

12 Anson Street

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Introduction

Among the iconic buildings of Charleston, one can easily find grand single houses with pillared piazzas, imposing public buildings of stone and marble, and graceful antebellum mansions. In all likeliness, the visitor might also seek the stalwart fortress walls of Fort Sumter, or the colonial cemetery of Circular Congregational Church – relics of events made tangible by their endurance. To walk down a Charleston street is to interact with history, to converse with these old buildings and take something meaningful away from them. Each structure, however majestic or humble or unassuming, has its own historical idiosyncrasies and surprises awaiting the ear of a curious listener. Illustrated in the following pages is the story of one of those buildings.

The story of the building that sits on the southeast corner of Anson and Guignard Streets is somewhat brief, as the building itself is likely somewhat younger than its residential neighbors. However, the lot upon which it sits portrays a part of Charleston's history that is vital yet often overlooked: the growth and change of industry. The lot at 12 Anson Street has been party to much of the most important economic developments and shifts in Charleston throughout its history. Even now, as a popular restaurant, it is an indicator of trends greater than itself; trends that will undoubtedly shape Charleston's future.

Once a marshy stream outside the northern bastion of the Walled City of Charleston, the district known in the past as Colleton Square and now known as the Market area has showed remarkable tenacity over the past three and a half centuries. Despite myriad misfortunes, economic collapse, fires, earthquakes and struggles to keep up with the times, the area, along with 12 Anson Street, remains a vital artery of Charleston's business.

The following narrative is the result of research on the history of this property in light of one of the city's great disasters, the Fire of 1861. Completed for the research class of Clemson University/College of Charleston's Graduate Program in Historic Preservation, instructed by Katherine Saunders of the Historic Charleston Foundation, this history will narrate the story of 12 Anson Street from its beginning as part of Lot 80 in the Grand Modell of Charleston to its present day as the home of Anson Restaurant. At given times in its history the property was a home for a prominent planting and banking family, a work space for renowned stone artisans, an industrial outbuilding for an ill-fated brewery, an ice house and, finally, the restaurant that sits on the corner today. It has seen great changes in Charleston's history and the history of South Carolina as a whole, a modest witness to sweeping strokes of history's brush. This work is an invitation to hear its story.

The Building

Something about commercial buildings: when the use changes, the building changes drastically.

- Kristopher King, Consultant, King Preservation Management, LLC

The two-story frame building with brick veneer that currently sits at 12 Anson Street was extensively renovated in the 1990s. (Figures 2 and 3) Much of its historic fabric is concealed by wall coverings on the interior and decorative ivy and stucco on the exterior. The horizontal dimension and construction material of the building, though, is the same as it appears in documentation from the 1880s, when the building was a one-story ice manufacturing plant. Dating the building as it currently stands is problematic due to extensive renovation campaigns and repeated adaptive use throughout the past century. This description will attempt to make the case that this building is, indeed, a former ice manufacturing plant with a construction date possibly as early 1884.

A rectangular building with its primary façade facing west on Anson Street, 12 Anson's current dimensions are 68' long by 41' wide.¹ The west (primary) façade is covered in decorative stucco that is currently painted pink.² The ground floor of this facade is comprised of four sets of French doors set with decorative glasswork, part of the renovation work completed in the 1990s by the Anson Restaurant. Another goal of this renovation was to transform the six windows set in the second floor of the primary façade into French doors and construct the balcony that currently is part of the building. (Figure 1) The north façade of the building is comprised of exposed brick veneer, as are the other facades of 12 Anson. The north façade is punctuated by four 6 over 6 windows on the ground floor and five 6 over 6 windows on the second floor. The south façade has no fenestration, and the rear (east façade) of the building has one 6 over 6 window at the second floor level as well as two utility doors, one on each floor. A large metal outdoor staircase connects the upper utility door with the ground. (Figures 4 and 5)



Figure 1. Construction of new doorways and balcony in 1990.

¹ Charleston County, Records of the Register Mesne Conveyance (RMC), Charleston, SC, Deed Book K89, Page 182. With corresponding plat.

² As of November 7, 2011, an application is on file with the Charleston Board of Architectural Review (BAR) requesting permission to paint this façade an earthen-gray hue, and to repaint the green French doors a burgundy color.



Figure 2. 12 Anson Street in September 2011. Extensive renovation was undertaken in order to outfit the building as a restaurant.



Figure 3. 12 Anson Street in 1990, before renovation. The sign above the door reads "Antiques."



Figure 4. North elevation, September 2011. Decorative ivy obscures much of the ground floor brick patterns.

afterward, likely to conceal the kitchen. Furthermore, the windows themselves appear to have undergone substantial transformation, likely in stages. The photographic evidence represented here shows this to be probable. The rear of the building also indicates drastic structural changes in order to accommodate new uses. The rear door appears to have accommodated a larger industrial door in the past where new brick work is clearly different. (Figure 5) Before the window installed in 1995 on the rear façade, there appears to have been additional, larger windows on second floor level, also indicated by brick pattern changes. Additionally visible from the exterior of the building is an imposing structure located on top of the roof meant to accommodate a recent structural update, possibly an elevator, or a private dining room. (Figure 6)



Figure 6. Rooftop addition that possibly required replacement of gable roof. The distinct brick course is possibly part of a vestigial wall of a sister building depicted in the 1928, 1944 and 1951 Sanborn maps. Photo taken September 2011.

The window and brick pattern of the building communicates a great deal to the viewer regarding the transformations this building has undergone. Firstly, the north façade's oddly situated windows indicate a fifth matching window on the ground floor. Photographs on file at the Charleston Board of Architectural Review reveal that five windows were indeed installed in the 1990s renovation. The fifth window was closed shortly



Figure 5. West (rear) elevation of 12 Anson with evidence of ground floor door alteration and rear window installed in 1995. Note also the change in color and pattern to the upper right of window indicating a previous, larger opening.

Recognition of these exterior changes is significant, as it indicates more than one stage of alteration to the building's fabric. Some conflicts that exist in documentary evidence of the building over time are reconciled by this physical evidence.

