

36 Reid Street, Charleston, South Carolina

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Introduction:

Property: 36 Reid Street, Charleston, South Carolina

Class: Researching Historic Properties 215, Spring 2014

Goal of the project: The goal of the project was to complete an in depth history of an undocumented building in Charleston.

Target Area: The East Side of Charleston (Historic Hampstead Village) The East Side was laid out by Henry Laurens in 1769 and over the years has changed from a part of the city with large lots modeled after an English suburb, to a densely developed community with a vibrant history and culture.

Overview of Property:

36 Reid Street is a Charleston Single house of vernacular style located in Hampstead Village or the East Side of Charleston. The house is situated on the north side of the street on a 35x81 foot lot and is the second house in front the corner of Reid and America Streets. (Appendix A). The house as it is today was not there until somewhere between 1886 and 1902, as concluded based off of chain of title research, block plats, and Sanborn maps of the property. The house was duplexed in the late 1970s but returned to a single-family home in the late 90s. Its current use, as it has been since it was erected, is a place of residence.

Sources:

The sources used included a great variety from books to online sources to microfilm. First we did research using the city directories located in the South Carolina Room at the Charleston County Library. These directories were helpful with discovering the occupants of the house throughout its history. Then, we used the Ward Books in the

RMC to come up with a basic outline of the owners of the property along with the lot size, description, and tax assessments. Next, we did biographical research about people who had lived in or owned the house using census records, death cards at the county library, and probate records from the probate court. We also looked into the BAR Files at the 75 Calhoun Street to figure out if any alterations have been made to the house, along with Earthquake records of 1886 on microfilm located at the county library. The Birds Eye View Map of Charleston from 1872 was a useful map to determine an approximate erection date of the building. Lastly, we did deed research at the RMC to create a chain of title for the owners of the property throughout its history. Helpful secondary sources included ancestry.com and the book *Between the Tracks* available on the Lowcountry Digital Library.

History of owners and occupants

Overview (City Directory and Ward Book Research Appendix B and C):

Throughout history, the owners and occupants of 36 Reid Street had been mostly working class and middle class tenets. In the late 1800s and early 1900s the owners were mainly wealthy individuals who owned multiple properties or estates in the area, renting their properties out to lower class occupants such as newly freed slaves after the civil war. An example is Josephine Wacker and her husband H.L. Wacker who owned the property of 36 Reid while it was serving as a “negro tenement” after the civil war.¹ The tenets have been everywhere from laborers, bakers, policemen, employees at the naval shipyard, and chief deputy sheriff of Charleston.² Lewis and Sarah Thomas are an example of a middle class white couple that lived in the house in the early 1900s, Lewis

¹ Earthquake Records of 1886. South Carolina Room. Charleston County Public Library. Charleston, SC.

² 36 Reid Street. *Charleston City Directories*. Years 1866-1931 on microfilm. Years 1859, 1958-2005 in books. South Carolina Room. Charleston County Library. Charleston, SC.

working as a Charleston city policeman while Sarah took care of the household. In the 1930s the demographics of the people who owned the property started to change as well when Mattie Simmons, a single African American woman of lower-middle class with four children bought the property. She became the first owner-occupant of 36 Reid, and since then the occupants and owners consisted of the property consisted mostly of African Americans.

Biographical sketches:

Sarah Elizabeth Thomas resided in 36 Reid Street for twenty-three years from 1901 to 1924 when she passed away.³ She was born in 1859 in South Carolina to the parents William Michael Peter Hoats (1827-1909), who served in the Confederate States Army during the Civil War, and Rozela Elizabeth Nix Hoats (1841-1907), who was born in Liverpool, England.⁴ Though no marriage record can be located, Sarah was married to Lewis Thomas. According to the 1880 census they lived on Cannon Street in this year and Lewis's sister, Mary Nelson, resided there as well. In 1900 they were living at 24 Spring Street with their six children: William (19), Clarence (17), Oriellee (15), Walter (13), Charles (5), Lewis (2).⁵ The couple moved to 36 Reid Street in 1901, according to the city directories. The children over the age of ten were in school during this time and could read and write, as noted in the 1920 census. Sarah's occupation recorded in this same census was "keeping house", so she did not work and took care of her children and the household. Her husband Lewis worked as a policeman throughout these years, therefore making a steady income to provide for his wife and family.

³ "Sarah Thomas" Ancestry.com 1920 Census, U.S. Public Records Index. <http://www.ancestry.com>

⁴ "Sarah Elizabeth Thomas" Find A Grave - Millions of Cemetery Records. <http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GSln=Thomas&GSfn=Sarah&GSbyrel=all&GSdy=1924&GSdyrel=in&GSst=43&GSctry=4&GSob=n&GRid=84058903&df=all&>

⁵ "Sarah Thomas" Ancestry.com 1900 Census, U.S. Public Records Index.

Lewis died eight years before Sarah in 1916 and was buried in Magnolia Cemetery in Charleston.⁶ As his death card from the SC Room in the Charleston County Library says, he died from Nephritis in his home at 36 Reid.⁷ After Lewis died, Sarah became the head of the household, however, by 1920, her daughter Orielee Everett and her husband E.R. Everett's family moved in and took the responsibilities.⁸ For the last four years of her life, Sarah lived in 36 Reid with her daughter's family, and according to her death card record, she died of stomach obstruction in June 1924, and she was buried in the Magnolia Cemetery with her husband.⁹

As described in her probate record acquired from the probate office in Charleston, Sarah died intestate, or without a will, on the 30th of June in 1924. Her fiduciary became her daughter Orielee Everett, age 38, and her heirs all of her children. At the time of her death she possessed a personal estate of about the value of seventy-five dollars, forty-eight of it being in bonds, mortgages, and other securities, while the rest is accounted for in household goods or personal clothes. She did not own any property for her family had been renting the house at 36 Reid.¹⁰

Mattie Simmons and Howard Brennen were black married couple that had owned and occupied 36 Reid. Mattie Simmons, after buying the property from Denis Sughrue in 1934, moved in with her four children.¹¹ Presumably Mattie was married before Howard as she had four children (Melvin, Erwin, Orie, and Lionel) before marrying him, or she

⁶ "Lewis Thomas" Find A Grave - Millions of Cemetery Records

⁷ "Lewis Thomas" Charleston County Death Card File, (1916) South Carolina Room. Charleston County Public Library. Charleston, SC.

⁸ 36 Reid Street (1920-1924) *Charleston City Directories*. Years 1866-1931 on microfilm. Years 1859, 1958-2005 in books. South Carolina Room. Charleston County Library. Charleston, SC.

⁹ "Sarah Thomas" Charleston County, Death Card File, (1924)

¹⁰ "Sarah Thomas" Charleston County, Probate Court Office, Charleston, S.C.

¹¹ Deed v37 p.337 (1934). Charleston County, Records of the Register of Mesne Conveyance (RMC), Charleston, SC

had children without being married. She married Howard Brennen in 1936 and he moved in with them, becoming the children's stepfather and began to be listed as the head of the household in the city directories, though the ownership was still under Mattie's name. According to the 1940 census, Howard was born in Florida in 1898 and while living at 36 Reid Street he worked at a local bakery making \$728 a year.¹² The children's ages in this year were Melvin (12), Erwin (14), Orie (7), and Lionel (9).

Melvin Simmons, born in 1927, son of Mattie Simmons and stepson of Howard Brennen, lived at 36 Reid Street with his family until going to college at the University of Hawaii from 1943 to 1945.¹³ He married Veola Robinson in 1946 then a few years later went to Maryland Technical Institute from 1949 to 1951.¹⁴ He returned to 36 Reid Street after his mother Mattie died in 1961, and lived there with his stepfather Howard. He lived there off and on through the 60s and 70s, owning the property from 1974 to 1981 when he kept it in the family and he sold it to Bernice Simmons Allen for ten dollars. Based on the listings in the city directories, Melvin duplexed the house in 1978 and started renting the apartments out as 36a and 36b. Throughout these years he worked as a city detective, eventually becoming Chief Deputy of Charleston County, and was a very prominent and well-liked figure in the community. In his obituary from 1988 in the News and Courier the Charleston County Sheriff at the time J.A. Cannon Jr. discusses how Melvin such a caring, friendly, and genuine police officer who "was known to take money from his pocket to help people who were in need."¹⁵ (See appendix D for photo of

¹² "Howard Brennen" Ancestry.com 1940 Census, U.S. Public Records Index. <http://www.ancestry.com>

¹³ "Chief Deputy Melvin Simmons Dies in Hospital" Google News Archives: News and Courier 1988

¹⁴ Melvin Simmons and Veola Robinson Marriage License 1946. Charleston County, Probate Court Office, Charleston, S.C. <http://www3.charlestoncounty.org/docs/ProbateMain.html>

¹⁵ "Chief Deputy Melvin Simmons Dies in Hospital"

the news article). Melvin was buried in the Memorial Baptist Church Cemetery and on his grave was inscribed "Father/Chief Deputy/Sadly Missed by your children." ¹⁶

Narrative Chain of Title- (Appendix E)

The early history of owners of the land on which 36 Reid is now located is complicated since the property lines had been divided up strangely and lots sizes had changed multiple times. As seen in Block Plat of 1882 Appendix F, during this time the location of where 36 Reid Street is today was divided into a front and back lot and the property lines were completely different than the current divisions.¹⁷ In 1881, Gilbert Carter sold the front lot of 50x46 feet to Jacob Williman. Then, in 1883, Jacob Williman sold that lot to Michael Hogan, who now possessed the front lot and the back lot of 50x36 feet. In 1884, Michael Hogan sold both of these lots to Josephine Wacker, who operated these properties as "negro tenements" or rented the rooms or apartments out to African Americans.¹⁸ After the earthquake of 1886, she converted the lots into 36 Reid and 34 ½ Reid as they look today, with 36 Reid now on a lot size of 35x81 feet. When Josephine died, Thee Fritz, the executor of her last will and testament, sold both properties to Charles Blase for \$2385 in 1905. Then in 1920 Charles Blase sold the property for \$1450 to Denis Sughrue through his attorney Henry Buist, presumably because Charles owned many different properties.

