

13 New Street

13 New Street was built in 1887-88 by Carter Brothers (William F. Carter and T. L. Carter) for merchant Joseph Thompson.

The area that became New Street was part of Henry Middleton's holdings in the late eighteenth century. In 1800 Middleton had surveyor Robert Purcell lay out 35 lots on both sides of New Street between Broad and Tradd, but did not pursue development of the area. In 1838 he gave his son Oliver Hering Middleton a large parcel on the west side of New Street, 291' on the street.

Oliver Hering Middleton had been married to Susan Chisolm of Edisto Island since 1827. As her parents' only child, Susan inherited The Launch, a sea island cotton plantation, and rice plantations on Chehaw River. Oliver Middleton took over planting all the Chisolm lands; he and Susan divided their time between Edisto Island, Middleton Place, Sullivan's Island, and northern cities. By 1839 their New Street town house, "a very handsome one," was complete.

In December 1861, Charleston was swept by a fire that destroyed buildings along New, Savage, Friend, and Broad streets. The frame house belonging to Oliver H. Middleton was among the losses. Because of the Civil War, the "burnt district" was not redeveloped for years. Oliver and Susan Middleton refugee in the Columbia area, where she died in 1865.

In the mid-1880s, Oliver Middleton finally sold off his New Street holdings. He had his 291' lot divided into six lots: today's 5 New, 7 New, 9 New, 11 New, 13 New, and 15 New Street. Joseph Thompson, a Charleston merchant, bought and developed several of the parcels. Between September and October 1887, he acquired Lots #1 and #2, and contracted with the Carter Brothers to build two houses. The contract amounts were \$2500 to build 13 New Street, and \$2350 for 15 New Street. By February 1888, the Carter Brothers filed a mechanic's lien for the unpaid balance due on the completed buildings. Change orders had brought the contract amount to a total of \$7124.73, of which \$2364.86 remained due. Thompson eventually settled the account, and sold both houses.

In 1892, Kirby S. Tupper paid \$3500 for 13 New Street, and occupied it until 1894 when he sold it to Eliza (Mrs. W. Perry) Murphy. The Perry family kept it as their residence, then as a rental house, until 1915 when it was conveyed to Jane H. Ball. 13 New Street was home to the I. G. Ball family until 1932, when Sabina Elliott Wells purchased it for payment of an unpaid mortgage and paving assessments.

By 1934, Sabina E. Wells had converted the building into a rental duplex by installing a partition wall across the entry foyers. The two flats were accessed by separate interior doors, and a beaded-board partition enclosed the stair as part of the upper apartment. After 1945, 13 New Street was held by a series of owners who occupied one apartment and kept one for rental. Edward and Bowe Pritchard, who bought the building in 1993, restored it to single-family occupancy in about 1995.

13 New Street, notes

Buildings of Charleston, p. 317 1887 Joseph Thompson, resident of 134 Tradd, built 13 and 15 New Street. Feiss-Wright Group 4 "Contributory"

Middleton:

1800 Purcell plat for Henry Middleton, 35 lots on both sides of New Street between Broad and Tradd. Lot 14 appears to be 13 New Street¹
4/5/1827 Oliver Hering Middleton (1798-1892),² son of Henry and Mary Hering Middleton, married Susan Matilda Harriet Chisolm (1807-1865), daughter of Mary Elizabeth Edings (1778-1848) and Dr. Robert Trail Chisolm (-1821).³ He planted The Launch, his wife's Edisto Island Plantation, and her Chehaw River rice plantation [in St. Bartholomews, now embracing as one plantation several tracts: Elliot tract, 800 acres, Marlborough, 400; Thompsons, 400.⁴]
1/21/1838 Henry Middleton conveyed to Oliver H. Middleton of Edisto Island for \$10, 291' on New Street, bounding west 178' on Hanahan and Edward Chisolm, northwest 148' Edward Chisolm & Dr. de la Motta, northeast 108' W. H. Inglesby.⁵
June 1839 Susan Chisolm Middleton is in her new house, "a very handsome one, I think." Per Mary Hering Middleton, Oliver's mother.⁶
1850 Census Chas: OHM, Susan, Martha (15), John (17), Ella (16), Oliver (9), Emma (7), Olivia (3); Ann Fitzsimmons (20), born Ireland.
1861 3 New Street, wood house, owner/occupant Oliver H. Middleton⁷
12/11-12/12/1861 lost to fire. New Street - J. C. Hanahan, O. H. Middleton...⁸ New Street - Mr. O. Middleton's, Mr. Kerrison's... all are gone. But Mr. Charles Edwards' left standing on the corner while everything on every side is burned.⁹
10/18/1865: Mrs. O. H. Middleton died in Columbia.¹⁰ 1892: OH Middleton died at home South Battery, 93 years old.¹¹

