were also uncovered. Upon completion of the project, all the artifacts were transferred over to the property owner, Mr. Dennis Rhoad. Figure 6 shows views of the of the artifacts found during excavations.

Figure 4. Views of 38CH2011 during excavations, facing north (top), and west (bottom).

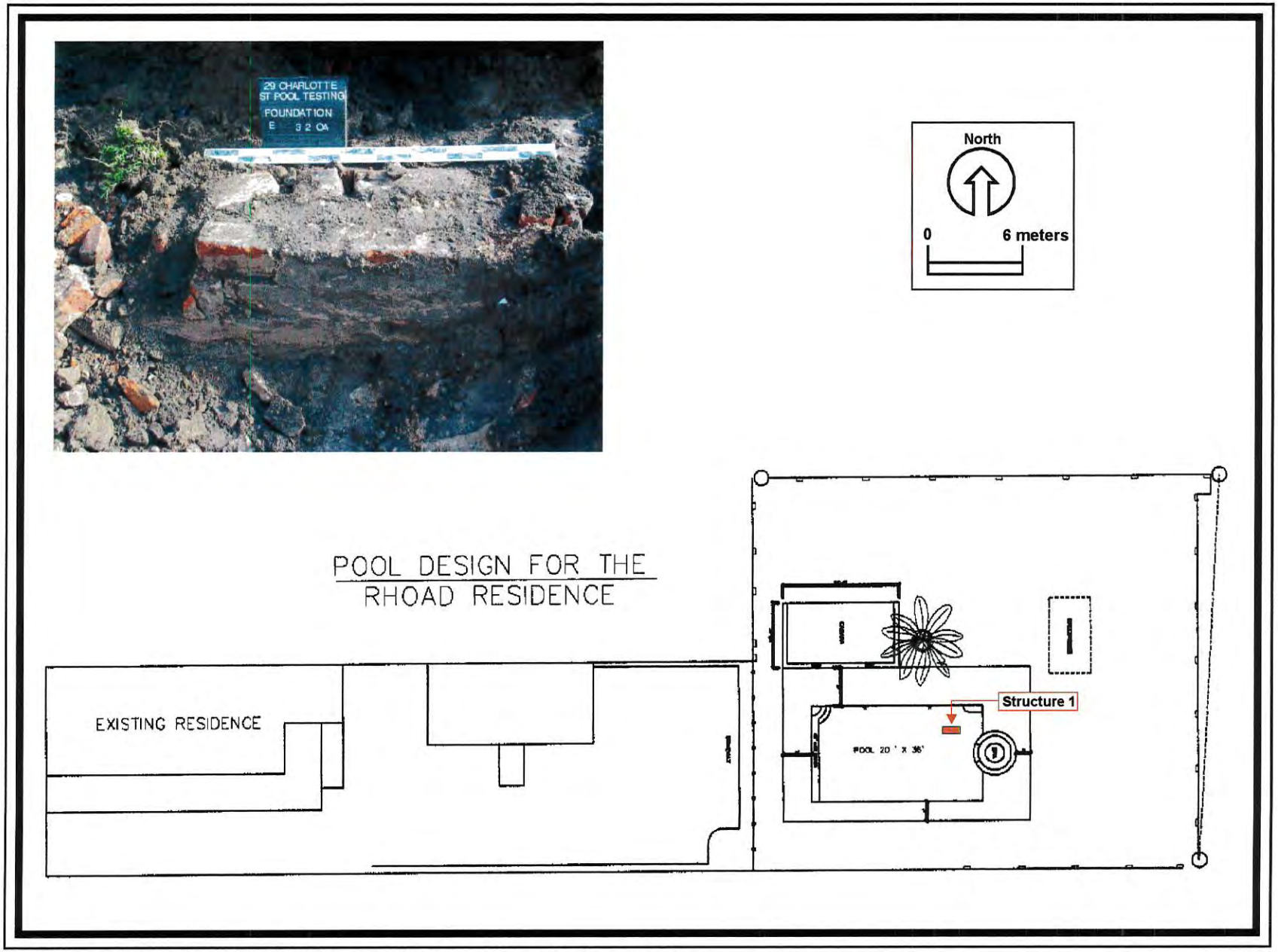

Figure 5. Plan and view of 29 Charlotte Street showing Structure 1.