Denis Sughrue sold 36 Reid to Mattie Simmons in 1934 for \$1000, and she starts living there with her children and new husband Howard Brennen in 1936, becoming the first owner to live in the house. Mattie died intestate in 1961, and the property is left to all

¹⁶ "Melvin Simmons". Find A Grave - Millions of Cemetery Records

¹⁷ "Reid Street" *Lamble Block Plat*. Charleston, South Carolina. 1902. On microfilm in the South Carolina Room. Charleston County Library. Charleston, SC.

¹⁸ earthquake records 1886

of her children. By 1974, three of the children had given up their ownership and left it in the hands of their brother Melvin Simmons, who owned it until 1981. In this year he sold the property to Bernice Allen Simmons. According to the BAR records, the current owners are Richard and Lisa Clark who are in the process of rehabilitating the building.

Description of Property (Photos in the Appendix G):

The building of 36 Reid Street is wood with a stucco and brick foundation and is in generally good condition. Currently the house is painted white with black shutters and a red door. The piazza and door are on its left side on a slight slant and the piazza has an external staircase. The balustrade on the piazza is simple with narrow rectangular shafts. The windows are double hung six-over-six windows with non-functional shutters and without any obvious alterations. It has a gable roof that is metal standing seam and a brick gothic hooded chimney. The cornice is a partial return showing that it is of a more vernacular style and not that much money was put into the house's construction. The simply designed door has six panels with Victorian style brackets, metal hood, and a transom. There is a chain-linked fencing on both sides of the house right on the sidewalk, closing in the driveway on the left side and the property on the right.

Alterations:

As mentioned previously, until after the earthquake of 1886, the land on which 36 Reid Street is now situated was divided into a front lot and a back lot with multiple buildings on them. The Earthquake records of 1886 show that both lots had sustained damage, so it made sense that after the earthquake was when the lots were changed and houses rebuilt. The records stated that 34 ½ "was old and in a dilapidated condition would be better to rebuilt", and that 36 Reid was in decent condition but needed to

rebuild the chimney. (Appendix H) However, as Sanborn Maps show, both lots were rebuilt before 1902.

By 1902, the Sanborn map shows 36 Reid Street, as it is today, a two story wood structure with a **piazza**. It also shows that it has a one story wooden back building on the lot directly behind the house. The back building seems to have been there since before the construction of the main house, so from 1882 to approximately 1952, and by 1955 the Sanborn map shows that this back building was connected on to the main house as a single story back addition. Another alteration that occurred around the same time was the enclosing and extension of the back portion of the piazza, but leaving the external stairs. (See Appendix I for Sanborn maps)

Its owners Richard and Lisa Clark are currently rehabilitating the house as the BAR records located in the Department of Planning and Zoning Office at 75 Calhoun Street in Charleston show. (Appendix J) In 2012 they replaced rotten wood and repaired the windows and the roof, and in 2013 they repainted, changing the colors on the house, trim, and door.¹⁹ The sides of the house have some paint chipping and the piazza is slightly slanted, but overall the structure is in good condition.

Context of the House and Neighborhood:

The house is built right on the sidewalk so there is no front yard and is close to the street. It is located in a dense neighborhood with mostly vernacular single houses spaced close together, but with some variations in architecture such as freedman's cottages and a variety of styles such as federal, Greek revival and Victorian. Most of the buildings are occupied by renters-an increasing amount of college student renters due to gentrification.

¹⁹ *BAR File on 36 Reid*. Vertical File. Department of Zoning and Planning, 75 Calhoun Street, Charleston, SC.

Many of the houses are duplexed to create two apartments, usually one on the upper floor and one on the lower. Parking availability consists of street parking, though the streets are generally narrow, and driveways, with few parking lots. On the sidewalks there are trees here and there on each block that flow with the pattern of the streetscape. The neighborhood is generally residential however has some mixed uses such as the corner restaurant “Chicken Plus” on the corner of Reid Street and America Street. Also, churches are scattered throughout the neighborhood- for example the Belulah United Way Church and the Great Beard Chapel AME Church. Which are located within walking distance of 36 Reid. The historic Hampstead square is additionally a vital part of the neighborhood, which is a park and open space for the community to enjoy. The uses of the building, parks, and streetscape elements go together and create, a vibrant, walkable, mixed-use neighborhood.

David Hammons’s site-specific art piece on the corners of America and Reid Streets- the House of the Future and Corner Park also contribute to the character and context of the neighborhood (Photos: Appendix K). Constructed during the Spoleto Festival of 1991, the art piece was David Hammons’s way to try to make some positive change in the community and neighborhood by putting emphasis on remembering and being proud of its history.²⁰ The House of the Future is a scaled down version of a Charleston single house sitting diagonally on a lot much bigger than the house itself, allowing for green space to the sides of it. The house represents the vernacular culture and history of the area Hammons wishes to preserve and be proud of. As Arden Shernan states in his blog about the site-specific art piece “The house of the Future represents a

²⁰ Jacob, Mary Jane, and Terry Ann R. Neff. *Places with a past: new site-specific art at Charleston's Spoleto Festival..* New York: Rizzoli International Publications. 1991.

community where corner stores, corner churches, and corner gathering spots are central parts of life”²¹ For the corner park aspect of the art piece, Hammons’ replaced an illegal advertising billboard for cigarettes with a billboard of a photo of local children facing forward and looking towards the flag that was placed at the other side of the park.²² This replacement made a statement against the neighborhood becoming that of drugs and crime all in an attempt to highlight the positives of the local community culture.

Henry Laurens originally laid out Hampstead Village in 1769 as a suburb of the city.²³ As seen in original layout in Appendix L, the lot sizes were bigger since the village was modeled after an English suburb, and with Hampstead Square in the center to emphasis the importance of open space for the public. This made the location seem like it would be very popular with the wealthy as a way to get away from the density and health problems in the lower part of the peninsula. However, throughout its development and the coming industrial revolution the bigger lots and open spaces became more of a draw for large manufacturing firms since there were “lower real estate values, relaxed building restrictions, access to deep water harbors, and proximity to railways”²⁴ Therefore, with factories locating throughout the east side, working class people began to move there to live closer to where the jobs were. This shifted the demographics of the area from a country suburb for the wealthy to the industrial center of Charleston, changing the original plan and course of development that Henry Laurens had imagined.

²¹ “Arden Sherman | The House of the Future.” <http://ardensherman.com/the-house-of-the-future>

²² Jacob, Mary Jane, and Terry Ann R. Neff

²³ Rosengarten, Dale, Martha Zierdan, Ziyadah Owusu, Elizabeth Alston, and Will Williams III. *Between the tracks: Charleston's East Side during the nineteenth century*. Charleston, S.C.: Charleston Museum and Avery Research Center, 1987.

²⁴ Rosengarten, Dale (p.20)

During the Antebellum period, the area became more and more populated with working class and immigrants who were drawn to the location for the jobs with manufacturing firms such as the Cigar Factory where many of the people living in Hampstead Village worked. The area also gradually became more popular with the African American community (freed people of color and newly freed slaves). This occurred especially after the civil war since there was limited policing and attention from the government.²⁵

An interesting historical event that had an effect on Hampstead Village was the Denmark Vesey Affair. Denmark Vesey was a free man of color in the early 19th century who was charged with being the head conspirator of a slave revolt in 1822, the plan of which was discovered before the revolt could occur. In years before this discovery, there had been tension building up regarding religion and the African church “originated in a schism between black and white Methodists” since African American desired to create their own church and whites were afraid of the independence that would come from the creation of African American institution.²⁶ During this time, a church was built on the corner of Hanover and Reid Street as a display of African American independence from the white Methodist church. This was the original A.M.E. church and was later destroyed by the city showing how afraid the white population in Charleston was of changes in society in terms of African American freedom.²⁷ Though the church was eventually destroyed, the fact that it was built and there was a start of independence of religion for

²⁵ Rosengarten, Dale

²⁶ Hardy, Rachel. "The African Methodist Episcopal Church in Charleston, South Carolina: From the "Invisible Institution" to the Indivisible Institution A Walking Tour." http://claw.cofc.edu/digital/tours_data/AME_Tour.pdf

²⁷ Hardy, Rachel

blacks in this neighborhood it shows another reason why this area became increasingly popular with the black community of the Antebellum Period.

In the early 20th century, there were still a great percentage of white people living in Hampstead village, Sarah and Lewis Thomas being an example of this, but by the 1950s there was shift in demographics as “white flight” occurred and many white people began to leave downtown Charleston for the suburbs, just like what occurred in many cities across the country. The neighborhood began to see its fair share of deteriorating houses due to rental properties not taken care of properly, with many vacant and boarded up buildings.²⁸ 36 Reid Street was one of the properties that were vacant from time to time during the 70s and 80s. As shown in the city directories, the house was vacant from 1978 to 1981 then again in 1986.²⁹

Currently, the neighborhood is undergoing demographic changes once again, as property values throughout the whole city are going up and gentrification rates increasing. Though the higher rents are forcing many renters to move elsewhere, the rise in interest in the neighborhood is also causing an increase in rehabilitation projects. Like the current owners of 36 Reid Street, many other houses that were in a deteriorated state are being rehabilitated or restored by their owners, all with preservation in mind.

Conclusion

36 Reid Street is a Charleston single house with a rich and interesting history that comes from years of housing diverse people with all sorts of professions and of different social statuses. This diversity was brought about by the course of development of Hampstead Village from a country suburb of the city to a mixed use densely developed

²⁸ *Charleston City Directories. Years 1900-1900 in Books,*

and populated neighborhood that was unforeseen by Henry Laurens in 1769. In order to justify nomination to be placed on the National Register of Historic Places the property must meet one or more of the following: association with historic events or activities, association with important persons, distinctive design or physical characteristics, or potential to provide important information about prehistory or history Though 36 Reid Street is a simple vernacular house without a connection to any important events activities or people, so would not be considered significant, being part of the neighborhood it is located in with its fascinating history of development, makes it a building that is worth documentation and preservation.

Bibliography

Ancestry.com 1900, 1920, 1940 Census, U.S. Public Records Index.
<http://www.ancestry.com>

"Arden Sherman | The House of the Future."
<http://ardensherman.com/the-house-of-the-future>

Art on File - TP-11-07-06 - America Street, House of the Future.
<http://www.artonfile.com/detail.aspx?id=TP-11-07-06>

BAR File on 36 Reid. Vertical File. Department of Zoning and Planning, 75 Calhoun Street, Charleston, SC.

Bird's Eye View of the City of Charleston. 1872. Charleston, South Carolina. South Carolina Room. Charleston County Library, Charleston SC.