The earliest non-Sanborn image of the two story brick building can be found on the receipt headers of the Germania Brewing Company in 1915. The image, a depiction of the brew works located across Anson Street and bounded on the north by Hayne Street, shows the building at Anson and Guignard as it likely was before these changes took place. (Figure 7) Records on file with the Charleston

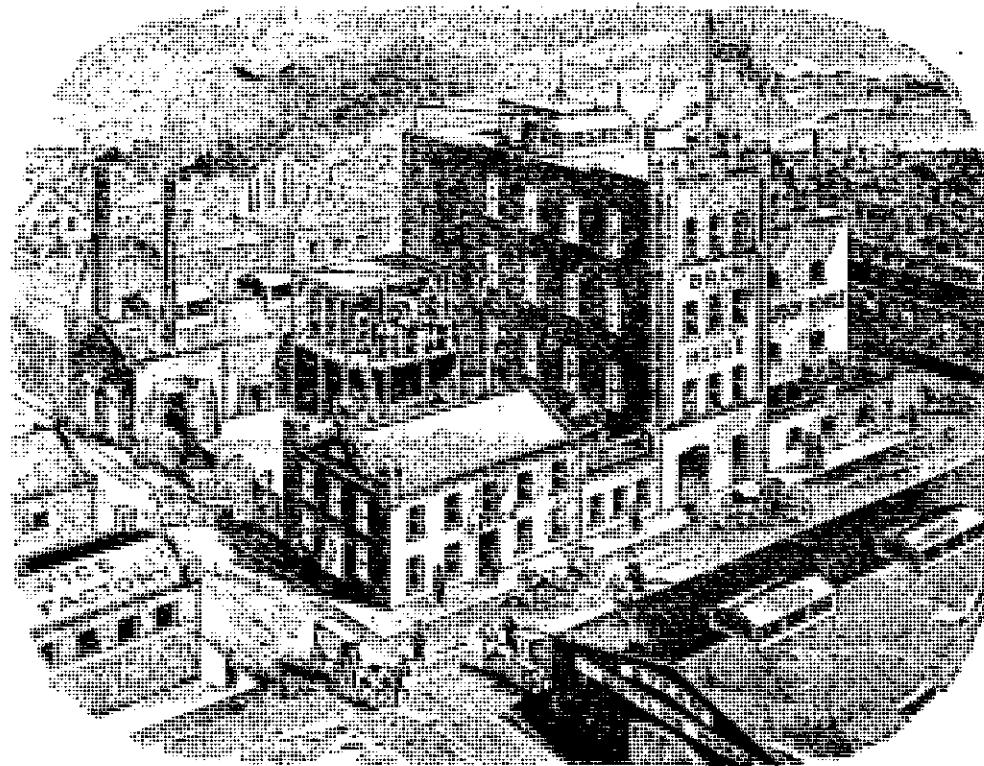


Figure 7. Depiction of the Germania Brewing Company's properties on Hayne, Anson and Guignard, 1915. 12 Anson is the Ice Factory in the bottom left of the image. It is likely that this building, possibly built in 1884, is the same building that exists today with changes made to the north façade and roof structure as portrayed here. The lot upon which the brew house and office was located is presently a parking lot, the length of Hayne between Anson and Church Streets has been closed and removed.

**Please return all Kegs, Crates and Bottles promptly,
freight prepaid.**

Board of Architectural Review indicate that permits were filed to change the slope of the roof to accommodate the addition that currently sits atop the building, which suggests that the current flat roof could possibly have once been the gabled roof depicted in the Germania Brewery image. The installation of windows on the ground floor of the building is also documented, as shown in a photograph of the north façade pre-1990s renovation. (Figure 8) Sanborn maps from 1884 describe a one story wood frame building with brick veneer.³ This representation remains the same in Sanborn maps for the years 1888,

³ Sanborn Fire Company, Maps depicting Anson/Guignard/Hayne Streets, May 1884 and June 1888, University Libraries Digital Collection. <http://digital.tcl.ec.edu> [Accessed September 6, 2011].



Figure 8. North façade of 12 Anson around 1990.

the building maintained a brick veneer for so long, and that the building footprint has remained consistent points toward one continuously altered building that remains partly within its original form today. Such a building would be apt to have a dividing floor installed shortly before 1951 – likely in conjunction with the time at which it ceased to be an ice house and became an office and antique store.

The interior of the building has similarly been significantly altered in order to accommodate a new industry. The current floor plan is oriented around large dining rooms situated at the fore of the first and second floors. On the first floor, the dining room is separated from the rear kitchen by dividing wall located approximately in line with the now closed fifth ground floor window. The kitchen runs the north-south length of the rear of the building; a rear exit door is situated on the northeast wall. A large modern half-step staircase



Figure 9. The ground floor dining room of the Anson Restaurant. September 2011.

⁴ Sanborn Fire Company, Sanborn Fire Company Map depicting Anson/Guignard/Hayne Streets, 1902, 1928, 1944 and 1951, Charleston, South Carolina, South Carolina Room, Charleston County Public Library. (Microfilm)

⁵ Wallis-Tayler, Alexander James, *Refrigerating and Ice-Making Machinery*, (London: Crosby Lockwood and Son, 1896), 189, 196.

"For Purchasing Departments," *The National Provisioner*, October 25, 1915, 35.

The Bankruptcy Records of the Germania Brewery available at the South Carolina Historical Society also describe these ice machine models, to be discussed further in this history.

located between the dining room and kitchen on the south side of the building leads to the second floor, where the dining room is identical in size and orientation to the one below it. This dining room opens to the balcony via six French doors installed by Anson Restaurant on the west wall. The rear of the building is partitioned in the same manner as below, with the space behind the partition divided into restrooms on the north, a private dining room to the south and a long, narrow office running the length of both along the east wall. Scant indicators of the building's age or alterations are available upon visual inspection of the interior. However, the concrete ground floor described in Sanborn maps for 1928 and 1951 likely still exists under recently installed decorative tile floors.

Undoubtedly, more investigation is required to establish a certain date for the construction of the Anson Restaurant building. Yet it is intriguing to consider those aspects it appears to have carried over from its past life as an industrial building – be it in the 1880s, 1930s or 1950s. The building itself is a fitting monument to the versatility of the land upon which it sits. From the very first endeavors of early Charleston, the lot on Anson and Guignard has played an enterprising part. Obviously, the ice house and brewery would have been a long way off in 1680. Thusly, the beginning of 12 Anson's story starts with a marsh beside a little stream.