Joseph Thompson:

1/5/1882 purchased lot on east side New Street.¹² Sold with buildings to Henry A Molony¹³
3/1886 Oliver H. Middleton to Joseph Thompson, \$1000. Lot No. 4 on 2/1884 Barbot plat, 40' X 111', bounded west and south by lands of O.H. Middleton.¹⁴ [9 New Street, Capt. Igoe's frame house, "new building" not damaged by 8/1886 earthquake,¹⁵ seems to have been built during Thompson's ownership, title not searched.]
5/1885 OH Middleton to Kirby S. Tupper, \$1150. bounded north by Mrs. Caroline Y. Craig, south OH Middleton.¹⁶
9/12/1887 Kirby S. Tupper to Joseph Thompson, \$1200. 40' X 111', bounded north by Mrs. Caroline Y. Craig, south OH Middleton.¹⁷
10/15/1887 Thompson contracted with Carter Brothers (William F. Carter and T. L. Carter) to build 13 New Street.¹⁸

¹ City Plat Book p. 4

² Holcomb, *Mercury*, p. 137.

³ Holcomb, *SC Marriages*, p. 23. William G. Chisolm "Edings of Edisto Island" (1943). William G. Chisolm, "Chisolm Genealogy," 1914 (Waring Historical Library).

⁴ Marriage Settlements 9:364.

⁵ Deed Book U17, p. 105. See Payne survey for OH Middleton, 1837, city plat book p. 51

⁶ Eliza Cope Harrison, ed., *Best Companions: Letters of Eliza Middleton Fisher and Her Mother Mary Hering Middleton...* (USC Press, 2001), p. 53.

⁷ Census of the City of Charleston, 1861

⁸ *Courier*, 12/13/1861

⁹ *Diary of Miss Emma Holmes, 1861-1866* (LSU, 1994 edition), p. 109

¹⁰ Holcomb, *Record of Deaths in Columbia, 1859-1877*, p. 72.

¹¹ Death card, CCPL.

¹² Deed Book W18, p. 43

¹³ Deed Book W20, p. 53

¹⁴ Deed Book G19, p. 2. City Plat Book, p. 113

¹⁵ Earthquake Record submitted to City Council 10/1886

¹⁶ Deed Book C20, p. 240

¹⁷ Deed Book H19, p. 108

¹⁸ See Mechanics Lien filed 2/24/1888, Deed Book A21, p. 119

10/17/1887 Caroline Y. Craig to Joseph Thompson, \$1150. 40' X 111, bounded north Ostendorff, west McDougal, south late Tupper now Townsend.¹⁹ [Lot 1 on 1884 Plat: 15 New Street. See Earthquake Record: 17 New Street is Ostendorf, 13 and 15 New are vacant.]
10/20/1887 Thompson contracted with Carter Brothers (William F. Carter and T. L. Carter) to build 15 New Street.²⁰
2/24/1888 Mechanics lien filed by Carter Brothers (William F. Carter and T. L. Carter), builders and contractors of Charleston, against Joseph Thompson; \$2364.86 due on their construction of 13 New and 15 New Street, all work being finished as of 2/23/1888. Original contracts 10/15/1887 (13 New Street, \$2500) and 10/20/1887 (15 New Street, \$2350); privy vaults and kitchen houses, other change orders and redesigns brought total to \$7124.73, of which \$2364.86 remains due. Last payment was 2/3/1888.²¹

13 New Street:

1/30/1892 Joseph Thompson, merchant, to Kirby S. Tupper, \$3500. Lot 40'X111 with buildings, bounding north Mrs. Craig.²²

1894 13 New Street, Kirby S. Tupper

10/1894 Kirby S. Tupper to Eliza Murphy, \$5200.²³

1896 13 New Street, W. Perry Murphy

1899 13 New Street, Mrs. W. P. Murphy

1909, 1913 13 New Street, A. M. Manigault

9/1915 Maudie M. Murphy, L. L. Murphy and William Perry Murphy, heirs of Eliza L. Murphy, formerly of Charleston, to Jane H. Ball, \$10 + other valuable consideration.²⁴