Bridgens and Allen Map. Charleston, South Carolina. 1852. South Carolina Room. Charleston County Library, Charleston SC.

Charleston County, Records of the Register of Mesne Conveyance (RMC), Charleston, SC

Charleston County, Probate Court Office, Charleston, S.C.

Charleston City Directories. Years 1866-1931 on microfilm. Years 1859, 1958-2005

Appendix:

A: Location and Current View



in books. South Carolina Room. Charleston County Library. Charleston, SC.

Charleston County Death Card File. South Carolina Room. Charleston County Public Library. Charleston, SC.

"Find A Grave - Millions of Cemetery Records." <http://www.findagrave.com>

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Sanborn Fire Insurance Map. Charleston, South Carolina. 1902, 1944, 1951, 1955. Online resource in the South Carolina Room. Charleston County Library. Charleston, SC.

Appendix B: City Directory Research.³⁰

Year	Name	Occupation	Race	Residence/ Business	Additional information
1890	Andrew Hamilton	Laborer	Black	Residence	
	Andrew Frierson	Laborer	Black		
	Thomas Sanders	Laborer	Black		
1891	Andrew Hamilton	Laborer	Black	Residence	
	Smith Frierson	Laborer	Black		
1892	Andrew Hamilton	Longshoreman	Black	Residence	
	George Watkins	Laborer	Black		
1893	George White	Laborer	Black	Residence	
1894	Chloe Wilson		Black	Residence	
1895	Richard Wright	Laborer	Black	Residence	
1896	James Hunt	Clerk at CM Williams & Bro	Black	Residence	
	36 ½ Nathan Jones	Laborer	Black		
1897	Samuel Nesbitt	Laborer	Black	Residence	
1898	Jaques Thomas	Motorman	White	Residence	Wife: Mary
1899-1900	Joseph McDonald	Fireman	White	Residence	Wife: Mary

³⁰ *Charleston City Directories*. Years 1866-1931 on microfilm. Years 1859, 1958-2005 in books. South Carolina Room. Charleston County Library. Charleston, SC

1901-1919	Louis Thomas	Gateman at police department	White	Residence	Wife: Sarah E. Thompson
1917	Mrs. Sarah Thomas		White	Residence	Widow to Louis Thomas
1918	E.M. Everitt	Employee in Navy Yard	White	Residence	Wife: Oralie G.
1919	C.L. Thomas	Employee in Navy Yard	White	Residence	
1920	Mrs. Sarah Thomas		White	Residence	Widow to Louis Thomas
1921	E.M. Everitt	Employee in Navy yard	White	Residence	Wife: Oralie G.
1922	Mrs. O.G. Everitt		White	Residence	
1923	Susie Jenkins		White	Residence	
1924	Mrs. Sarah Thomas		White	Residence	Widow to Louis Thomas
1925-27	C.W. Vose	Fireman	White	Residence	Wife: Mattie
1928	Vacant				
1930	C. W. Layne	Mechanic at Jervey Transfer Co.	White	Residence	Wife: Edna
1931	Vacant				
1932	John C. Kennedy			Residence	
	Archie C. Canady				

1934	Ernest Kornahrens			Residence	
1936-1945	Howard Brennan	Baker at National Biscuits Co.	Black	Residence	Wife: Mattie 4 Children
1948	Howard Brennan	Baker at National Biscuits Co.	Black	Residence	
	Reid Herbert	Laborer	Black		Wife: Ida M. 1 child
1950-51	Howard Brennan	Baker		Residence	
1955-58	Howard Brennan	Baker at Rudich's Bakery	Black	Residence	
	James Evans	Employee at Naval Base			
1961	Howard Brennan	Retired	Black	Residence	
	James Evans	Operator at naval shipyard	Black	Residence	
1968	James Evans	Operator at naval shipyard		Residence	
1969-71	Melvin L Simmons Jr.	City of Charleston Detective		Business in home	
	Howard Brennan	Retired	Black	Residence	
1972-77	Melvin L Simmons Jr.	City of Charleston Detective		Residence	
1978	Vacant				
1979-81	36a: vacant 36b: vacant				
1982-83	36a: not listed 36b: Lucretia King			Residence	

1984	36a: not listed 36b: Lucretia King			Residence	
1985	36a: Julie Gillard			Residence	
1986	36a: No Return 36b: Vacant				
1987	36a: Julie Gillard 36b: Vacant			Residence	
1988	36a: Julie Gillard 36b: Vacant			Residence	
1989	36a: Julie Gillard 36b: Vacant			Residence	
1990	36a: Julie Gillard 36b: Katherine M. Rich			Residence	
1991	36a: Julie Gillard 36b: Katherine M. Rich, Earl Brown Henrietta Brown (wife)			Residence	Julie Gillard: Retired Earl Brown: Retired
1992	36a: Lee Ann Brown 36b: Vacant				
1993	36a: Lee Ann Brown 36b: Dorothy Hartwell				
1994	Not listed				

1995	Book Missing				
1996	36a: Charlotte A. Jones 36b: Melvin L. Simmons			Residence	
1997	Not listed				
1998	Not listed				
1999- 2010	Charlotte A. Robinson			Residence	Middle Aged

Appendix C: Ward Book Research³¹

Year of Book	Owner	Building Material	Dimensions	Assessments	notes
1922-1925 and 1918-1922	Dennis A. Sughrue	3/2 wood buildings	34 ½ Reid: 31 x 81 36 Reid: 35 x 81	34 ½: \$700 36: \$700	Dennis Sughrue owned both properties
1914-1918 and 1910-1914 and 1906-1910	Charles H. Blase	Same	Same	Same	Charles H. Blase owned both properties
1902-1906	Josephine Wacker from 1902-1905 when Charles Blase bought the properties	Wood	34 ½ Reid: 31 x 81 36 Reid: 35 x 81	Properties assessed together: \$1400 from 1902-1904 Properties assessed separately: \$700 each in 1905	Under transfers column: Book and page: n/38 Considerations: \$2285
1898-1902	Josephine Wacker	Wood	Front building: 50x46 Rear building: 50x36	Buildings assessed together: \$735	"Together for 1898"

³¹ Ward Books (1852-1925) Charleston County, Records of the Register of Mesne Conveyance (RMC), Charleston, SC

1894-1898	Josephine Wacker	Wood	Whole lot: 50x82 Front building: 50x46 Rear building: 50x36	Buildings assessed together: \$1000 Assessment of front building: \$700	Rear lot not assessed by itself
1890-1894	Josephine Wacker	Wood	Whole lot: 50x82 Front building: 50x46 Rear building: 50x36	Total assessed value: \$1000 Assessment of front building \$700	Rear lot not assessed by itself
1886-1890	Josephine Wacker	Wood	Whole lot: 50x82 Front building: 50x46 Rear building: 50x36	Total assessed value in 1885: \$920 1886-87: \$760 Assessed value of front building 1885: \$805 1886-87: \$605	Rear lot not assessed by itself
1883-1886	Josephine Wacker	Wood	Whole lot: 50x82 Front building: 50x46 Rear building: 50x36	Total assessed value in 1883-84: \$1300 1886: \$800	
1881-82	Wacker J.H.L Michael Hogan	Wood	Whole lot: 50 x 82 Front house: 50 x 46 Rear lot on America Street: 50 x 36		

1876- 1879	Mrs S.A. Weldon Gilbert Carter Jacob H. William Michael Hogan	Wood	Whole lot: 50 x 82 Front building: 50 x 46 Rear building: 36 x 50	Total Value: 1876: \$1000 1879: \$1300	
1871- 1875	Mrs. S.A. Weldon	Wood	Front building: 35x45 Rear building: 68x45	Total Value 1873: \$2000	
1852- 1856					

Appendix D: Melvin Simmons's Obituary

Chief Deputy Melvin Simmons Dies In Hospital

Charleston County Sheriff's Chief Deputy Melvin Simmons died Thursday night in a local hospital.

Funeral arrangements will be announced by Gadson Funeral Home.

A native of Charleston, Mr. Simmons attended the University of Hawaii from 1943 to 1945, and the Maryland Technical Institute from 1949 to 1951. He was a graduate of the State Law Enforcement Division Academy and at-



Melvin
Simmons

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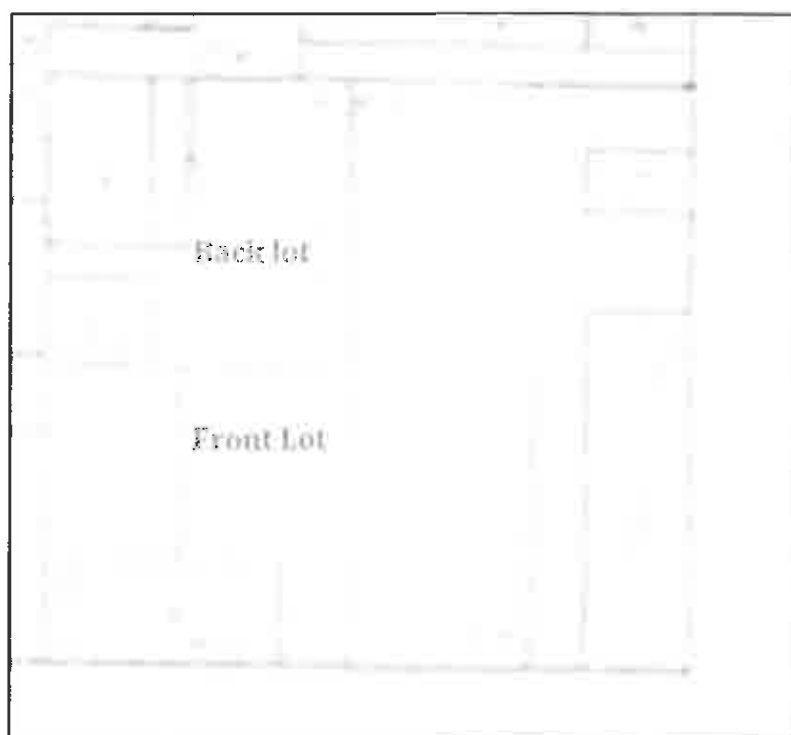
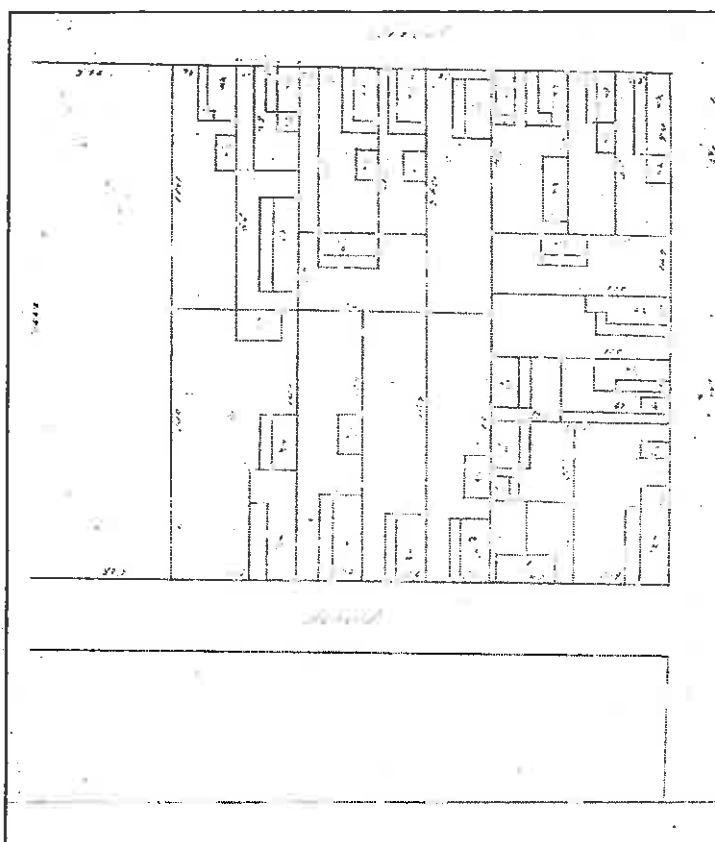
Appendix E: Chain of Title (copies of the deeds attached to the end)³²

