



No. 25 Meeting Street, Charleston, SC

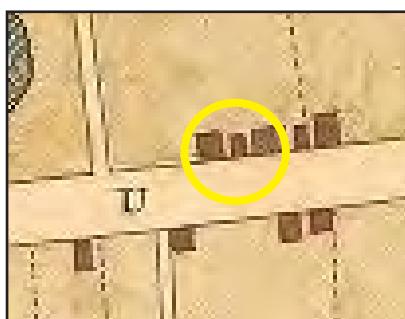
Historic Timeline

1694: The property known today as No. 25 Meeting Street was granted to William Bradley as part of Lot 197 in the “Grand Modell of Charles Towne.”¹

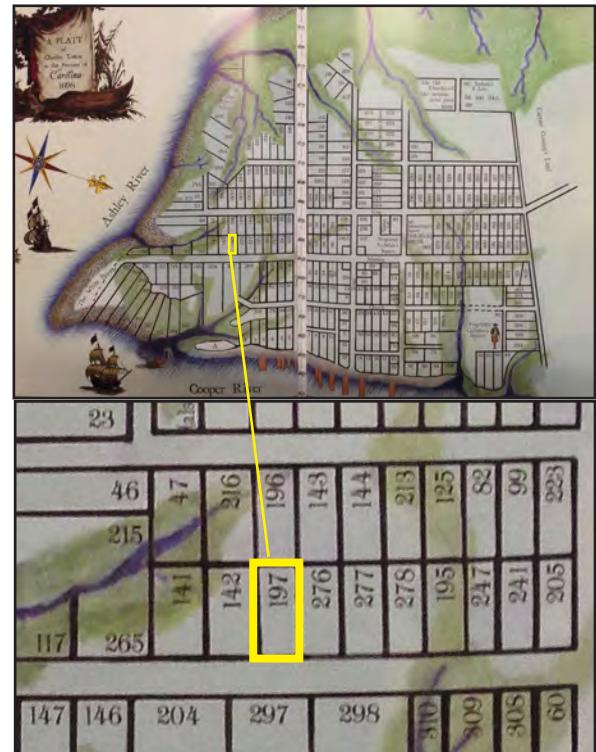
1739: The “Iconography of Charles Towne at High Water” depicts a series of structures on the property.

1741: Deeds for the properties now known as No. 23 and No. 27 Meeting Street confirm that provision merchant Albert Detmar owned the property.² A 1741 deed identified No. 25 Meeting Street as “Albert Detmar’s lot where he now dwelleth,” confirming there was a structure on the property by this time.

Historic Charleston Foundation records claim that Albert Detmar built and resided in what today is known as No. 23 Meeting Street; however, at the time of his purchase of the lot now known as No. 23 Meeting Street, he was residing on the lot next door, No. 25 Meeting Street.



“Iconography of Charles Towne at High Water,” 1739



ceased.”⁴ This is most likely No. 25 Meeting Street.

1746: A deed for No. 23 Meeting Street suggests that No. 25 Meeting Street was owned by the estate of Gabriel Escott.⁵

1751: A deed for No. 27 Meeting Street, however, suggests that No. 25 Meeting Street remained under Detmar’s estate.⁶

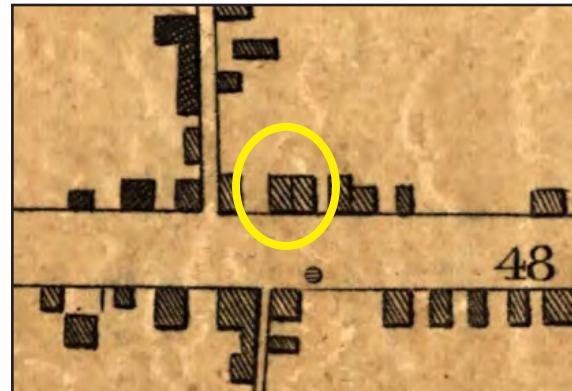
Historic Charleston Foundation records claim that William Hull constructed No. 25 Meeting Street in 1750. Not only is the interior woodwork, especially the swag decor and over-all aesthetic of the first and second story mantels, representative of late eighteenth, early nineteenth century design, no records have been located to confirm a William Hull owned the property or those nearby in the eighteenth century. Despite the mantels’ design, it is possible, however, that the structure now standing at No. 25 Meeting Street is the building mentioned in the 1740s.