1927, 1931 13 New Street, I. G. Ball

10/1932 Jane H. Ball to Sabina Elliott Wells, title. 2/1921 Jane H. Ball gave a mortgage to Anna M. S. Wells to secure payment of \$6500 + interest. Anna M. S. Wells died 9/1925, the bond went to Sabina E. Wells in distribution of the estate. There is unpaid considerable interest, also unpaid paving assessments, and the principal is unpaid. Jane H. Ball gives the property to Sabina E. Wells who assumes the paving assessments and forgives the debt. Lot 40'X111' with buildings.²⁵

1934 13 New Street, duplex. [1944: 1 New, 5 New, 7 New, 9 New, 11 New, 13 New: all are duplexes. 15 New: 3 apartments]

11/1943 Estate Sabina E. Wells et al to Eliza Huger Rutledge McPherson, Title. S. E. Wells devised the property to Anna Wells Rutledge, Eliza H. Rutledge (now McPherson), and Ella M. Rutledge Moore. Anna Wells and Ella M. deed their interests to Eliza for \$1 + love & affection.²⁶

10/1945 Eliza McPherson to Samuel D. Edwards, \$11,000.²⁷

1955 Samuel Edwards, 13a New Street; tenant in 13b New Street

2/1967 Ruth deVineau Williams and Mary deVineau to John H. Rathjen and Lieselotte Rathjen, \$17,000. As devised to us by Samuel D. Edwards.²⁸

1968 13a New Street deVineau. 13b New Street, Rathjen

8/1978 J. H. Rathjen, widower (Lieselotte died 1977) to John H. Rathjen Jr., \$19,950.²⁹

12/1993 John H. Rathjen Jr. to Edward K. Pritchard III and Bowe Pritchard. Lot 40'X111' with buildings.³⁰ House was in two flats, restored to single-family ca. 1995; replaced upstairs kitchen with bathroom; installed mantels in living and dining; ca. 2005 renovated enclosed piazza, rear piazza addition & enlarged breakfast room.³¹

¹⁹ Deed Book H19, p. 121

²⁰ See Mechanics Lien filed 2/24/1888, Deed Book A21, p. 119

²¹ See Mechanics Lien filed 2/24/1888, Deed Book A21, p. 119

²² Deed Book N21, p. 119

²³ Deed Book A22, p. 144

²⁴ Deed Book T27, p. 207

²⁵ Deed Book G36, p. 325

²⁶ Deed Book R44, p. 77

²⁷ Deed Book V45, p. 387

²⁸ Deed Book F87, p. 227

²⁹ Deed Book V116, p. 274

³⁰ Deed Book C236, p. 511

³¹ HCF 2007 House History

13 New Street, Part One Certification Application

Description

#13 New Street is a ca. 1887 frame residence, two stories in height, with a full-height projecting window bay at the south façade, a two-tier piazza along the west elevation, and a narrow rear wing with separate piazza. The entry opening at the east bay of the façade has a hipped pent roof with turned brackets, a paneled wood and glass door, and a painted-glass transom with the number "13." The house is clad in novelty siding, with fishscale shingles at the bay window, and paired brackets at the upper cornice and piazza. Both levels of the front piazza have turned columns and balusters, and the lower level is enclosed behind the front room. The rear piazza is enclosed with a wood-and-glass wall system behind the columns and balustrade.

The interior of 13 New Street retains its historic plan and much of its historic fabric: plaster cornices, bulls-eye corner blocks, small wood corner pediments at principal first-floor interior openings, and arched cased openings at the bay windows. A narrow back stair runs west-east in the rear wing.

Alterations: piazza enclosed, mid-20th century; enclosure reworked ca. 1995 and extended to the rear ca. 2005. Rear piazza enclosed mid-20th century, enclosure reworked to match main piazza. Interior was converted for duplex ca. 1933, and restored to single-family ca. 1995. Upper rear bathroom (formerly kitchen) retains beaded-board siding installed ca. 1933. Existing first-floor mantels are recent replacements of missing historic elements.

Outbuilding: Garage at rear west corner of the property has been reworked as a garden room. This building is shown on the 1902 Sanborn map as two stories, and a 1967 plat notes it as "two-story garage."

Statement of Significance

#13 Street is a good example of a late-nineteenth century Italianate style sidehall-plan frame townhouse. In setting, size, scale, mass and material, the building contributes to its streetscape and to the surrounding Charleston Old and Historic District. The 1973 Feiss-Wright Inventory includes 13 New Street in Group 4 (Contributory): "Buildings of architectural value without which the character of those buildings rated in Groups 1-3 would be lessened. To be preserved and retained."