Buyer	Seller	Date	Price	Description
Bernice Simmons Allen Book: p104 p. 302	Melvin Simmons	11/11/1981	\$10	Family transaction Lot size: 35x81ft
Melvin Simmons Book: u119 p. 389	Mattie Simmons/Freddie Simmons	1974		Lot size: 35x81 Mattie Simmons, Melvin's mother passed away intestate and Melvin ended up with the property after the other siblings agreed to it
Mattie Simmons Book: v37 p.337	Denis Sughrue	10/19/1934	\$1000	Lot size: 35x81
Denis Sughrue Book: K29 p. 415	Charles Blase/Henry Buist (Power of Attorney)	7/17/1920	\$1450	Lot size 35x31
Charles Blase Book: u24 p. 188	Thee Fritz (executor of the last will and testament of Josephine Wacker)	2/16/1905	\$2385	Lot size: 35x81
Josephine Wacker Book: B20 p. 398	Michael Hogan	9/4/1884		Sold both lots Front lot- 50x46 Back lot-50x36

³² Deeds (Microfilm). Charleston County, Records of the Register of Mesne Conveyance (RMC), Charleston, SC

Michael Hogan Book: t18 p. 300	Jacob Williman	1883		Sold the front lot 50x46
Jacob Williman Book: y18 p. 54	Gilbert Carter	1881		Sold the front lot 50x46

Appendix F: Block Plat of 1882



Appendix G: Photos of the Property

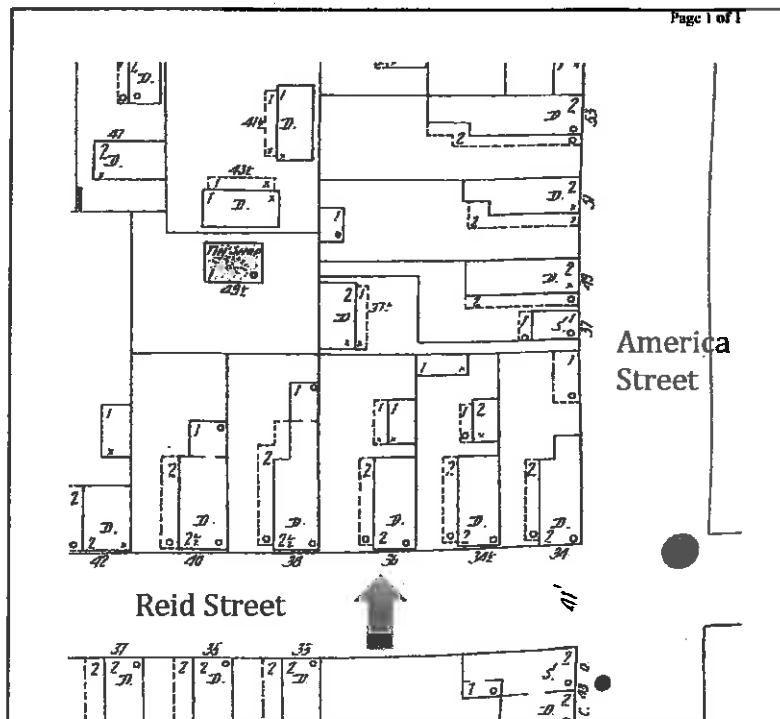


Appendix H: Earthquake assessment of 1886 (Originals attached at end, easier to read)

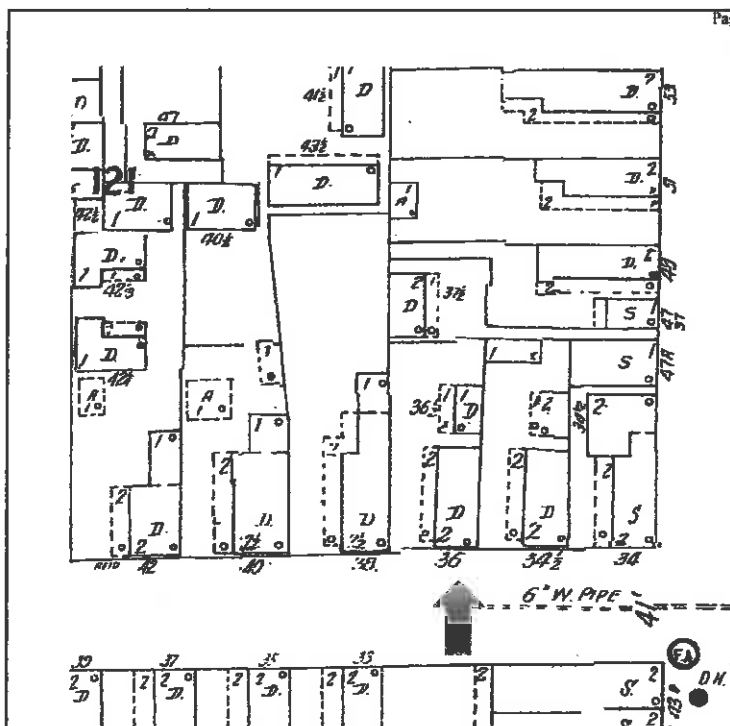
No.			Description			Dimensions			Condition of Frame		
57	11	12	Frame	10	10	20	16	22	Good	Good	Good
58	11	12	Frame	10	10	20	16	22	Good	Good	Good
59	11	12	Frame	10	10	20	16	22	Good	Good	Good
60	11	12	Frame	10	10	20	16	22	Good	Good	Good
61	11	12	Frame	10	10	20	16	22	Good	Good	Good
62	11	12	Frame	10	10	20	16	22	Good	Good	Good
63	11	12	Frame	10	10	20	16	22	Good	Good	Good
64	11	12	Frame	10	10	20	16	22	Good	Good	Good
65	11	12	Frame	10	10	20	16	22	Good	Good	Good
66	11	12	Frame	10	10	20	16	22	Good	Good	Good
67	11	12	Frame	10	10	20	16	22	Good	Good	Good
68	11	12	Frame	10	10	20	16	22	Good	Good	Good
69	11	12	Frame	10	10	20	16	22	Good	Good	Good
70	11	12	Frame	10	10	20	16	22	Good	Good	Good
71	11	12	Frame	10	10	20	16	22	Good	Good	Good
72	11	12	Frame	10	10	20	16	22	Good	Good	Good
73	11	12	Frame	10	10	20	16	22	Good	Good	Good
74	11	12	Frame	10	10	20	16	22	Good	Good	Good
75	11	12	Frame	10	10	20	16	22	Good	Good	Good
76	11	12	Frame	10	10	20	16	22	Good	Good	Good
77	11	12	Frame	10	10	20	16	22	Good	Good	Good
78	11	12	Frame	10	10	20	16	22	Good	Good	Good
79	11	12	Frame	10	10	20	16	22	Good	Good	Good
80	11	12	Frame	10	10	20	16	22	Good	Good	Good
81	11	12	Frame	10	10	20	16	22	Good	Good	Good
82	11	12	Frame	10	10	20	16	22	Good	Good	Good
83	11	12	Frame	10	10	20	16	22	Good	Good	Good
84	11	12	Frame	10	10	20	16	22	Good	Good	Good
85	11	12	Frame	10	10	20	16	22	Good	Good	Good
86	11	12	Frame	10	10	20	16	22	Good	Good	Good
87	11	12	Frame	10	10	20	16	22	Good	Good	Good
88	11	12	Frame	10	10	20	16	22	Good	Good	Good
89	11	12	Frame	10	10	20	16	22	Good	Good	Good
90	11	12	Frame	10	10	20	16	22	Good	Good	Good
91	11	12	Frame	10	10	20	16	22	Good	Good	Good
92	11	12	Frame	10	10	20	16	22	Good	Good	Good
93	11	12	Frame	10	10	20	16	22	Good	Good	Good
94	11	12	Frame	10	10	20	16	22	Good	Good	Good
95	11	12	Frame	10	10	20	16	22	Good	Good	Good
96	11	12	Frame	10	10	20	16	22	Good	Good	Good
97	11	12	Frame	10	10	20	16	22	Good	Good	Good
98	11	12	Frame	10	10	20	16	22	Good	Good	Good
99	11	12	Frame	10	10	20	16	22	Good	Good	Good
100	11	12	Frame	10	10	20	16	22	Good	Good	Good