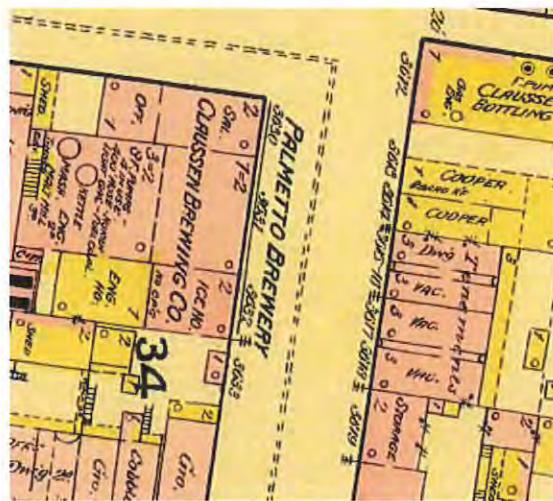
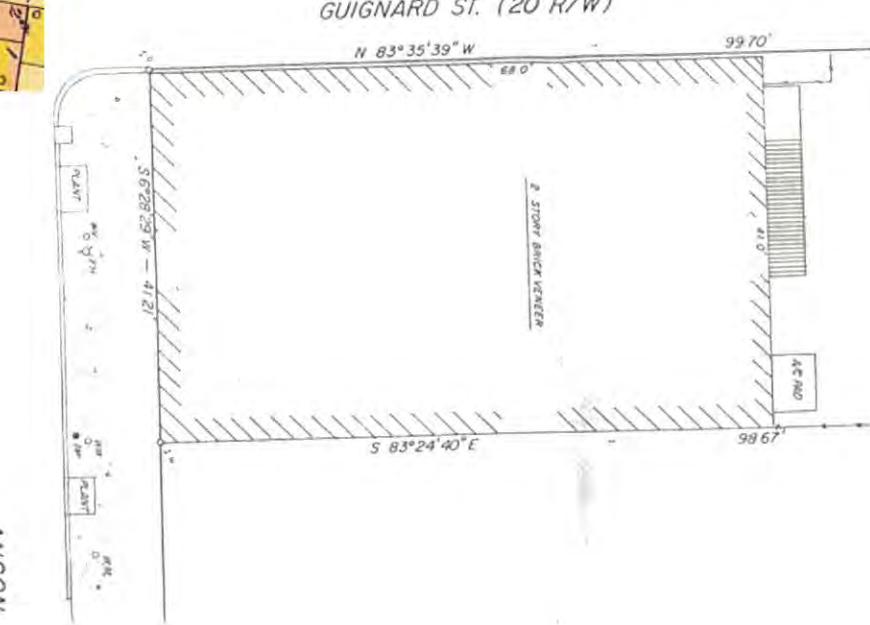


Figure 10. 1884 Sanborn map depicting the property on the corner of Anson and Guignard Streets as 3612 Anson Street, Claussen's bottling store. JCH Claussen also owned Palmetto Brewery, of which the bottling plant was a part, located across the street. The approximate dimensions of the Anson and Guignard building are the same as the present structure.

Figure 11. Current plan of 12 Anson Street and neighboring properties.



Colleton Square: The Marsh North of the Little Creek

By virtue of a warrant under the hands of the Honorb'l. Collon N Joseph Wr. [sic] Governor and Landgrave and the Lords proprietors Deputies Some directed bearing date the third day of March Anno Dom 1680. That Act measure and laid out unto Peter Colleton Barr, Thomas Colleton Esq. and James Colleton Esq and Landgrave: one towne lot in the new Charles Towne which said lott is distinctly known by ye Letter A with all ye Marsh thereonto belonging: as in the record & Moddell of this said Towne appears and Butting to the northward upon a lott known by No J and to the Southward upon a little Creeke that runneth out of Cooper river: westerly and northerly and bounding to the Eastward upon Cooper river and to the westward upon another part of the Said Creeke: The forme and shape of which Said Lott is [sic] in the Grand Moddell of the said towne and now remaining in the Surveyor Genl office performed by this ... day of March Anno Domini 1680 and Certified by me Surveyr Genll

- Grant awarded to Peter Colleton and his two brothers on Lot 80, Charles Town. Figure 12. ⁶

In 1680, after moving from a previous settlement on the Ashley River, English settlers established the city of Charles Town in the colony of Carolina. Because it was a proprietary colony, the goals of the settlement were primarily financial. Shipping and agriculture seemed a natural fit to the fertile peninsula with two serviceable waterways – the Ashley and Cooper Rivers – on each side. According to the Grand Modell, a survey of the city and its surroundings, lots were planned in mostly uniform dimensions which established the pattern for characteristically long lots with their short ends addressing the street. These lots were numbered and granted to early settlers and the Lords Proprietors, investors who resided in England. Originally, the city was protected by a wall and bastions on all four sides, one of which ran along the shores of the Cooper River to the east. (Figure 13) This fortification was eventually deconstructed by 1740.⁷

Lot 80 of the Grand Modell was in many ways uncharacteristic of the colonial Charles Town lots. It was large – described as “9 acres, 2 roods & 2 perches.”⁸ It was outside the fortifications constructed in the early settlement period of the colony, and thus not part of the walled city of Charleston. It was marshy and wet. Maps depicting the early city nestled inside the wall show two bodies of water, one on each outer side of the fortifications. The northern creek, known as Daniel’s Creek in some plats, was the southern boundary of Peter Colleton and his brothers’ land. In many of these same maps, it is

⁶ Bates, Susan Baldwin and Harriot Chaves Leland, *Proprietary Records of South Carolina, Volume III* (Charleston, SC: The History Press, 2007), 100.

⁷ Poston, Jonathan H, *The Buildings of Charleston: A Guide to the City's Architecture*, (Columbia, SC: University of South Carolina Press, 1997), 47-49.

Fraser, Walter J, *Charleston! Charleston! The History of a Southern City*, (Columbia, SC: University of South Carolina Press, 1989), 1-13.

⁸ Smith, Alice R. Huger and DE Huger, *The Dwelling Houses of Charleston, South Carolina*, (New York: Diadem Books, 1917), 269-270.