No. 25 Meeting Street was most likely passed through inheritance in the mid eighteenth century, as an intensive investigation in the Charleston County Deeds Office did not reveal conveyances during this time.

1784: Joseph Brown of Charleston conveyed the 26’x232’ property, then known as “No. 62 Meeting Street,” to wealthy port merchant John Geyer (d. 1825). The property contained a tenement and was bounded to the north on Elias Vanderhorst, to the south on Miss Selina Fenwick and the west on Rebecca Rose.⁷

1785: Geyer was listed as residing at “No. 62 Meeting Street” in an advertisement for the escape of his “large bay horse” that was “well known in town...as a carriage horse.”⁸

1788: The “Iconography of Charleston” confirms the existence of a brick structure on the lot.



“Iconography of Charleston,” 1788

1794: Geyer and his wife Eliza sold the 26’x232’ property and tenement known as No. 62 Meeting Street, which was “in the occupation of John Geyer,” to merchant Robert Lindsay for five shillings sterling money. The property was described as bounding to the north on Elias Vanderhorst, to the south on “formerly Miss Selina Fenwick then to John Geyer and now James Kay” and the west on Rebecca Rose.⁹

1796: Lindsay resided on Church Street, suggesting that he used the property as a rental.¹⁰

Joseph Hinson (1772-1801) purchased, inherited or received as a dower through his marriage to Martha Stiles Hinson No. 62 Meeting Street sometime between 1796 and 1799.

1799: Mariner Joseph Hinson received a mortgage for the 26’x232’ property



Portrait of Joseph Hinson, 1800,
Gibbes Museum of Art

4 “To Be Sold,” 1745 December 23, *The South Carolina Gazette*, Charleston, SC.

5 Charleston County Deed Office, Deed Book CC, p. 290, Charleston, S.C.

6 Charleston County Deed Office, Deed Book CC, p. 290, Charleston, S.C.

7 Charleston County Deed Office, Deed Book B-6, p. 319, Charleston, S.C.

8 “Six Dollars Reward,” 1785 November 5, *Evening Gazette*, Charleston, SC.

9 Charleston County Deed Office, Deed Book M-6, p. 531, Charleston, S.C.

10 “City Sheriff’s Sale,” 1796 November 9, *City Gazette*, Charleston, SC.

known as No. 62 Meeting Street from John Milligan.¹¹ The property was described as a “lot of land” and bounding to the north on Elias Vanderhorst, to the south on James Kay and the west on Rebecca Rose.

Shortly thereafter, Benjamin Stiles, Jr., Hinson’s brother-in-law, purchased No. 23 Meeting Street from his father-in-law Simeon Theus.¹²

1800: Hinson was recorded as residing on the property with his wife, children and eight slaves.¹³

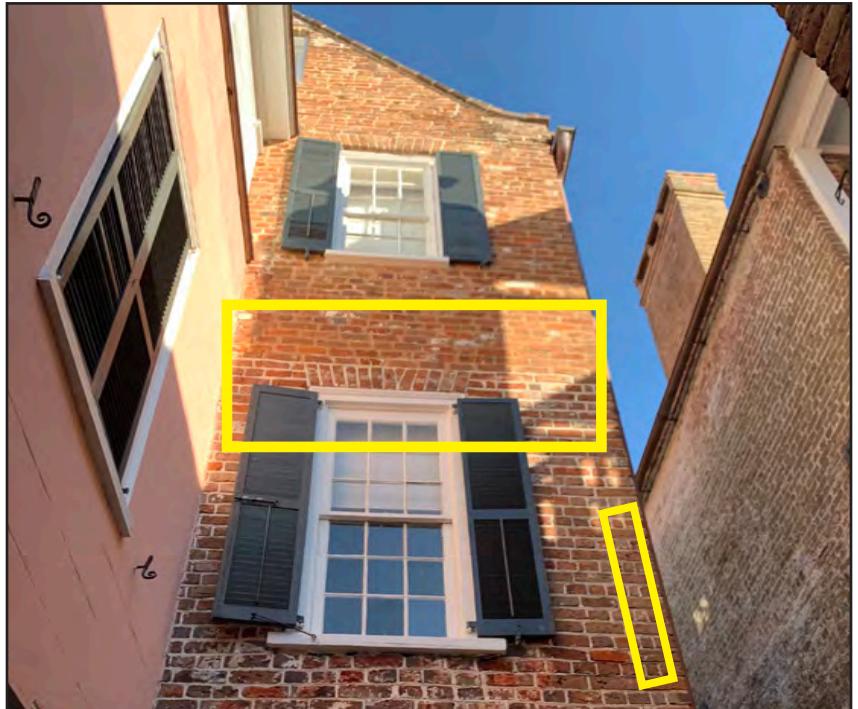
1801: At age 29, Hinson was lost at sea, leaving behind his wife and three children.¹⁴ Because the mortgage with Milligan was most likely not satisfied, Hinson’s widow Martha (1775-1846) moved to Federal Street, now known as Society Street, and merchant William Milligan moved into No. 25 Meeting Street.¹⁵ William Milligan was also a cousin and the estate executor for prior property owner Robert Lindsay, further suggesting that Hinson received the property through inheritance or dower from Lindsay’s estate.¹⁶