Appendix I: Sanborn Maps

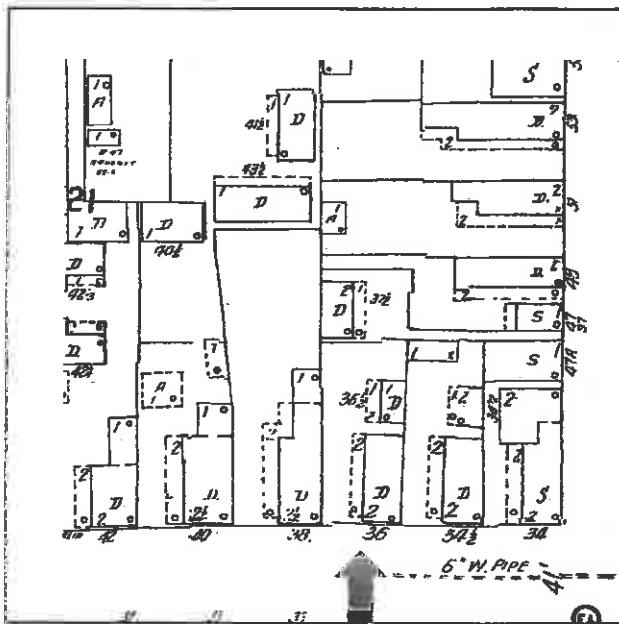
1902:



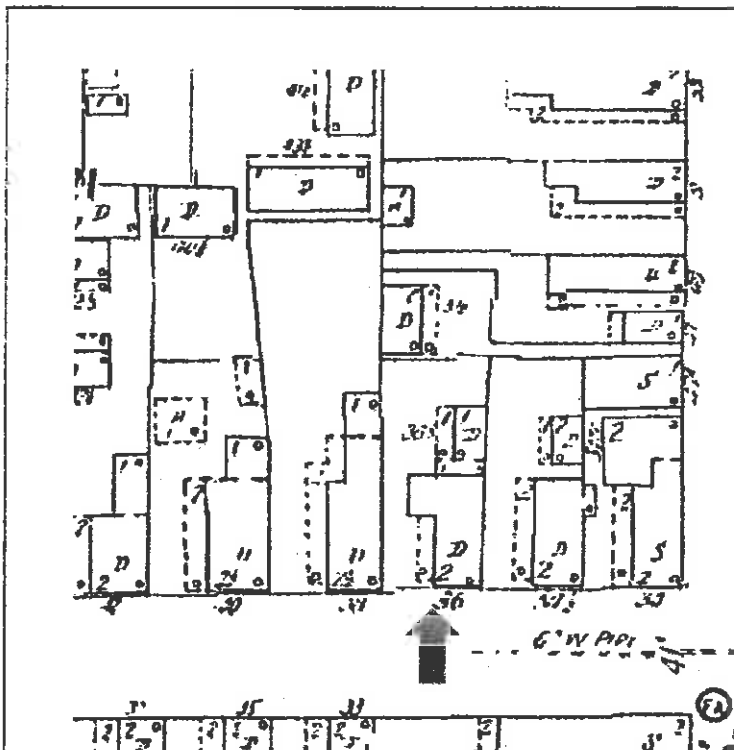
1944:



1951:



1955:



Appendix J: BAR Vertical File



BOARD OF ARCHITECTURAL REVIEW

APPLICATION / CERTIFICATE OF APPROPRIATENESS

CITY OF CHARLESTON
75 Calhoun Street, Third Floor

DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY
Charleston, South Carolina 29401 843-724-3781 Fax: 843-724-3772 www.charleston-sc.gov

Property Address: <u>30 Reid Street</u>		TMS No.:
Review request:	For:	Meeting date requested:
Conceptual	New Construction Alterations / Additions	Appeal Decision of Urban Design Staff
Preliminary Final	✓ Repairs or repaint with no changes	Color Change Demolition
Property Owner: <u>Richard Clark</u>		Daytime phone: <u>828-551-1460</u>
Applicant: <u>Richard Clark</u>		Daytime phone:
Applicant's mailing address: <u>525 Entringhaus St.</u>		
City: <u>Hendersonville</u>		State: <u>NC</u> Zip: <u>28737</u>
Applicant's e-mail address:		
Applicant's relationship: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Design Professional <input type="checkbox"/> Contractor <input type="checkbox"/> Real Estate Agent/Broker <input type="checkbox"/> Other		
In your own words describe what you are requesting: <u>Replace rotten wood, repair windows,</u> <u>repair roof, stucco</u>		
<p>Submittal Requirements: See BAR Submittal Requirements supplement for complete information. Zoning / Courtesy TRC approval required prior to making application for review. INCOMPLETE APPLICATIONS WILL NOT BE INCLUDED ON A BOARD AGENDA.</p> <p>I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property or an authorized representative. I authorize the subject property to be posted and inspected, and the application to be heard by the Board of Architectural Review of the City of Charleston on the date specified.</p> <p>Applicant's signature: <u>R. Clark</u> Date: <u>10/19/12</u></p> <p>Print name legibly: _____</p>		

For Office Use Only Below this Point

The Board of Architectural Review has reviewed this request. Its findings are as follows:			
<input checked="" type="checkbox"/> The Urban Design and Preservation Staff has reviewed this request. Its findings are as follows:			
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Denial	<input type="checkbox"/> Deferral	<input checked="" type="checkbox"/> Approval with the following conditions: <u>Replace materials only where</u> <u>necessary - repair existing where possible. Replace</u> <u>existing windows. No material substitutions.</u>
Final Approval is granted upon fulfillment of the above-specified conditions and is referred to the Preservation Staff for further action.			
Further Action/Final Approval Requires Board Hearing(s)		App. No.: <u>SR-12-258</u>	
Chairman's or <input checked="" type="checkbox"/> Staff's Signature: <u>[Signature]</u>		Date: <u>10/19/12</u>	
Arch. Rating:	Const. Date:	Old and Historic Dist.	Old City Dist.
		Landmark Dist.	North of Line St.
Date received: <u>10/19/12</u>	Fee amount:	Receipt no.:	Staff person: <u>dh</u>

1. An appeal of a Board decision stays all further action on applications.
2. This approval does not constitute approval by other City boards or departments. Prior to construction, all plans and specifications must be reviewed and approved by the Building Inspections Division and a building permit must be obtained and posted on the property.
3. This approval expires 2 years from approval date.



BOARD OF ARCHITECTURAL REVIEW

APPLICATION / CERTIFICATE OF APPROPRIATENESS

CITY OF CHARLESTON DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY
75 Calhoun Street, Third Floor Charleston, South Carolina 29401 843-724-3781 Fax: 843-724-3772 www.charleston-sc.gov

Property Address: <u>36 Reid St.</u>		TMS No.:
Review request:	For:	Meeting date requested:
Conceptual	New Construction Alterations / Additions	Appeal Decision of Urban Design Staff
Preliminary Final	Repairs or repaint with no changes	Color Change Demolition
Property Owner: <u>Rick & Lisa Clark</u>		Daytime phone: <u>828-551-1460</u>
Applicant: <u>same</u>		Daytime phone: <u>828-551-1461</u>
Applicant's mailing address: <u>36 Reid St.</u>		
City: <u>Charleston</u>	State: <u>SC</u>	Zip: <u>29403</u>
Applicant's e-mail address: <u>alana5@marriott.net</u>		
Applicant's relationship: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Design Professional <input type="checkbox"/> Contractor <input type="checkbox"/> Real Estate Agent/Broker <input type="checkbox"/> Other		

In your own words describe what you are requesting: change paint color on house, trim & door

Submittal Requirements: See BAR Submittal Requirements supplement for complete information. Zoning / Courtesy TRC approval required prior to making application for review. INCOMPLETE APPLICATIONS WILL NOT BE INCLUDED ON A BOARD AGENDA.

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property or an authorized representative. I authorize the subject property to be posted and inspected, and the application to be heard by the Board of Architectural Review of the City of Charleston on the date specified.

Applicant's signature: [Signature] Date: 8/9/13
Print name legibly: Lisa Clark

For Office Use Only Below this Point

The Board of Architectural Review has reviewed this request. Its findings are as follows:			
<input checked="" type="checkbox"/> The Urban Design and Preservation Staff has reviewed this request. Its findings are as follows:			
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> Deferral <input type="checkbox"/> Approval with the following conditions:			
<u>Colors approved for exterior</u>			
Final Approval is granted upon fulfillment of the above-specified conditions and is referred to the Preservation Staff for further action.			
Further Action/Final Approval Requires Board Hearing(s)		App. No.: - -	
Chairman's or Staff's Signature: <u>[Signature]</u>		Date:	
Arch. Rating:	Const. Date:	Old and Historic Dist.	Old City Dist. Landmark Dist. North of Line St.
Date received: <u>8/9/13</u>	Fee amount: <u>N/A</u>	Receipt no.:	Staff person: <u>[Signature]</u>

1. An appeal of a Board decision stays all further action on applications.
2. This approval does not constitute approval by other City boards or departments. Prior to construction, all plans and specifications must be reviewed and approved by the Building Inspections Division and a building permit must be obtained and posted on the property.
3. This approval expires 2 years from approval date.