6
Carolina: ss
By virtue of a warrant under the hands of the Hon^{ble} Col^{onel} Joseph W^{ilson}
Gouverneur and Sandgrave and the Torels proprietors Deputies so wth
directed bearing date the third day of March anno domini 1689 has
measured and laid out unto Peter Colleton Esq^r and Thomas
Colleton Esq^r and James Colleton Esq^r and John Colleton Esq^r late
in New Charles Towne which said lot is commonly known by a name
of which all in March therewith belonging as in the record of Madam
of this said Towne appears and Bounding to the Northward upon a
hollow by n^o 3 and to the Southward upon a little Creek that
runneth out of Cooper river westerly and northerly and boundeth
to the Eastward upon Cooper river onto to the wth ward upon another
part of the said Creek. The forme and shape of which said lot is
represented in the plan made of the said Towne and now remaining
in the Surveyor General's office at this point. day of March
Anno domini 1689 and Certified by me X X X X X

Sir Lucy Gurney

Figure 12. Grant to Sir Peter Colleton, one of the Lords Proprietors, and his two brothers James and Thomas dated March 1680.

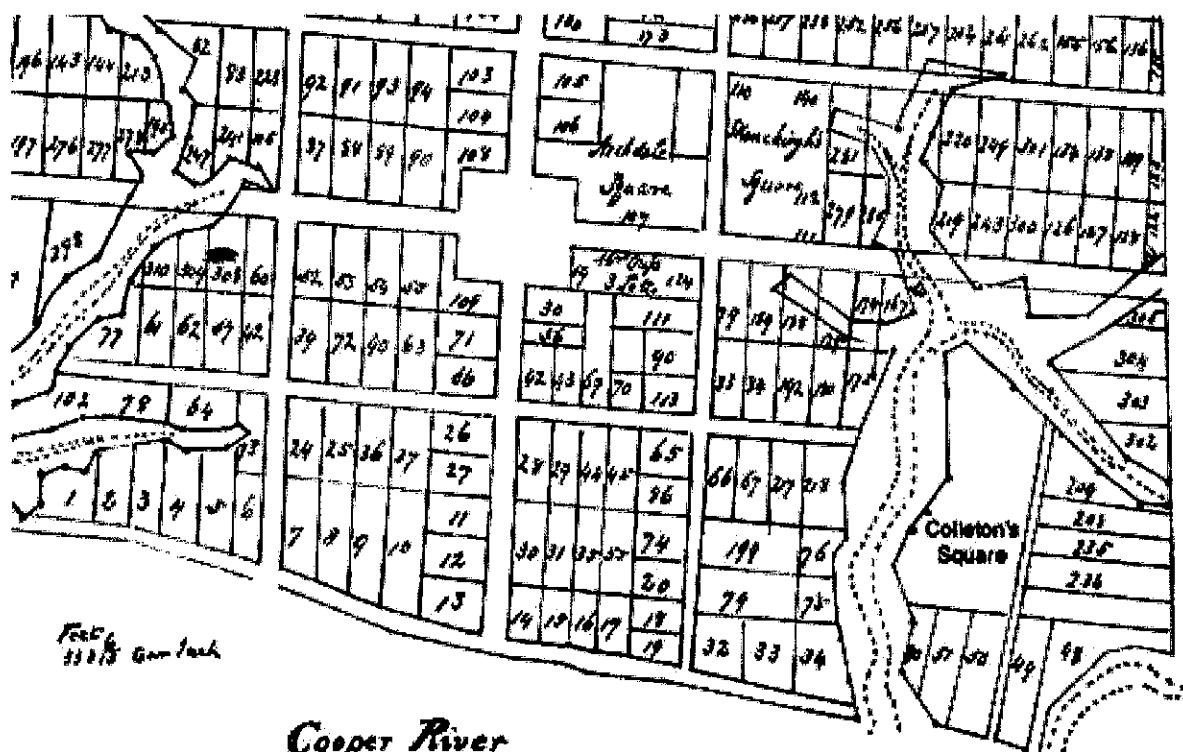


Figure 13. Henry A. M. Smith, "A Plat of Charles Town," Copy, 1908. Colleton's Square is marked in the lower right.

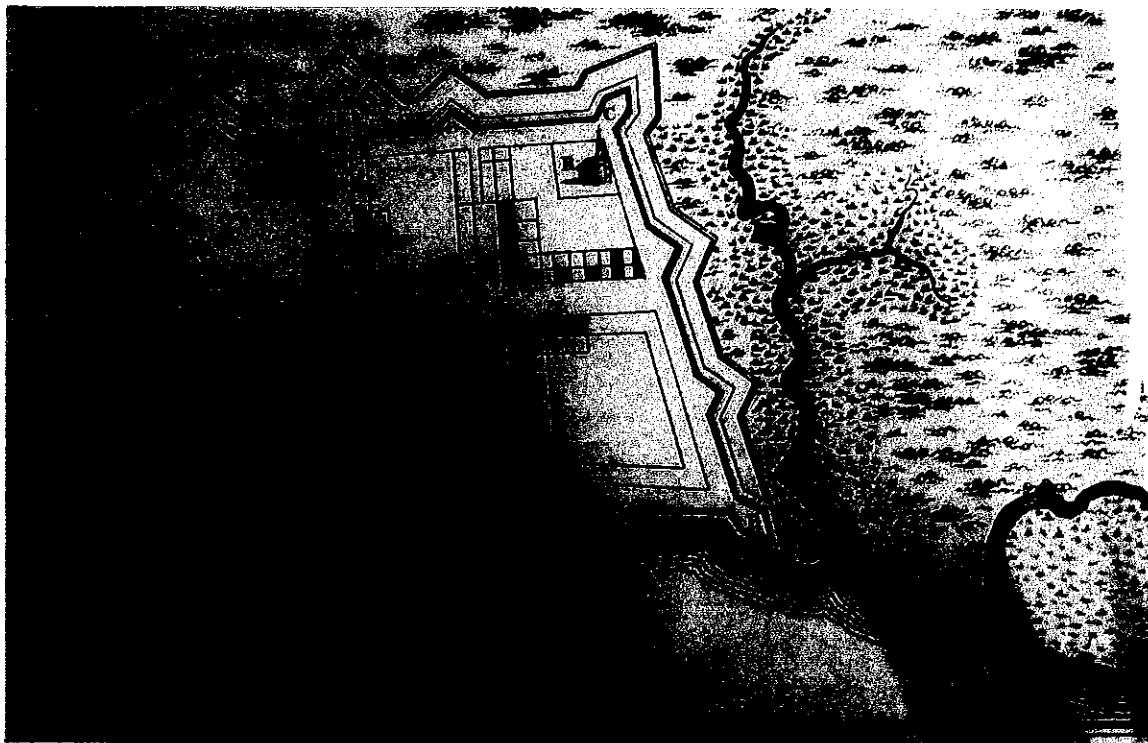


Figure 14. “Map of Charles Town from a Survey by Edward Crisp, 1704.” Map depicting the walled city of Charleston and Colleton Square. Daniel’s Creek, depicted to the right (north) of the fortification, bounds Colleton Square to the south and west by its small branch. This creek would eventually become Market Street. The fortification marked “B” on this map is Craven’s Bastion, located where East Bay Street would eventually lie.