Historical background

13 New Street was built in 1887-88 by Carter Brothers (William F. Carter and T. L. Carter) for merchant Joseph Thompson. It stands on part of a 291' wide lot formerly owned by Oliver Hering Middleton, whose house was burned in the fire of December 1861.

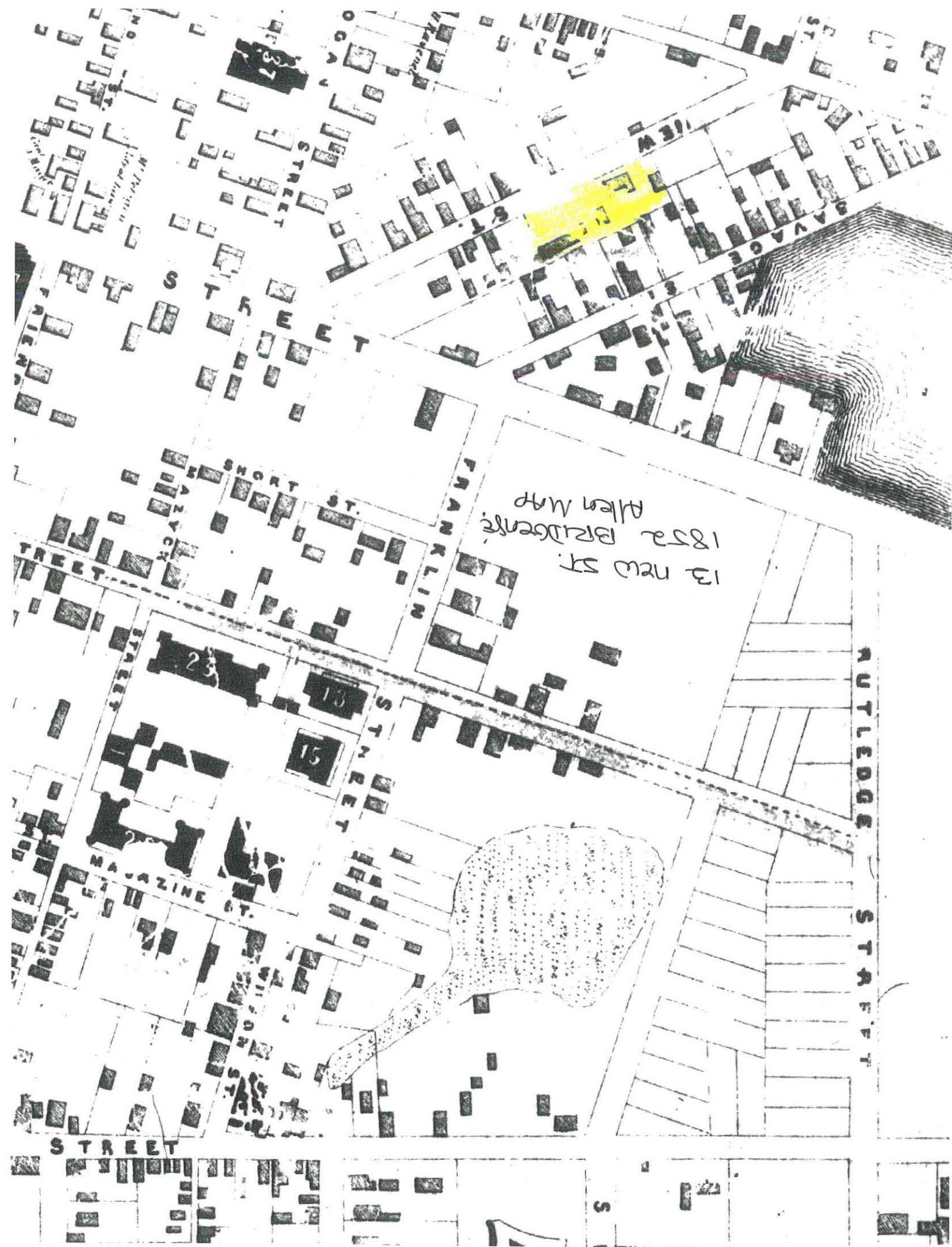
Between September and October 1887, Joseph Thompson, a Charleston merchant, purchased two 40' wide Lots #1 and #2, and contracted with the Carter Brothers (William F. Carter and T. L. Carter) to build houses at 13 New and 15 New Street. The buildings were substantially completed by February 1888.