1803: After Hinson’s death, the property was to be sold at public auction. On November 29, an advertisement in the *City Gazette* announced the property’s sale, describing it as follows:

A valuable lot of land, situated on the west side of Meeting Street in Charleston, occupied by Mr. William Milligan...with a two-story brick dwelling house and the necessary outbuildings... measuring 26 feet, more or less and in depth 232 feet, more or less; bounded northwardly by an old wooden building belonging to Elias Vanderhorst, southwardly by a wide alley belonging to this lot and westwardly by land now or lately belonging to Rebecca Rose.¹⁷

The current exterior brickwork of No. 25 Meeting Street shows a clear difference in color and mortar joints between the first two stories and the third, confirming the structure was originally two floors as described above. The absence of brick closers, used in formal brickwork near corners, within the top half of the structure also suggests two different brick campaigns.

The 26’x232’ property was sold to Major Simeon Theus for \$3,900.¹⁸ Theus, a significant leader during the southern campaign of the Revolutionary War and



Photograph of rear elevation of main structure showing change in brick from the second to third stories, as well as closers within the original structure; taken by BVL Historic Preservation Research, December 2019



Portrait of Simeon Theus, 1819, Forbes Library

11 Charleston County Deed Office, Deed Book Z-6, 207, Charleston, S.C.

12 Charleston County Deed Office, Deed Book L-7, 522, Charleston, S.C.

13 1800 U.S. Federal Census

14 “Joseph Hinson,” 1801, South Carolina, Wills and Probate Records, 1670-1980, Charleston County Public Library, Charleston, SC.

15 “Notice,” 1803 May 14, *City Gazette*, Charleston, SC.

16 “Robert Lindsay,” 1803, South Carolina, Wills and Probate Records, 1670-1980, Charleston County Public Library, Charleston, SC.

17 “Under Decree in Equity,” 1803 November 29, *City Gazette*, Charleston, SC.

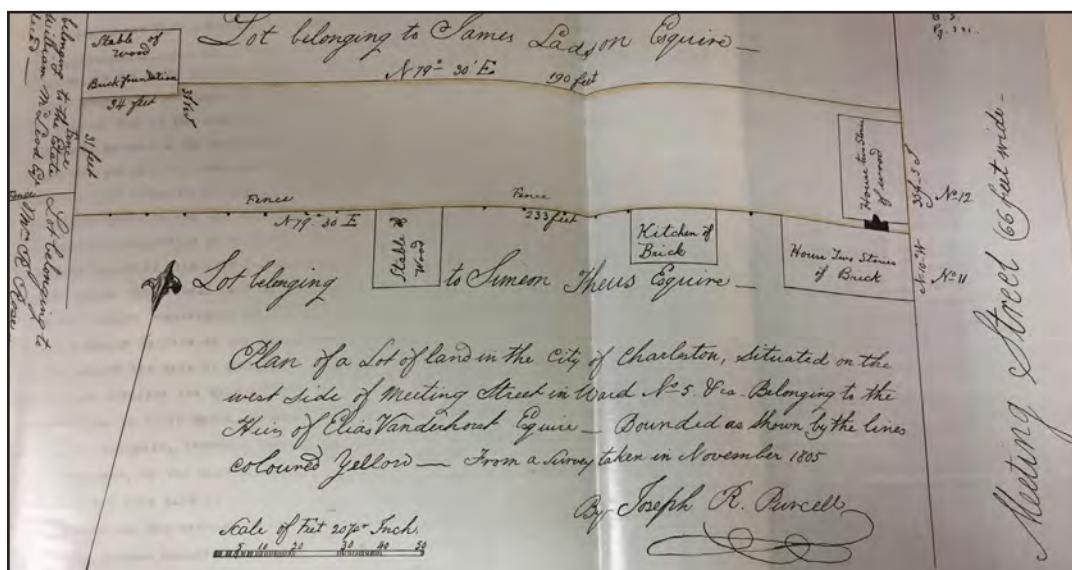
18 Charleston County Deed Office, Deed Book L-7, p. 48, Charleston, S.C.