clear that the condition of the property was heavily dependent on the tides and the fickle shoreline of this creek. Some southern parcels of the land that would eventually be known as Colleton Square would be entirely submerged at high water. Almost all documentation of this property in the 17th Century describes the property as a marsh. In their description of Lot 80, Bates and Leland include correspondence written to Sir Peter Colleton from Maurice Mathews in 1680, describing how Mathews had organized acquisition of the land to maximize Colleton’s “front; I meane of dry lande, for ye front is now; large enough with marsh & all.” Mathews goes on to describe the property: “I believe there is not a more convenient and pleasant place in the towne, because from hence is ye Longest prospect to sea it is a front Lott upon Cooper river... ye neighboring hood is not bad, and the Creeke that now runs into ye Marsh may easily be made.”⁹ (Figures 14 and 15)

Sir Peter Colleton and his family were the first to own the property that included what would become 12 Anson Street. His father, Sir John Colleton, was a Lord Proprietor who moved from England to Barbados sometime before 1659.¹⁰ In addition to Lot 80, Sir Peter Colleton also owned a span of 12,000 acres near the headwaters of the Cooper River known as Fair-Lawn Barony, and a plantation of

⁹ Bates and Leland, *Proprietary Records of South Carolina, Volume III*, 140.

¹⁰ Salley, A.S., Jr., editor. “The Colleton Family in South Carolina.” *The South Carolina Genealogical Magazine Volumes 1 and 2* (1900): 325.

about 4000 acres near Fair-Lawn known as Mulberry. In 1714, after Peter Colleton had sold the property, the famous Mulberry Plantation house would be built on this land in present-day Monck's Corner, South Carolina.¹¹

Sir John Colleton, like most of the other Lords Proprietors, did not reside in the city of Charles Town. The same is true of his son Peter Colleton, who also lived in Barbados. As the Bishop Roberts and W.H. Toms map of Charles Town in 1739 in Figure 14 portrays, no building is known to have been constructed on this lot while it was under the ownership of Sir Peter Colleton.

Peter Colleton died in 1694, and the lot transferred in turn to his son, the Honorable John Colleton. The new owner of the property did, in fact, reside in South Carolina for an extended period of time.¹² However, it is probable that he stayed primarily on his land in Fair-Lawn and not within the bounds of Lot 80.

In this initial period of the land's development, the foundation was laid for Lot 80's industrial future. Sometime before 1739, streets had been established connecting the area to the rest of the city as the fortifications were perforated and eventually dismantled. These streets were Bay Street (later called East Bay), Ellery Street, Charles Street (later called Anson), Church Street, Pinckney Street and Guignard

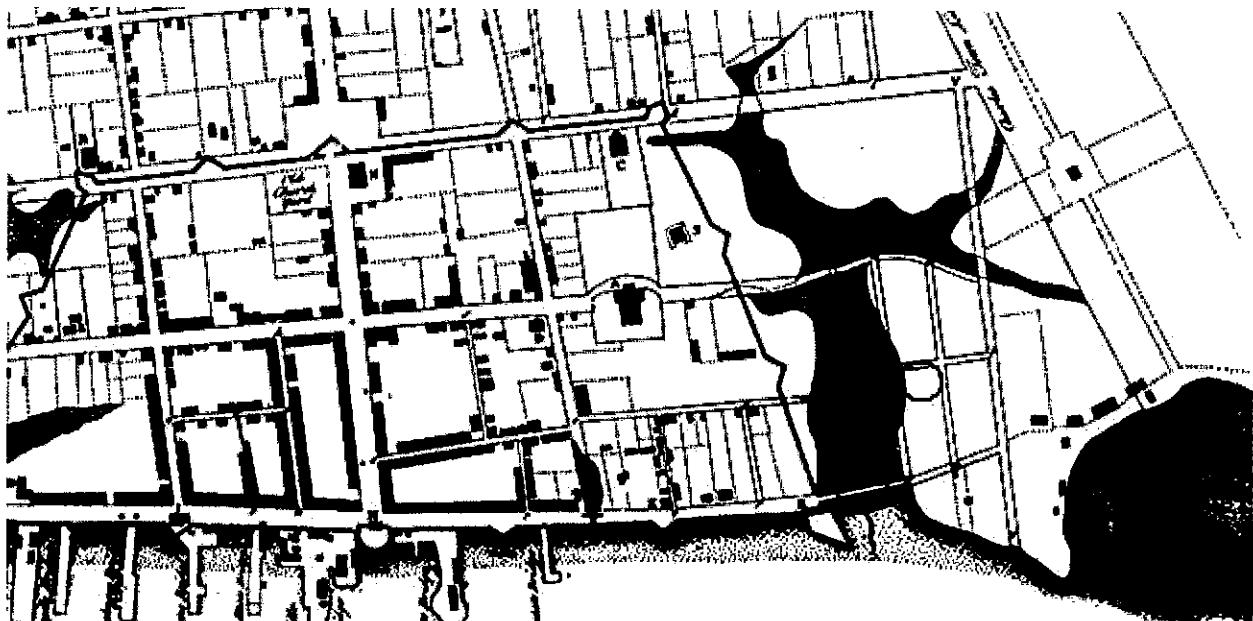


Figure 15. Bishop Roberts and W.H. Toms, "The Ichnography of Charles-Town at High Water." London, 1739. The bridge across Daniel's Creek is circled in red. Market street is the dim outline at the center of the creek. The corner of Charles and Guignard Streets is circled in blue.

¹¹ Ibid, pages 325-336.

¹² Ibid, page 334.