S.C. DEPARTMENT OF ARCHIVES AND HISTORY

SITE No.: c-459-9-2:8
 HISTORIC NAME:
 COMMON NAME:
 ADDRESS: 36 Reid Street

COUNTY: Charleston
 REGION: B-C-D
 CITY: Charleston
 DATE OF CONSTRUCTION: 1852-1872
 ACREAGE/LOT SIZE: 35'x81'
 STYLE: single house
 THEME(S): architecture
 PUBLIC ACCESS: restricted/unrestricted

CLASSIFICATION: Building
 TYPE: residence
 ARCHITECT/CONTRACTOR:
 DESCRIPTION: 2-s. frame single hse. of 2x5 bays; gable roof w/ box cornice & partial ***
 turns & frieze; weatherboard clad; 6/6 windows -some w/ louvered shutters; small attic
 vent @ facade; center door w/ sidelights & transom @ ea. s. of porch elev.; 2-s. porch
 (rebuilt) w/ sq. posts & balusters, facade parapet; piazza screen w/ horiz. flushboard *
 OUTBUILDINGS: none
 RELATIONSHIP TO SURROUNDINGS: Urban; largely residential
 HISTORICAL SIGNIFICANCE: appears on 1872 Drie's View; not on 1852 Bridgens & Allen Map

POTENTIAL: NHL NR NRHD NAER LISTED: NHL NR NRHD NAER S.C. MARKER PROGRAM
 OWNER/ADDRESS: Bernice S Allen
 112 Hillsdale Dr.
 PRESENT USE: residence
 CONDITION: good
 CONSTRUCTION: frame

PREVIOUS OWNERS:
 ORIGINAL SITE/MOVED (DATE:)
 ORIGINAL USE: residence
 ALTERED/UNALTERED: **
 ROOF: standing seam metal
 FOUNDATION: stuccoed brick; brick piers

BIBLIOGRAPHIC & RELATED DATA:
 INFORMANT/ADDRESS:
 RECORDED BY: Geier Brown Renfrow Architects, Wash. D.C. DATE: 3/29/85 INITIALED: RW
 EVALUATION: 3- PHOTO. DATA: 1 (54:18) [sr3]

S.C. DEPARTMENT OF ARCHIVES AND HISTORY
 CONTINUATION FORM

SITE No.: c-459-9-2:8
 ADDRESS: 36 Reid Street
 NAME:

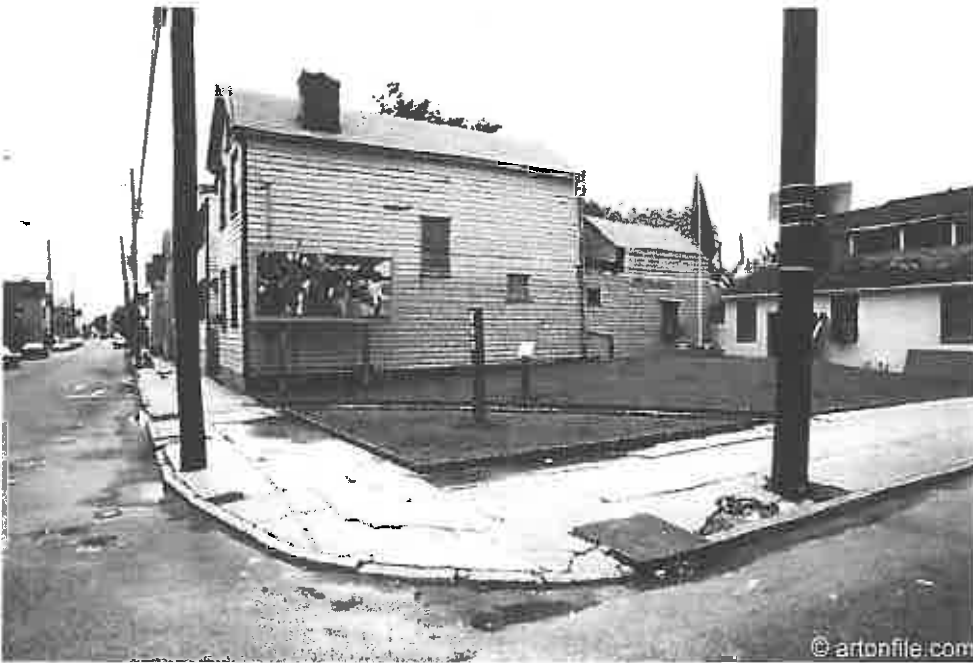
COUNTY: Charleston
 REGION: B-C-D
 CITY: Charleston

* siding & bracketed hood @ door; 2 interior Gothic hooded chimneys
 ** rear of porch enclosed & extended; porch rebuilt c.1915; external stair

SITE NAME: 36 Reid St. LOCATION: City of Charleston
 SITE NUMBER: c-459-9-2:8 COUNTY: Charleston
 RECORDED BY: Geier Brown Renfrow Architects, Washington, D.C.
 DATE: 4/03/85
 VIEW: W/S
 NEG. FILE #: 54:18



Appendix K: Context-The House of the Future and Corner Park³³



³³ Art on File - TP-11-07-06 - America Street, House of the Future.
<http://www.artonfile.com/detail.aspx?id=TP-11-07-06>

Appendix L: Hampstead Village Plat 1769³⁴

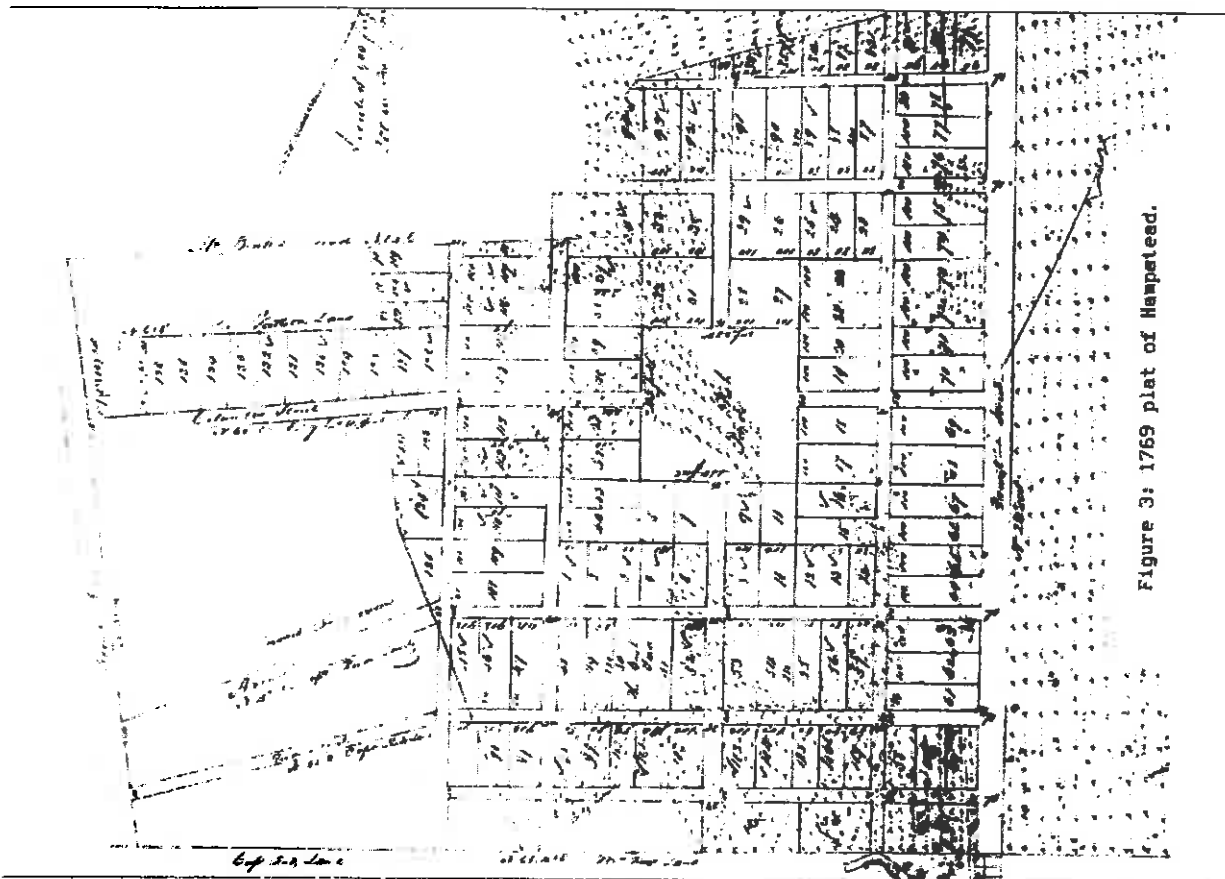


Figure 3: 1769 plat of Hampstead.

³⁴ Rosengarten, Dale, Martha Zierdan, Ziyadah Owusu, Elizabeth Alston, and Will Williams III. *Between the tracks: Charleston's East Side during the nineteenth century*. Charleston, S.C.: Charleston Museum and Avery Research Center, 1987.

Grantee's address:

1112 Hillside Drive
Charleston, S. C. 29407

NO TITLE CERTIFICATION BY JOSEPH S. MENDELSON

KNOW ALL MEN BY THESE PRESENTS, THAT

I, MELVIN SIMMONS

in the State aforesaid _____ for and _____ in consideration of the sum of
TEN AND NO/100 _____ (**\$10.00**) _____ **DOLLARS.**
AND LOVE AND AFFECTION
to _____ in hand paid at and before the sealing of these presents by **BERNICE SIMMONS ALLEN**

in the State aforesaid _____ county aforesaid _____ the receipt whereof is hereby
acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and
release unto the said **BERNICE SIMMONS ALLEN**, her heirs and assigns forever, the following described
real property, to wit:

**ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and
being in the State of South Carolina, County of Charleston, on the South side of Cypress Street in
the City of Charleston.**

**MEASURING AND CONTAINING on the North, Forty (40') feet; on the East, One Hundred Fifteen
(115') feet; on the South, Forty (40') feet and on the West, One Hundred Fifteen (115') feet; the lot
hereby conveyed being designated as Lot Number 36 on a plat made by D. C. Earbot, Surveyor, and
recorded in Plat Book C, Page 88, in the R.M.C. Office for Charleston County.**

**Being the same premises conveyed to Grantor herein by deed of Britton Mims Baxley, dated
September 5, 1974, and recorded in the R.M.C. Office for Charleston County in Book F 105 at
page 248.**

TMS#: 463 11 02 066

ALSO

**All that lot, piece or parcel of land, with the buildings and improvements thereon, situate, lying
and being on the North side of Reid Street in the City of Charleston, and State aforesaid, known
by the number 36.**

**Measuring and Containing in front on Reid Street aforesaid thirty-five (35') feet four (4") inches;
and in depth eighty-one (81') feet, be the said dimensions more or less.**

**Butting and Boundings: to the North on lands now or formerly of C. H. Blase; to the East on land
now or formerly belonging to the Estate of Josephine Wucker and conveyed to the said Charles H.
Blase; to the West on lands now or formerly of James Carey; and to the South on Reid Street
aforesaid.**

continued

Being the same premises conveyed to Grantor herein by deed of Freddie (Fred J.) Simmons, dated July 9, 1978, recorded in Book U 119, page 387, R.M.C. Office for Charleston County; deed of Irving L. Simmons, dated June 12, 1978, recorded in Book N 116, page 134, R.M.C. Office aforesaid; deed of Lionel Simmons, dated June 12, 1978, recorded in Book N 116, page 135, R.M.C. Office aforesaid; and deed of Oree (Orce) Simmons, dated June 12, 1978, recorded in Book N 116, page 138, R.M.C. Office aforesaid.