during the Siege of Charleston, became a wealthy factor and merchant following the war. He was the son of noted eighteenth-century artist Jeremiah Theus.

1806: Theus gifted his daughter Ann Theus (1789-1849) No. 25 Meeting Street, described as a “lot of land with the buildings thereon,” most likely as a dower for her marriage to William Swinton Bennett (1786-1823).¹⁹ Theus also repurchased No. 23 Meeting Street, which he originally purchased in the 1790s, from his son-in-law Benjamin Stiles and created a double lot under his ownership.²⁰ At this time, it was inhabited by his other daughter Rebecca and Stiles, her husband.

Because Theus gave No. 23 and No. 25 Meeting Streets to his two daughters between 1799 and 1806, it is possible that during this time Theus erected an outbuilding at the center of the two combined lots to service both properties.

1808: Ann Theus Bennett and her husband William sold the “house and lot” to Sarah Thorne (d. 1824), wife of John G. Thorne, for \$3,700. The property was described as measuring 26’x232’ and bounding Elias Vanderhorst,



Plat for the property of Joseph Yates (today No. 27 Meeting Street), 1810, Deed Book B-8, page 131, Charleston County Deed Office

James Kay and Rebecca Rose.²¹

1810: A plat for No. 27 Meeting Street confirms that No. 25 Meeting Street was occupied by a two-story brick dwelling with a kitchen building along the north property line.²²

1812: Sarah and John Thorne’s daughter Elizabeth Mary Thorne (1790-1862) married William P. Greenland (1785-1849).

1819: William P. Greenland was recorded as residing at the “south end of Meeting Street,” most likely the structure known as today as No. 25 Meeting Street.²³

1821: According to John Thorne’s will, Elizabeth received full ownership of “the house in which she lives.”²⁴

19 Charleston County Deed Office, Deed Book Q7, p. 443, Charleston, SC.

20 Charleston County Deed Office, Deed Book C-7, 182, Charleston, S.C., Charleston, S.C.

21 Charleston County Deed Office, Deed Book X-7, p. 319, Charleston, SC.X7119

22 Charleston County Deed Office, Deed Book B-8, 131, Charleston, S.C., Charleston, S.C.

23 1819 City of Charleston Directory, Charleston County Public Library, Charleston, SC.

24 “John S. Thorne,” 1821, South Carolina, Wills and Probate Records, 1670-1980, Charleston County Public Library, Charleston, SC.

1822: William P. Greenland, a factor, was recorded as residing at “No. 21 Meeting Street.”²⁵

1824: After Sarah Thorne’s death, William P. Greenland became the executor of his mother-in-law’s estate and most likely remained living at the dwelling.²⁶

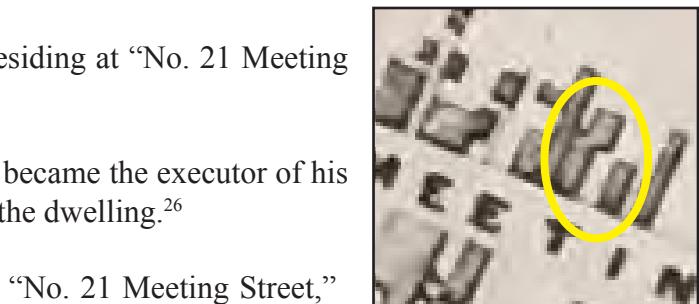
1830: William P. Greenland was recorded as residing at “No. 21 Meeting Street,” with his family and five slaves.²⁷