Site 38CH2011 generally possesses intact stratigraphy. The west profile of the pool excavations is typical of the stratigraphy of 38CH2011. Level I (0-20 cm below surface) consists of 10YR4/3 brown sandy loam, which overlays a very dark brown sandy loam Level II (20-50 cm bs). Level III (34-56 cm bs) is a small pocket of shell, brick and mortar. Beneath this level is the likely living surface of the structure and the associated artifacts. Level IV (50-88 cm bs) is a dark yellowish brown fine sand, which overlays Level V (88-117 cm bs), a light yellowish brown fine sand. Level VI (117-160 cm bs) consists of brownish yellow fine sand. Figure 7 presents a view and profile of the west wall excavation.

Conclusions

Based on historic maps and photographs of the lot and house at 29 Charlotte Street, it is possible that Structure 1 is the remains of a former residential outbuilding that was destroyed by any number of hurricanes which pummeled the city from 1893-1940 (Poston 1997:21-22), or razed during the same period.

Based upon the artifacts observed, it is likely that these deposits are early twentieth century. The material observed is probably from an outbuilding located on the property between 1902 and 1944 (closer to 1902). Archival documents, however, show no outbuildings or other facilities within this portion of 29 Charlotte Street. No Sanborn Fire Insurance Maps of the city exist for 1902 to 1944, so no documentation of this outbuilding exists.

Structure 1 was photographed, and drawn in plan. This documentation is adequate to mitigate the disruption of these deposits that will result from the construction of the pool. The majority of the structure and associated artifacts are not within the APE. Should future modifications of 29 Charlotte Street require ground disturbing activities outside the present APE, additional archaeological investigations will be necessary to determine if similar features are present in other portions of the lot.

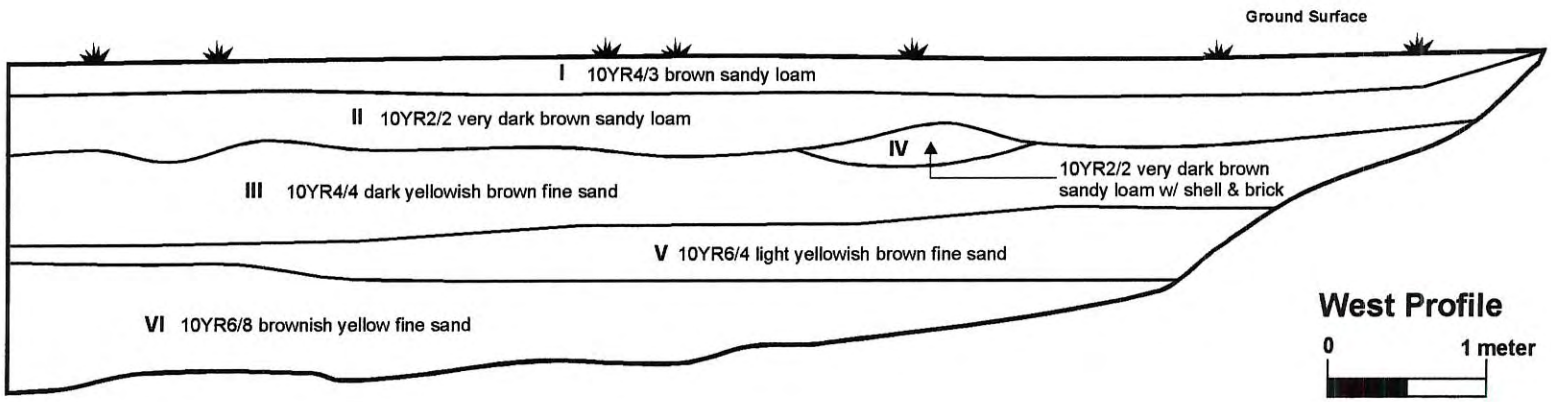

Figure 7. View and west profile of excavations at 29 Charlotte Street.

Please let me know if you require any additional information. Thank you for the opportunity to assist you with this project.

Sincerely yours,

Patrick Morgan
Archaeologist/Project Manager

cc: Mr. Dennis Rhoad, Charleston, SC

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