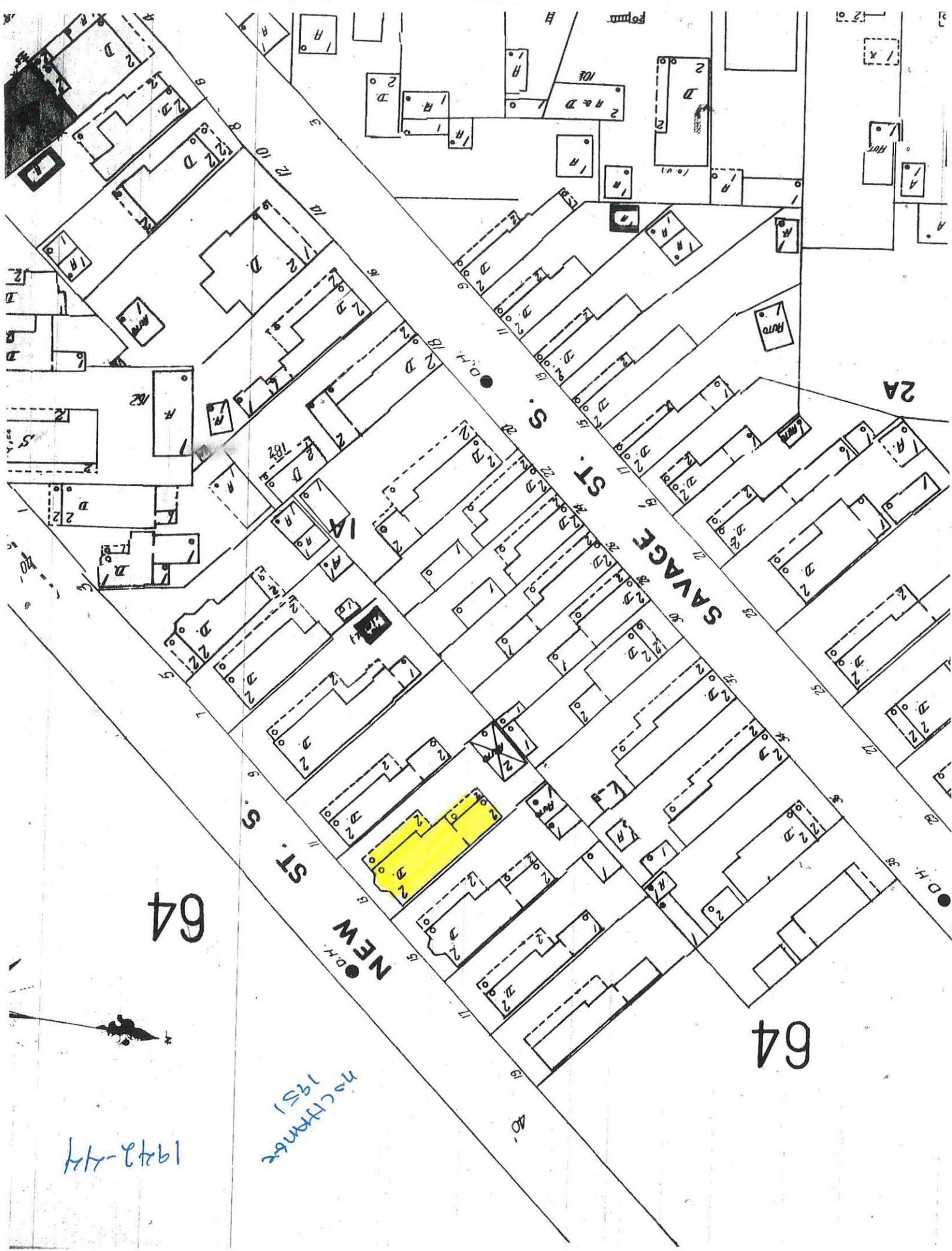
In 1892, Thompson sold 13 New Street to Kirby S. Tupper, who occupied it until 1894 when he sold it to Eliza (Mrs. W. Perry) Murphy. The Perry family kept it as their residence, then as a rental house, until 1915 when it was conveyed to Jane H. Ball. 13 New Street was home to the I. G. Ball family until 1932.