1852: The property was under the ownership of Sarah and John’s daughter Elizabeth Mary Thorne Greenland and recorded as a two-story brick dwelling.²⁸

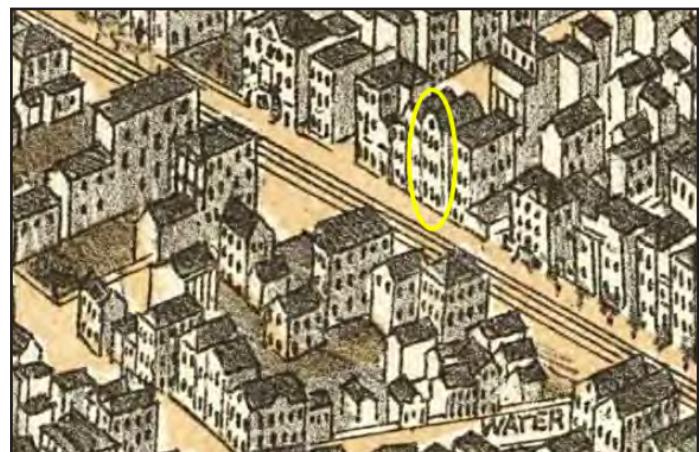
That year, “An Original Map of Charleston, South Carolina” depicts No. 25 Meeting Street and possibly its shared outbuilding with No. 23 Meeting Street.

1861: Elizabeth, a widow, was listed as owning the property, then known as “No. 19 Meeting Street.” The building, however, was recorded as “unoccupied.”²⁹

1862: Elizabeth died at age 72 of typhoid fever.³⁰



“An Original Map of Charleston, South Carolina,” 1852

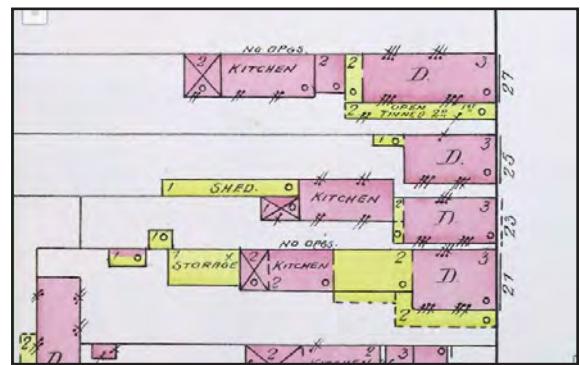


“Bird’s Eye View of City of Charleston, South Carolina,” 1872

1872: The property was recorded as a three-story brick structure.³¹ As the area endured significant shelling during the Civil War, it is possible that the structure received a third story during repairs to wartime damage.

1881: William and Elizabeth’s daughter, Elizabeth M. Greenland, also known as Eusebia, was recorded as residing at “No. 19 Meeting Street.”³²

1882: Miss Elizabeth M. Greenland, also known as Eusebia, was recorded as residing at “No. 19 Meeting Street.”³³



Sanborn Fire Insurance Map, 1888

1888: The structure now known as No. 25 Meeting Street was recorded for the first time as a three-story brick dwelling with a one-story addition at the northwest corner. The current kitchen building is depicted as straddling the property line between No. 23 and No. 25 Meeting Street by this time. A one-story wooden shed was positioned along the south property line behind the kitchen.

At this time, Eusebia’s sister Emma (d. 1887) resided at No. 25 Meeting Street with renter William D. Fogle, a

25 1822 City of Charleston Directory, Charleston County Public Library, Charleston, SC.

26 “Notice,” 1824 October 8, *City Gazette*, Charleston, SC.

27 1830 City of Charleston Directory, Charleston County Public Library, Charleston, SC.; 1830 U.S. Federal Census

28 “Ward 2,” 1852-1855, Charleston County Ward Books, 1852-1902, Charleston County Public Library, Charleston, SC

29 1861 U.S. Federal Census

30 “Mrs. E.M. Greenland,” 1862, South Carolina, Death Records, 1821-1965, Charleston County Public Library, Charleston, SC.

31 “Ward 2,” 1871-1874, Charleston County Ward Books, 1852-1902, Charleston County Public Library, Charleston, SC

32 1881 City of Charleston Directory, Charleston County Public Library, Charleston, SC.