Street. The street that would become Market Street was, at this time, Daniel's Creek itself. A canal was established stretching from the creek's outlet at the Cooper River to Church Street by 1742. A bridge had also been built over the little creek, extending Bay Street northward. The canal and bridge allowed for maritime and commercial ventures to extend from the wharfs on the Cooper River inland. This area, while in the early to mid-17th Century would still have been a mostly undeveloped, was growing rapidly and awaiting enterprise.¹³

The first phase of Lot 80's life as a commercial property began in 1736, when the Honorable John Colleton sold most of the land to investors George Hunter, Charles Pinckney and Thomas Ellery for £5000.¹⁴ To them, Lot 80 was a real estate venture: to develop Lot 80, likely to take advantage of buildable land and develop commercial ventures on the canal at Daniel's Creek. Financed by Charles Pinckney, the bridge extending Bay Street over the mouth of Daniel's Creek was rebuilt to accommodate heavier and more frequent traffic. Around 1747, the bridge had been built and Charles Pinckney had built an impressive Georgian mansion with imposing pilasters on Colleton Square near Guignard and East Bay Streets. In the 1750s, the Pinckneys traveled to England. During this period of time, their grand home in Colleton Square was the residence of colonial governor James Glen, among others. The house remained the residence of Carolina colonial governors until the 1770s. Consequently, the Charles Pinckney mansion was known as the "Governor's Mansion" and the bridge nearby "Governor's Bridge."¹⁵

The pleasant lot of land beside the stream was gaining in significance, stature, and economic weight. Funded by Thomas Ellery and others, the canal at Daniel's Creek continued to improve and the marsh filled in, allowing a fish market and the docking of fish and oyster boats.¹⁶ Described by Charles Fraser:

We will now speak of another feature in the localities of Charleston – the creeks and marshes that penetrated it. I remember the Governor's bridge, a wide brick arch thrown across a creek, into which the tide flowed, from where the fish market now stands nearly up to Meeting Street, and covering almost the whole extent of our present market. (This creek was, according to plans and maps of Charleston now exhibited to you, the northern boundary of the town as late as 1711.) When the tide was up, communication was cut off in Church-street to the opposite side... A merchant of that day informed me afterwards, that he had once received a raft of timber in Church-street, which had been floated through the arch of the Governor's bridge.¹⁷

¹³ Burton, Milby, "Ellery Street," *Charleston Streets*, (Charleston, SC: Charleston Museum, 19XX).

¹⁴ Charleston County, Records of the Register Mesne Conveyance (RMC), Charleston, SC, Deed Book MM, page 253.

Holcomb, Brent, "Deed Book K4, pages 57-63," *South Carolina Deed Abstracts 1773-1778*, (Columbia, SC: SCMAR, 1993), 60.

¹⁵ Preservation Society of Charleston, "Governor's Bridge," <http://www.halseyঃmap.com/Flash/window.asp?HMID=59>. [Accessed November 10, 2011]

Smith and Huger, *The Dwelling Houses of Charleston, South Carolina*, 269-270.

¹⁶ Burton, "Ellery Street."

¹⁷ Fraser, Charles, *Reminiscences of Charleston*, (Charleston, 1854), 28-29.



Figure 16. Gabriel Guignard (1708-1758).

Like many commercially motivated land acquisitions, the property composing Lot 80 was divided and sold. George Hunter sold his remaining portion of the property in 1742 to Charles Pinckney for £5, possibly as a means of transferring title and not necessarily ownership, as George Hunter was the principal financier of the original deed.¹⁸ In the same deed, it is mentioned that Thomas Ellery has died in the time since the first purchase of the property. Later evidence suggests his widow, Anne Ellery, continued to manage the Ellery property on Colleton Square.¹⁹

Over the course of the last half of the 18th Century, up to and including the Revolutionary War and birth of the United States, various sections and parcels were bought, sold, and altered on Colleton Square. Ann Ellery, Charles Pinckney and George Hunter divided and sold numerous properties.²⁰ In 1744, Pinckney sold a number of lots to Gabriel Guignard, a French Huguenot, for whom Guignard Street is named.²¹ (Figure 16) The deed conveys lots “known in the plat as LMM.” Sadly, no corresponding plat for this conveyance survives. However, it is not unreasonable to assume that this land was near or abutting to the street that is named after him.²²

After Gabriel Guignard’s death in 1758, ownership of his property on Colleton Square transferred to his three daughters: Margaret, Frances and Ann Guignard. It appears that the property was subdivided among the three daughters. Ann Guignard married William Richardson, a merchant and mariner later known for his service in the American Revolution.²³ (Figure 17) In a renunciation of dower dated 1773, Ann Guignard Richardson relinquished her right to the property on Charles and Guignard Streets and, within the same year, the land was once again subdivided and sold in pieces. In April of 1777, Thomas Jones purchased part of Ann Richardson’s inherited land.²⁴



Figure 17. William Richardson (1743-1786).

¹⁸ Holcomb, *South Carolina Deed Abstracts 1773-1778*, 60.

¹⁹ Langley, Clara A, “Deed Book MM Page 253” and “Deed Book DD, Page 99,” *South Carolina Deed Abstracts: 1719-1772*, (Greenville, SC: Southern Historical Press, 1983), 156 and 285.

²⁰ Langley, “Deed Book MM, Page 253,” *South Carolina Deed Abstracts 1773-1778*, 156.

²¹ Langley, “Deed Book Z, Page 531,” 88.

²² Huguenot Society of South Carolina, “Another letter from M.E. Guignard, of la Rochelle, accompanied by a genealogical chart showing the different generations of his family in France from 1660 to the Present,” *Transactions of the Huguenot Society of South Carolina, Number 4* (1897): 44-45.

²³ Brown, John Howard, editor, *Lambs Biographical Dictionary of the United States, Volume VI*, (Boston: Federal Book Company of Boston, 1903), 473.

²⁴ Charleston County, Records of the Register Mesne Conveyance (RMC), Deed Book C5, Pages 496-503 and Deed Book Z4, Pages 472-476.