TMS#: 459 09 02 008

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said
BERNICE SIMMONS ALLEN, her Heirs and Assigns forever.

AND I do hereby bind myself, my Heirs, my Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said BERNICE SIMMONS ALLEN, Her Heirs and Assigns, against me and my Heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS my Hand and Seal, this 11th day of November in the year of our Lord one thousand nine hundred and eighty-one and in the two hundred and sixth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Joseph S. Mendelsohn (L. S.)
David W. Torgerson (L. S.)
Melvin Simmons
MELVIN SIMMONS

The State of South Carolina,

Charleston County.

PERSONALLY appeared before me Joseph S. Mendelsohn and made oath that he saw the within named Melvin Simmons sign, seal, and as his act and deed, deliver the within written Deed, and that he with Linda W. Torgerson witnessed the execution thereof.

SWORN to before me, this 11th

day of November A.D. 19 81

David W. Torgerson (SEAL)
Notary Public of South Carolina
My Commission Expires: 1-23-91

Joseph S. Mendelsohn

RENUNCIATION OF DOWER

The State of South Carolina,

Charleston County. not necessary — grantor is a widower

I, _____, a Notary Public for South Carolina

do hereby certify unto all whom it may concern, that Mrs. _____

the wife of the within named _____

did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whatsoever, renounce, release and forever relinquish unto the within named _____

Heirs and assigns, all her interest and estate, and also all her right and claim of dower, of, in or to all and singular the premises within mentioned and released.

Given under my Hand and Seal, this _____ day of _____ Anno Domini 19 _____

(SEAL)
Notary Public of South Carolina
My Commission Expires: _____

State of South Carolina.

Form 14—Title to Real Estate
567490

Revised 1976

1974

W119 P. 38

COUNTY OF CHARLESTON

MU119 N 387

WHEREAS Mattie Simmons Brennan, formerly known as Mattie Simmons, died intestate in 1962, seized and possessed of the below described property; and

WHEREAS Mattie Simmons Brennan, formerly known as Mattie Simmons, was survived by her sons, Lionel Simmons, Irving Simmons, Oree Simmons, Freddie Simmons and Melvin Simmons; and

WHEREAS Lionel Simmons, Irving Simmons and Oree Simmons have heretofore conveyed all of their right, title and interest in and to the below described property to their brother, Melvin Simmons; and

WHEREAS Freddie Simmons is desirous of conveying his interest in the property to Melvin Simmons; Now, Therefore

KNOW ALL MEN BY THESE PRESENTS, THAT

I, Freddie Simmons

in the State aforesaid _____ for and _____ in consideration of the sum of

FIVE AND NO/100 (\$5.00) DOLLARS,

and love and affection

to me _____ in hand paid at and before the sealing of these presents by Melvin Simmons

in the State aforesaid _____ county aforesaid _____ the receipt whereof is hereby

acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and

release unto the said Melvin Simmons, his heirs and assigns forever, the following described property, to wit:

ALL that lot, piece or parcel of land, with the buildings thereon, situate, lying and being on the North side of Reid Street in the City of Charleston, and State aforesaid, known by the number 26.

Measuring and Containing in front on Reid Street aforesaid thirty-five (35') feet four (4") inches; and in depth eighty-one (81') feet; be the said dimensions more or less.

Butting and Bounding: to the North on land now or formerly of C. H. Blase; to the East on land now or formerly belonging to the Estate of Josephine Wacker and conveyed to the said Charles H. Blase; to the West on lands now or formerly of James Carey; and to the South on Reid Street aforesaid.

BEING the same premises conveyed to Mattie Simmons Brennan, formerly known as Mattie Simmons, by Dennis A. Sughrue by deed dated October 19, 1934, and recorded in the R.M.C. Office for Charleston County in Book V-37, Page 337. Irving Simmons conveyed his interest in the property to Melvin Simmons by deed dated June 12, 1978, recorded in the R.M.C. Office aforesaid in Book N 116 at page 134; Lionel Simmons conveyed his interest in the property to Melvin Simmons by deed dated June 12, 1978, recorded in the R.M.C. Office aforesaid in Book N 116 at page 135; and Oree Simmons conveyed his interest in the property to Melvin Simmons by deed dated June 12, 1978, recorded in the R.M.C. Office aforesaid in Book N 116 at page 136.

Grantee's address:

73 Cypress Street
Charleston, South Carolina 29403

TMS#: 459 09 02 608

STATE OF SOUTH CAROLINA.

KNOW ALL MEN BY THESE PRESENTS, THAT

I, Dennis A. Sugarus, of Charleston, (unmarried,) in the State aforesaid
 in consideration of the sum of One thousand and no/100 (\$1,000.00) Dollars,
 to me in hand paid at and before the sealing of these Presents by MATTIE SIMMONS, of Charleston,
 in the State aforesaid, the receipt whereof is hereby acknow-
 ledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said

MATTIE SIMMONS:

"ALL that lot, piece or parcel of land, with the buildings thereon, situate, lying and being on the North side of Reid Street, in the City of Charleston, and State aforesaid, known by the Number 36.

"MEASURING and CONTAINING in front on Reid Street aforesaid Thirty-five feet (35') four (4") inches, and in depth Eighty-one feet (81') be the said dimensions more or less.

"BUTTING and BOUNDING to the North on land now or formerly of C.H. Blase, to the East on land formerly belonging to the Estate of Josephine Wacker and conveyed to the said Charles H. Blase, to the West on lands now or formerly of James Carey and to the South on Reid Street aforesaid.

"BEING the same premises conveyed to me, the said Dennis A. Sugarus, by Charles H. Blase by Henry Euist as Attorney in Fact, on the 16th day of June, 1920, which deed is recorded in the P.M.C. Office for Charleston County, S.C., in Book K 29, page 415."

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the said MATTIE SIMMONS, her
Heirs and Assigns forever.

And I do hereby bind myself and my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said MATTIE SIMMONS, her
Heirs and Assigns, against me and my Heirs,
and all persons lawfully claiming, or to claim the same, or any part thereof.

WITNESS my Hand and Seal, this 19th day of October
 in the year of our Lord one thousand nine hundred and thirty-four and
 in the one hundred and eighty-ninth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered }
 in the Presence of {
J. N. Mathias
DeWitt W. King

DENNIS A. SUGARUS

(L.S)
(L.S)V 37
33

being first Indorsed as recorded by County Auditor
 Julius C. Cogswell R. M. C. per E. L. H.

Charles H. Blase

To

Dennis A. Sughrue

Title to Real Estate

The State of South Carolina

Whereas under a power of Attorney dated April 13 1911 and recorded in R. M. C. Office for Charleston County in Book M. 26 page 188, Charles H. Blase appointed Henry Buist his Attorney in fact with full power to sell and convey all or any parts of his real estate

Now, Know All men by These Presents, That I, Charles H. Blase, widower, in the State aforesaid, for and in consideration ^{of the sum of five dollars and other valuable consideration} to me in hand, paid at and before the sealing of these presents by Dennis A. Sughrue, in the State aforesaid the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Dennis A. Sughrue,

All that lot of land, situate, lying and being on the North West corner of Bay and Reid Streets, City of Charleston and State aforesaid, and designated as Lot no(1) on a plat of the lands of Mrs Anna D. Kaufman, bounded by Bay Reid and Drake Streets made by John H. Goudin, Surveyor March 1885. and recorded in the office of the Register of Messrs Couryance, Charleston County in Plat Book B, page 12? the said lot no (1)

Measuring and containing in front on Bay Street 35 feet, 8 inches, and on the back line 35 feet 8 inches, and on the North and South lines 100 feet to the said dimensions more or less.

Putting and Bounding North on Lot no(2) of above mentioned plat, East on Bay street, South on Reid Street, and West on lot no(5) of said Plat.

Also, All that lot of land, situate, lying and being on the West side of Reid Street, City of Charleston and State aforesaid and designated as Lot no 9 on plat

front on Reid Street

measures more or less.

Butting and Bounding north on lot no. (12) of above mentioned plat, East on lot number (9) of said plat, South on Reid street and west on lot number (10) of said plat herein after described and conveyed.

Also, All that lot of land, situate, lying and being at the Northeast corner of Reid and Drake streets City of Charleston State aforesaid.

Measuring and Containing in front on Reid Street Thirty one (31) feet, 6 inches, and on the back line 31 feet 6 inches and on the East and West lines 100 feet by the said dimensions more or less.

Butting and Bounding north on lot no. 12 on plat above mentioned, East on No. 9 of said plat herein before described and conveyed, South on Reid Street and West on Drake Street aforesaid.

The three lots above described being the same as were conveyed by Anna D. Kaufman to Charles H. Blase by Deed dated 9th April 1885, and recorded in R. M. C. Office, Charleston County.

Also, All that lot, piece or parcel of land with the building thereon situate, lying and being on the North side of Reid street, in the City of Charleston, State aforesaid, one door from the corner of Anderson street and known by the number 34 1/2.

Measuring and Containing in front on Reid street aforesaid 31 feet 2 inches, and in depth 81 feet, more or less.

Butting and Bounding to the north on land of the said Charles H. Blase, to the East on land formerly belonging to the Estate of Josephine Wacker, but now of Fritz Thies, to the West on land formerly belonging to the Estate of Josephine Wacker, and conveyed to the said Charles H. Blase, and to the south on Reid Street aforesaid.

Also, All that other lot, piece or parcel of land with the buildings thereon, situate, lying and being on the North side of Reid Street in the City of Charleston and State aforesaid, and known by the number 36.

Measuring and Containing in front on Reid street aforesaid 35 feet 4 inches and in depth 81 feet more or less.

Butting and bounding to the north on land of Charles H. Blase, to the East on land formerly belonging to the Estate of Josephine Wacker, and conveyed to the said Charles H. Blase, to the West on lands now or formerly of James Carey and to the South on Reid street aforesaid.

The two lots above described being the same as were conveyed to Charles H. Blase by Fritz Thies Executor, and others by deed dated 16th February 1905, and recorded in R. M. C. Office, Charleston County, in Book 2, page 237.

Invested with all and sundry

...delivered in the presence of:)

M. Emil Holmark

E. J. Bunker

Jos. Poznanski (L.S.)
Rosalie Poznanski (L.S.)
Gustavus Poznanski (L.S.)
Emma O. Cooper (L.S.)
Walter Poz (L.S.)