33 1882 City of Charleston Directory, Charleston County Public Library, Charleston, SC.

payment collector for Singer Manufacturing Company.³⁴

1890: Elizabeth Greenland is listed as living at No. 25 Meeting, as well as Fogle, now a policeman.³⁵

Elizabeth Greenland died of acute bronchitis and heart failure at No. 25 Meeting Street.³⁶ According to her 1886 will, the house and lot were bequeathed to her sister, Emma Sarah Greenland (1814-1887). After her death, the property was to pass to the Protestant Episcopal Church of the Parish of St. Michael. Because Emma already deceased, the property went directly to the church.

1891: Policeman William Fogle was recorded as residing at the dwelling.³⁷

1895: “Mrs. S. Conner,” widow of Robert Conner, was listed as living in the dwelling.³⁸

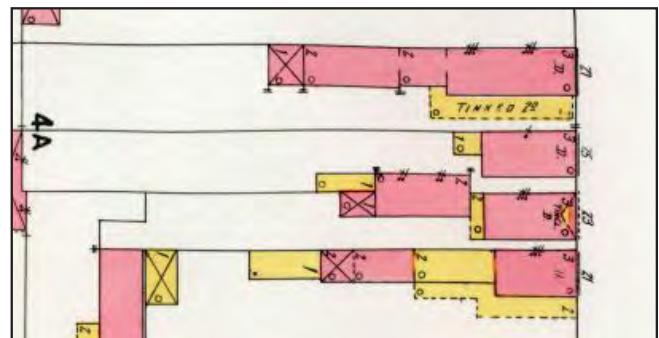
1896: In the lawsuit “Martha J. Fogle v. St. Michael’s,” Fogle’s wife Martha sought one-half of Greenland’s estate, which included No. 25 Meeting Street. The lawsuit, originally filed in 1887, claimed Eusebia “endeavored to induce [Fogle] to break up her home and take up [residence with Eusebia]” so that Eusebia “might have the enjoyment of the companionship and society of [Fogle] and as inducement “promised...a one-half portion of all her estate.”

The Fogle family was recorded as residing at No. 25 Meeting Street from 1888 to one year after Greenland’s death in 1891.³⁹

1899: James H. Thayer, a teller at the Bank of Charleston, his wife Louise and their children were recorded as living at No. 25 Meeting Street.⁴⁰

The Thayer family remained at No. 25 Meeting Street until 1905.

1902: No. 25 Meeting Street was recorded as a three-story brick dwelling with a one-story addition at the northwest corner. The kitchen building remained straddled along the property line between No. 23 and No. 25 Meeting Street. The one-story wooden shed was truncated by this time.



Sanborn Fire Insurance Map, 1902

1905: No. 25 Meeting Street was listed as “vacant.”⁴¹

1910: Mary C. Caldwell, age 67, her sister and nephews resided at No. 25 Meeting Street, as well as Keating B. Simons, a 59-year-old lodger and cigar salesman.⁴²

1920: Caldwell, her sister and nephews, who were recorded as bank associates, were residing at No. 25 Meeting Street.⁴³

34 1888 City of Charleston Directory, Charleston County Public Library, Charleston, SC.

35 *Charleston City Directory*, 1890-1980, South Carolina Room, Addlestone Library, Charleston, SC.

36 “E. M. Greenland,” 1890, South Carolina, Death Records, 1821-1965, Charleston County Public Library, Charleston, SC.

37 *Charleston City Directory*, 1890-1980, South Carolina Room, Addlestone Library, Charleston, SC.

38 *Charleston City Directory*, 1890-1980, South Carolina Room, Addlestone Library, Charleston, SC.

39 *Charleston City Directory*, 1890-1980, South Carolina Room, Addlestone Library, Charleston, SC.

40 *Charleston City Directory*, 1890-1980, South Carolina Room, Addlestone Library, Charleston, SC.