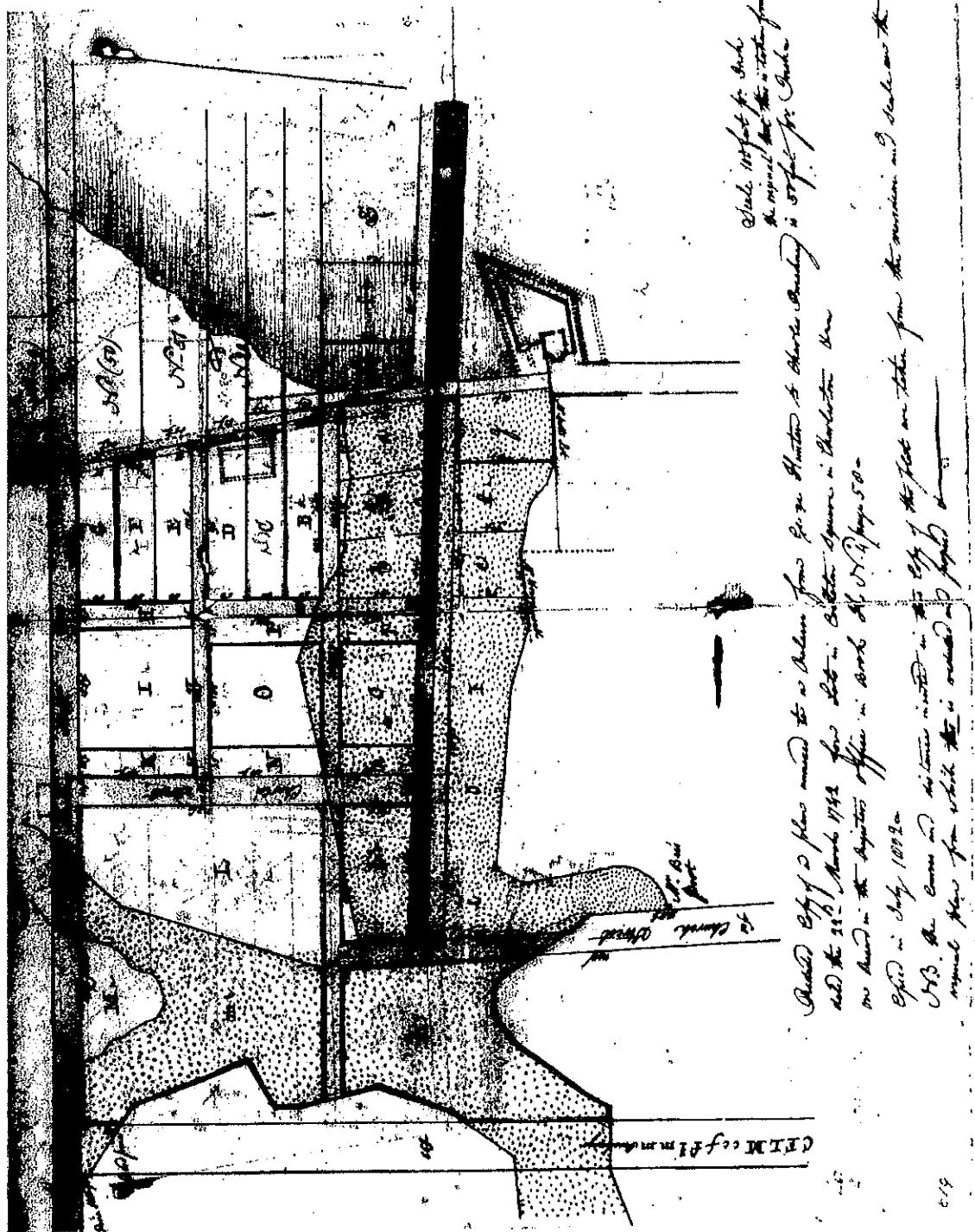


Figure 18. Copy of a plan of Colleton Square dated 22 March 1742 associated with Charleston RMC Deed Book K4, Page 58. Copied July 1882. Also known as Plat 619 in the McCrady Plats. The eventually known as 12 Anson Street is marked as lot "N" on the corner of Charles Street and Guignard. The street between the Canal and Guignard is Ellery. The streets east of Charles are first Raper's (Rafer') Alley, and East Bay. The triangular structure in the southeast corner of the plat is what remains of Craven's Bastion, part of the original walled city.

Thomas Jones' acquisition of the land at Charles and Guignard Streets came in a pivotal time for Charleston and the country as a whole. The American Revolution was on the verge of changing the economic and social fabric of the nation in ways that would impact the Market area as much as any place else. That Thomas Jones came into ownership of the property at this time is telling. His residency at what would be called 1, 3, or 4 Guignard Street, and the continued use of the property by his family into the 19th Century, would follow the area into a new commercial mode.²⁵

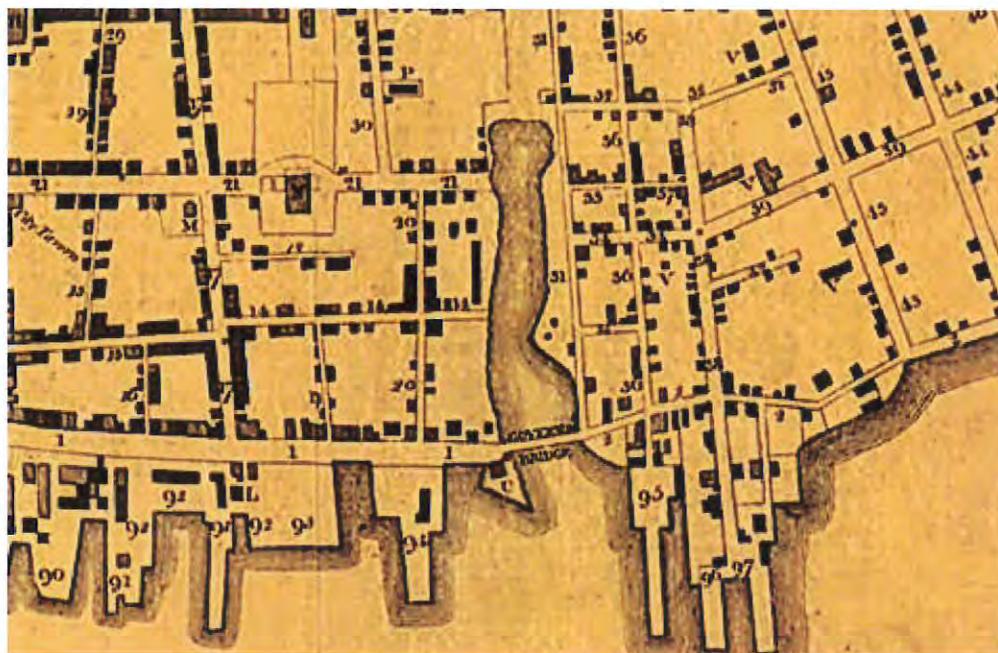


Figure 19. "The Ichnography of Charleston, South Carolina," London, Phoenix Fire Company, 1788. Cravens Bastion is represented with the letter "C" beside Governor's Bridge. Number 31 is Ellery Street, number 34 is Charles Street, number 36 is Guignard Street. By this date, a building had been constructed on the corner of Charles and Guignard.