By 1934, Sabina Elliott Wells had converted the building into a rental duplex by installing a partition wall across the entry foyers. The two flats were accessed by separate interior doors, and a beaded-board partition enclosed the stair as part of the upper apartment. After 1945, 13 New Street was held by a series of owners who occupied one apartment and kept one for rental. Edward and Bowe Pritchard, who bought the building in 1993, restored it to single-family occupancy in about 1995.



1800 FOR HENRY MIDDLETON
CITY PLAT BOOK P45





State of South Carolina
County of Charleston

183

F. Carter who being duly sworn says that he is a member of the firm of Carter Bros. believes that the foregoing account is just and true, with all just credits given and that the part of the balance has been paid by account or otherwise, that the said account is between Joseph Thompson and Carter Bros. aforesaid the said balance (\$364.86) is due by said Joseph Thompson to the said Carter Bros. for labor performed and furnished and for materials furnished and actually used in the erecting and altering of the buildings as set forth in the statement set forth sworn to before me this and hereafter more particularly described 24 day of February A.D. 1888 H. H. Carter.

H. H. Carter

Notary Pub. S.C.

State of South Carolina
County of Charleston

F. L. Carter and H. H. Carter
Co-partners doing business under
the firm name of Carter Bros.

Joseph Thompson

Mechanics Lien

The following is a description of the lots of land and buildings upon which Carter Bros. claim a lien for the sum of twenty three hundred and sixty four \$2364.86 Dollars balance due upon foregoing account. All those two lots of land with the buildings thereon now known, by the Nos. 13 and 15 New Street situate lying and being on the West side of New Street in the City of Charleston State aforesaid Measuring and Containing in front together on New Street Eighty feet and the same on the West or back side by One hundred and eleven feet in depth butting and bounding together on the North on land of Colandoff to the East on New Street to the South on land of Oliver Middleton and to the West on lands of Hardesty, Annot and Dougall be the said several dimensions more or less being two lots of land each forty feet front by One hundred and eleven feet in depth one of which lots was purchased by the said Joseph Thompson from Steffy, Stepper and the other from George G. Craig. The said two lots adjoining each other the lot purchased from Colandoff being

13 new
mechanics
men
1888

2831. *Chlorodendron* *sp.* *var.* *sp.* *var.* *sp.*

is no
longer
me,

W. C. Cushing Jr. 1881-1882
for 1886

Castor Beans }
Tas Thompson } Mechanics Line

Mr. Joseph Thompson Is Carter Bros.
J. L. Carter, and H. L. Carter. Copartners in trade.
under the firm name of Carter Bros. Dr. Joseph Thompson
Is Carter Bros.

1880

Statement of Account

Oct 182

			6457.50
15	J.		
"	" changing 2 Balustrades on Front steps @ 40	80.00	
"	" Blocks on 2 Front doors @ 75°	125.00	
"	Hanging ^{slipper} studs in 2 houses	40.00	
"	Clearing Moulding in 2 Pantry & 2 Bath Rooms @ 5	20.00	
"	Difference in panelled rails & Balusters	30.00	
"	" Mantels	40.00	
"	24 extra corned Blocks in 2 dining rooms @ 30	720.00	
"	Difference in 52 corner Blocks for 2 parlors @ 7	364.00	
"	" " 24 " " 2 Halls @ 5	120.00	
"	12 ft. cornices in 2 Halls @ 15	180.00	
"	132 " " 2 Dining Rooms @ 15	198.00	
"	Cutting 2 Pantries and 2 Bath Rooms @ 25	100.00	
"	Furnishing & Hanging 2 Dr Front gates 50	100.00	
"	Putting Wardrobes on 4 Mantels @ 25	100.00	
"	" 12 ft. 3 ft. fence @ 15	120.00	
"	" 32 " Rough fence 10 ft. high @ 30	160.00	
"	Building 3 Brick Walks in Yard	200.00	
"	Changing positions of piazza Balusters	100.00	
"	Fixing ceilings of 2 houses	100.00	
"	Other Labor Painting	80.00	
"	" Material	47.80	
			1478.80

1887
OctCredit
of Cash

Nov

" " "

" " "

" " "

" " "

" " "

" " "

" " "

" " "

" " "

" " "

" " "

" " "

Credit
of Cash

22

3

5

12

16

19

20

3

10

17

23

27

31

5

7

11

21

28

3

300.00

100.00

500.00

200.00

500.00

50.00

200.00

500.00

500.00

300.00

300.00

270.00

250.00

3.38

120.00

100.00

120.00

200.00

210.00

160.00

110.00

From Hardman

1888
Jan

5

7

11

21

28

3

Balance due

Next