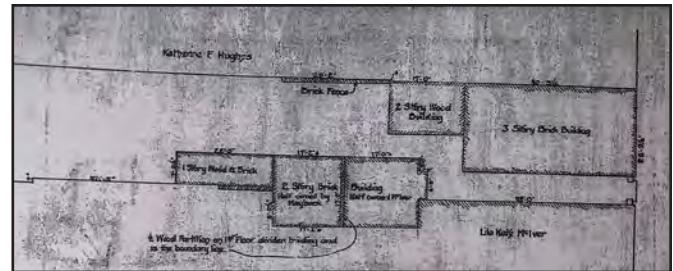
41 *Charleston City Directory*, 1890-1980, South Carolina Room, Addlestone Library, Charleston, SC.

42 1910 U.S. Federal Census

43 1920 U.S. Federal Census

1925

-1926: Peter Palmer, retired, was listed as living at No. 25 Meeting Street.⁴⁴



Plat of No. 25 Meeting Street, 1929, Plat Book C, page 100, Charleston County Deed Office

1929: The Protestant Episcopal Church of the Parish of St. Michael sold the property to Joseph Maybank, Jr. (1902-1988) and Jane P. Maybank for \$12,000. At this time, a plat confirms that the two-story brick kitchen building was internally divided in the middle by a wooden partition on the first floor.⁴⁵ Maybank immediately took out a permit to “make repairs” to the main dwelling.⁴⁶ *Investigation into building permits for No. 23 Meeting Street may shed light on when and why this division occurred within the outbuilding.*

At this time, David G. Dwight, his wife Susan, their son David Jr. and their daughter Susannah, who was a stenographer, were residing at No. 25 Meeting Street.⁴⁷

The building is depicted on a Sanborn Fire Insurance Map as identical to its 1902 documentation.

1930: Maybank, 28 years old and a cotton clerk at John F. Maybank & Co., and his 22-year-old wife Jane were recorded as residing at No. 25 Meeting Street.⁴⁸

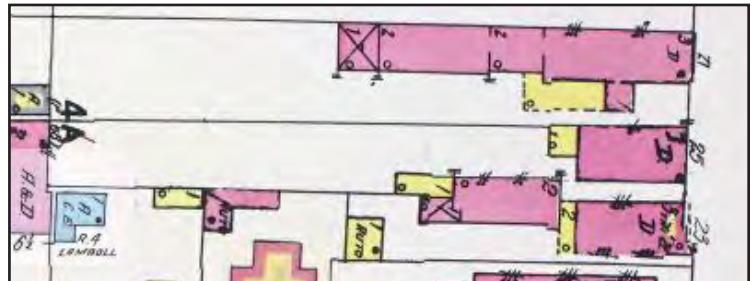
In 1931, Maybank's brother, Burnet Rhett Maybank, was elected the 54th Mayor of Charleston.

1938: Maybank and his family were recorded as residing at No. 25 Meeting Street.⁴⁹

1941: On December 9th, two days after the attack on Pearl Harbor, Maybank enlisted in the United States Marines. The *News & Courier* reported that Maybank, with “previous service in the marines,” went to “the nearest marine recruiting station following Japan’s attack.”⁵⁰

1942: Cass Hough, who was recorded as working for the “USA,” most likely at the navy yard, his wife Margaret and their two children were residing at No. 25 Meeting Street.⁵¹ With Maybank abroad, he and his family most likely rented out the dwelling to war workers, which was commonplace during World War II in Charleston.

1944: The building is depicted on a Sanborn Fire Insurance Map as identical to its 1902 documentation.



Sanborn Fire Insurance Map, 1951

1946: The interest of the property belonging to Joseph Maybank, Jr. was conveyed to Jane P. Maybank.

44 *Charleston City Directory*, 1890-1980, South Carolina Room, Addlestone Library, Charleston, SC.

45 *Charleston County Register of Deeds*, Deed Book G-35, page 47, Charleston County, SC.

46 “Building Permits,” 1929 August 15, *Evening Post*, Charleston, SC.

47 *Charleston City Directory*, 1890-1980, South Carolina Room, Addlestone Library, Charleston, SC.

48 1930 U.S. Federal Census

49 *Charleston City Directory*, 1890-1980, South Carolina Room, Addlestone Library, Charleston, SC.

50 “Maybank Joins Marines,” 1941 December 9, *News & Courier*, Charleston, SC.

51 *Charleston City Directory*, 1890-1980, South Carolina Room, Addlestone Library, Charleston, SC.

1948: Jane P. Maybank is recorded as residing in No. 25 Meeting Street.