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NEW YORK.
THE STATE OF ~~SOUTH-CAROLINA~~.) SS.
New York City and County)

PERSONALLY appeared before me M. Emil Holmark and made oath that he saw the within named Joseph Poznanski Rosalie Poznanski, Gustavus J. Poznanski, Emma O. Cooper and Walter Poz sign, seal, and as their act and Deed, deliver the within written Deed; and that he with E. J. Bunker witnessed the execution thereof.

SWORN to before me, this 30th day of January A.D. 1905.)

M. Emil Holmark.

(Seal)

As witness my hand and official seal. Charles Edgar Mills, Commissioner of Deeds for the State of South Carolina in New York. No. 115 Broadway, New York City, N.Y.

E. J. Bunker.

(Commissioner)
(of Deeds)
(Official)
(Seal)

RENUNCIATION OF DOWER.

NEW YORK
THE STATE OF ~~SOUTH-CAROLINA~~.) SS.
NEW YORK CITY AND COUNTY)

I, Charles Edgar Mills a Commissioner of Deeds for the State of South Carolina in New York do hereby certify unto all whom it may concern, that Mrs. Rosalie Poznanski the wife of the within named Joseph Poznanski did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread, or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named Arthur P. Aimar his Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower, of, in, or to all and singular the premises within mentioned and released.

Given under my hand and seal, this thirtieth (30th) day of January Anno Domini 1905,

Charles Edgar Mills, Commissioner of Deeds

(Seal)

Rosalie Poznanski.

for the State of South Carolina in New York.

(Commissioner)
(of Deeds)
(Official)
(Seal)

Recorded Feb. 10, 1905. Original delivered to Burke & Erckmann. Julius E. Cogswell, R.M.C. per J

Fritz Thee, as Executor and others To Charles H. Blase. Title to Real Estate.

The State of South Carolina.

Know all Men By These Presents, That I, Fritz Thee, as Executor of the last Will and Testament of Josephine Wacker, deceased, duly proved in the Office of the Judge of Probate for the County of Charleston, State aforesaid, by virtue of the power of sale vested in me and

of the said Josephine Wacker, and residuary devisees and legatees under the Will of the said Josephine Wacker, all being of lawful age, in consideration of the sum of Twenty two hundred and eighty five Dollars, to us in hand paid at and before the sealing and delivery of these presents, by Charles H. Blase, of the City of Charleston, in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Charles H. Blase;

3 1/2
All that lot, piece or parcel of land with the buildings thereon, situate, lying and being on the North side of Reid Street, in the City of Charleston, State aforesaid, one door from the corner of America Street, and known by the Number Thirty four and a half (34 & 1/2) Measuring and Containing in front on Reid Street aforesaid thirty one (31) feet two (2) inches and in depth eighty one (81) feet, more or less. Butting and Bounding to the North on land of the said Charles H. Blase, to the East on land formerly belonging to be the estate of Josephine Wacker, but now of Fritz Thee, to the West on land belonging to the estate of Josephine Wacker, about to be conveyed to the said Charles H. Blase, and to the South on Reid Street aforesaid.

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Also, All that other lot, piece or parcel of land with the buildings thereon, situate, lying and being on the North side of Reid Street in the City of Charleston and State aforesaid, and known by the Number Thirty six (36); Measuring and Containing in front on Reid Street aforesaid thirty five (35) feet four (4) inches, and in depth eighty one (81) feet more or less. Butting and Bounding to the North on land of Charles H. Blase, to the East on land belonging to the estate of Josephine Wacker, about to be conveyed to the said Charles H. Blase, to the West on lands now or formerly of James Carsey, and to the South on Reid Street aforesaid.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said Premises before mentioned unto the said Charles H. Blase, his Heirs and Assigns forever.

And, I, the said Fritz Thee, Executor as aforesaid, do hereby bind the estate of the said Josephine Wacker to warrant and forever defend all and singular the said premises unto the said Charles H. Blase, his heirs and assigns, against the said estate lawfully claiming or to claim the same, or any part thereof.

And, We, the said Caroline Wohltmann, formerly Caroline Hofstetter, Ida Helena Thee, Rosa Josephine Rhode, and Herman Louis Wacker do hereby bind ourselves, our heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Charles H. Blase, his heirs and assigns, against ourselves and our heirs and all persons whatsoever lawfully claiming, or to claim the same, or any part thereof.

Witness our hands and seals this 15th day of February in the year of our Lord one thousand nine hundred and five and in the one hundred and twenty ninth year of the Sovereignty and Independence of the United States of America.

Witness my hand and seal in the presence of) Fritz Thee, Exr. of Josephine Wacker (L.S.)

South Carolina.

Notary Public, Charles and Low Streets, in the City of Charleston, S.C.

KNOW ALL MEN BY THESE PRESENTS, That

I Michael Hogan of the City of Charleston

in the State aforesaid,

Eighteen hundred &

in consideration of the sum of

Dollars,

to me in hand paid at and before the sealing of these Presents, by Josephine Wacker widow of the

in the State aforesaid,

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release, unto the said Josephine Wacker

widow that lot piece or parcel of land with the boundaries thereunto being and lying on the North side of Bead Street in the City of Charleston State of South Carolina... (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release, unto the said Josephine Wacker

with red.

Barley.

F. DOWEN.

to all whom

examined or persons

and claim

mini 188

with

1884

Deke

Forever with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

To Have and to Hold, all and singular the said Premises before mentioned unto the said

Josephine Wacker widow of the

Heirs and Assigns forever.

And I do hereby bind myself my Heirs, Executors, and Administrators, to warrant and forever defend all and singular the said Premises unto the said Josephine Wacker widow of the Heirs and Assigns, against me and my Heirs, or any person lawfully claiming or to claim the same or any part thereof.

WITNESS my hand and seal this 22th day of Sept. 1884 in the year of our Lord one thousand eight hundred and eighty four and in the one hundred year of the Sovereignty and Independences of the United States of America.

NOTARY PUBLIC IN THE STATE OF SOUTH CAROLINA

Michael Hogan

TITLE TO REAL ESTATE.
Walker, Evans & Cogswell, Law Stationers, Charleston, S. C.

State of South Carolina.

Know all Men by these Presents, That

I Jacob H. Williams
aforesaid, in consideration of the sum of *Six hundred and forty* Dollars

hand paid at and before the sealing of these Presents, by *Michael Moyam*

aforesaid, (the receipt whereof is hereby acknowledged), have granted, bargained, eased, and by these presents do grant, bargain, sell, and release, unto the said *Michael Moyam*

All that Lot piece or parcel of land with the buildings thereon situate lying and being on the South side of Reid Street in the City of Charleston, State of South Carolina, measuring and containing in front or front of Fifty (50) feet by only 24 (24) feet in depth from South to North. Building and foundation with an (cross) running East. Allert Carter East on land now or late of Cyllert Carter at an angle of James Carter and South on Reid Street the said land having been conveyed to me by Cyllert Carter by deed bearing the 15th day of March A.D. 1881 and recorded in H.M.C. Office related to Book 2 of 18 page 311 -

Jacob D. Williams
The State of South Carolina.

TITLE TO REAL ESTATE.
Walker, Yantis & Cogswell, Law Stationers, Charleston, S.C.

the within named

here

KNOW ALL MEN BY THESE PRESENTS, THAT
William Carter

in the State aforesaid, sum of *Five hundred and fifty Dollars* in consideration of the

to *me* paid by *Jacob D. Williams*

in the State aforesaid, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell, and release, unto the said *Jacob D. Williams*

ION OF DOWER.

f the within named

ntarily, and without in named

remises within men-

Anno Domini 18

all that lot of four acres of land situated lying and being on the North side of and fronting on the City of Charleston State of South Carolina part of the corner of Congress street containing a Containing of more or less than five Acres for the same of the last line by the City of Charleston and the said lot is bounded to South, Easting and bounding to the North by land of one the said Gilbert Carter intent to be conveyed to William Carter to be taken as land of said Carter and to the North of James Ferguson to the South to said lot.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining:

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said *Jacob D. Williams* his

And *I* do hereby bind myself my Heirs and Assigns forever. Heirs, Executors, and Administrators, to warrant and forever defend all and singular the said premises unto the said *Jacob D. Williams* his

Heirs and Assigns, against me and my Heirs, and all other persons

lawfully claiming, or to claim the same, or any part thereof.

WITNES my Hand and Seal this *Eighteenth* day of *March* *Eighty one* in the year of our Lord one thousand eight hundred and *eighty one* and in the one hundred and *eighty* year of the Sovereignty and Independence of the United States of America.

WITNESSES

P. J. Heist
R. H. Ashhall

William Carter *JS*

Year	Month	Day	Time	Location	Remarks
1900	Jan	1	10:00	Old frame	Good
1900	Jan	2	10:00	Old frame	Good
1900	Jan	3	10:00	Old frame	Good
1900	Jan	4	10:00	Old frame	Good
1900	Jan	5	10:00	Old frame	Good
1900	Jan	6	10:00	Old frame	Good
1900	Jan	7	10:00	Old frame	Good
1900	Jan	8	10:00	Old frame	Good
1900	Jan	9	10:00	Old frame	Good
1900	Jan	10	10:00	Old frame	Good
1900	Jan	11	10:00	Old frame	Good
1900	Jan	12	10:00	Old frame	Good
1900	Jan	13	10:00	Old frame	Good
1900	Jan	14	10:00	Old frame	Good
1900	Jan	15	10:00	Old frame	Good
1900	Jan	16	10:00	Old frame	Good
1900	Jan	17	10:00	Old frame	Good
1900	Jan	18	10:00	Old frame	Good
1900	Jan	19	10:00	Old frame	Good
1900	Jan	20	10:00	Old frame	Good
1900	Jan	21	10:00	Old frame	Good
1900	Jan	22	10:00	Old frame	Good
1900	Jan	23	10:00	Old frame	Good
1900	Jan	24	10:00	Old frame	Good
1900	Jan	25	10:00	Old frame	Good
1900	Jan	26	10:00	Old frame	Good
1900	Jan	27	10:00	Old frame	Good
1900	Jan	28	10:00	Old frame	Good
1900	Jan	29	10:00	Old frame	Good
1900	Jan	30	10:00	Old frame	Good
1900	Jan	31	10:00	Old frame	Good