It is likely that after Maybank's return from war, he and his wife divorced, as Jane is recorded as remarrying in 1949.

1950: Jane H.P. King (formerly Jane P. Maybank) sold the property to Louise J. Small, widow of R.S. Small, for \$26,250.⁵²

According to the deed, the sale was "in conformity with the decree of the court of common pleas" in "Jane H.P. King v. Louise J. Small."

1951: The building is depicted on a Sanborn Fire Insurance Map as identical to its 1902 documentation.

1955: Louise and her husband Howard W. Read, vice president of Southern States Phosphate and Fertilizer Co., were recorded as residing at No. 25 Meeting Street.⁵³

They are listed as residing on the property until 1980.⁵⁴



1962 photograph of No. 25-27 Meeting Street, courtesy of Kevin Eberle

1969: A plat confirms that the two-story brick kitchen building remained internally divided in the middle by a wooden partition on the first floor.⁵⁵

The *Evening Post* described No. 25 Meeting Street as the "oldest of the [23-27 Meeting] trio, dating to about 1760."⁵⁶

The article reported that in addition to a "second-story balcony over the sidewalk" and "wrought iron gate," the building maintained the "traditional Charleston habit of blinds on the first floor windows and Louvre shutters above."⁵⁷

1978: The property was conveyed to Oscar J. Small.⁵⁸



LEFT: 1969 photograph of No. 25 Meeting Street, *Evening Post*; RIGHT: late 1990s photograph depicting the stucco along the south side elevation, courtesy of Historic Charleston Foundation

52 Charleston County Register of Deeds, Deed Book Q-52, page 555, Charleston County, SC.

53 *Charleston City Directory*, 1890-1980, South Carolina Room, Addlestone Library, Charleston, SC.

54 *Charleston City Directory*, 1890-1980, South Carolina Room, Addlestone Library, Charleston, SC.

55 Charleston County Register of Deeds, Plat Book Z, page 41, Charleston County, SC.

56 "Graceful Trio of Houses." 1969 June 6, *Charleston Evening Post*, Charleston, SC.

57 *Ibid.*

58 Charleston County Register of Deeds, Deed Book K-117, page 375, Charleston County, SC., Charleston, S.C.

1979

-1980: Small, an accountant at No. 18 Broad St., and his wife Dorothy were listed as living at No. 25 Meeting Street.⁵⁹

1995: During the spring, the building's exterior brickwork and stucco finish were repaired.⁶⁰

1996: No. 25 Meeting Street received a Carolopolis Award from the Preservation Society of Charleston. The restoration was completed by G. Fraser Wilson, Jr. & Associates and included exterior stucco, shutter and window repair.⁶¹ The team found that 80% of the stucco was failing and "held up by paint," which resulted in the removal of stucco at all elevations and its reapplication to just the primary facade.



2000: Small repainted the standing-seam tin roof red.⁶²

1995 photograph showing before (left and center) and after (right) the building's restoration, courtesy of the Preservation Society of Charleston

2004: Small made a series of repairs to maintain the historic integrity of the structure, including repainting the windows, shutters and stucco.⁶³ It is during his ownership that the stucco on the side elevations were removed.

2012: Small created a trust for his daughters, Louise J. Read (nee Small) and Dorothy Small Heffner, in association with the building.⁶⁴

2015: Dorothy Small Heffner and Louise Small Griffen sold the property to William S. and Margaret L. Brenizer.⁶⁵

Brenizer constructed a two-story masonry addition at the west elevation, as well as a deck at the third story and a one-story addition to the rear of the kitchen house.⁶⁶

59 *Charleston City Directory*, 1890-1980, South Carolina Room, Addlestone Library, Charleston, SC.

60 "25 Meeting Street," Vertical File, Board of Architectural Review, Charleston, SC.

61 "25 Meeting Street," 1995, Carolopolis Award Nomination Form, Preservation Society of Charleston, Charleston, SC.

62 *Ibid.*

63 *Ibid.*

64 Charleston County Register of Deeds, Deed Book 0277, page 551, Charleston County, SC.

65 Charleston County Register of Deeds, Deed Book 0451, page 14, Charleston County, SC.

66 "25 Meeting Street," Vertical File, Board of Architectural Review, Charleston, SC.