²⁵ Through these years, the lot at Anson and Guignard was given many numerical assignments, but the address was always on Guignard, which suggests the original house faced Guignard Street.

Hagy, James W, *People and Professionals of Charleston South Carolina, 1782 – 1802*, (Baltimore, MD: Genealogical Publishing Company, 1992).

Prominent Families: The Joneses and Legares

I give devise and bequeath unto Dr. Daniel Legare, husband of my late deceased Daughter Elizabeth Martha Legare at my decease the use and benefit during his natural life, of my House & Lot situated at the Corner of Anson and Guignard streets in the city of Charleston which I now occupy and also one moiety of the lot now used by me as a garden and horse yard adjacent to the said premises...

- Thomas Jones, in his Will, 1826²⁶

Economically, Charleston and the Market area surged forward during and after the Revolution. Speculation certainly was already present in Colleton Square, as the many land transactions between Charles Pinckney, George Hunter, Thomas and Anne Ellery and Gabriel Guignard indicate. Thomas Jones was yet one more player in this period of growth. A merchant and a planter, Thomas Jones was also involved in many financial services for the county and private charity organizations. He was a tax inquirer, a commissioner for various organizations, and a treasurer for the Society for the Benefit of Elderly and Disabled Ministers and of Widows and Orphans of Clergy of the Independent or Congregational Church. During the Revolutionary War, Jones was a representative for St. Philip and St. Michael's Parishes, where he voted to ratify the Federal Constitution.²⁷

After purchasing the land from William and Ann Richardson in 1777, Thomas Jones took residence at the corner of Charles and Guignard Streets. Sometime between this year and 1804, Charles Street was renamed Anson. By the 1788, the development of a Market around the canal that once was Daniel's Creek began in earnest. The canal, which had once reached Meeting Street, had been filled in towards the Cooper River as far as French Alley, now known as Church Street.²⁸ Streets had been developed on either side of the canal, and other vendor operations had joined the fish market and the oyster boats in the area. Around this time, an act of City Council established the goal of developing a formal market for the sale of fish, poultry, meat, vegetables and supplies.²⁹ In the same year, City Council purchased land from surrounding owners in order to establish the formal market and also to close Ellery Street, as it was no longer a necessary throughway; North and South Market Streets would essentially render Ellery obsolete. Recorded in Deed Book A6, Page 232 at the Charleston County Register Mesne Conveyance (RMC), Charles Cotesworth Pinckney, Revolutionary War veteran, statesman and son of Charles Pinckney, along with property owners by the names of Sims White, John

²⁶ "Will of Thomas Jones," Wills of Charleston County, 1671-1868, Volume 37, Page 129, (microfilm), South Carolina Room, Charleston County Public Library.

²⁷ Bailey, Louise, and Elizabeth Ivey Cooper, editors, *Biographical Directory of the South Carolina House of Representatives, Volume III*, (Columbia, SC: USC Press, 1981), 387.

²⁸ Burton, "French Alley."

²⁹ Eckhard, George B, compiler, *A Digest of the Ordinances of the City Council of Charleston from the year 1783 to Oct 1844 to which are annexed the acts of the Legislature which relate exclusively to the City of Charleston*, (Charleston, SC: Walker & Burke, 1844).



Figure 20. Charles Cotesworth Pinckney (1746-1825)

Deas, John Wyatt, JT Grimke and, of course, Thomas Jones, sold parts of their property to the City Council for this purpose. (Figure 20) The market buildings were finished by 1806.³⁰

In addition to owning five plantations in the Charleston area, Thomas Jones was during this time also the President of the Bank of South Carolina.³¹ Established after the Revolution, although not chartered by the state until 1801, Thomas Jones authored the regulations and procedures of the bank – which suggests he may have been its founding president. The Bank of South Carolina was housed in a building on the northwest corner of Broad and Church Streets, the address of which is now 50 Broad Street.³² (Figure 21) The Georgian building was constructed

in 1798, and sold to the Charleston Library Society in 1835. It presently is the home of the Charleston Chamber of Commerce. Thomas Jones remained president of the bank until 1822, four years before his death.³³

Married to Abigail Townsend in 1766, Thomas Jones fathered at least five children.³⁴ Among these were his sons Samuel and Thomas, who followed their father in the banking business. His only daughter, Elizabeth Martha, married Doctor Daniel Legare on August 9, 1806.³⁵ Many members of the Legare family lived at least a portion of the year in town houses close to the corner of Anson and Guignard, located on East Bay and Anson Streets. Doctor Daniel Legare, however, practiced in Christ Church Parish, where he also owned a rice plantation known as

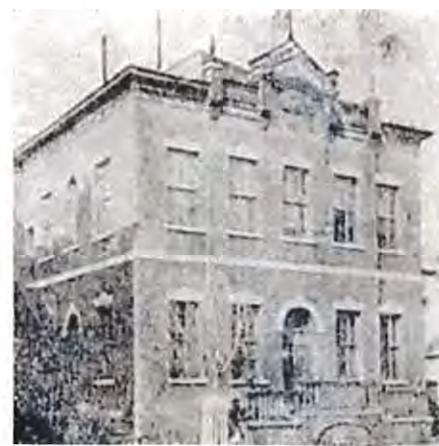


Figure 21. 50 Broad Street in 1899.

³⁰ Poston, *The Buildings of Charleston: A Guide to the City's Architecture*, 395.

³¹ Bailey and Cooper, *Biographical Directory of the South Carolina House of Representatives*, Volume III, 387.

³² Clark, Washington Augustus, *History of the Banking Institutions Organized in South Carolina Prior to 1860*, Reprint, (New York: Arno Press, 1980), www.books.google.com [Accessed November 3, 2011] 50-58.

³³ Hagy, James W, *Charleston, South Carolina Directories for the Years 1816, 1819, 1822, 1825 and 1829*, (Baltimore, MD: Genealogical Publishing Company, 1996), 85.

³⁴ Salley, Alexander Samuel, *Marriage Notices in the South-Carolina Gazette and its successors, 1731-1802*, (Albany, NY: J Munsell's Sons, 1902)

³⁵ Smith, Linda Dayhoff, *Gare Legare: Some Descendants of the Legares of South Carolina*, (Easley, SC: Southern Historical Press, 1987), 53-57.

"Marriage Notices," *Charleston Courier*, Saturday, August 9, 1806.

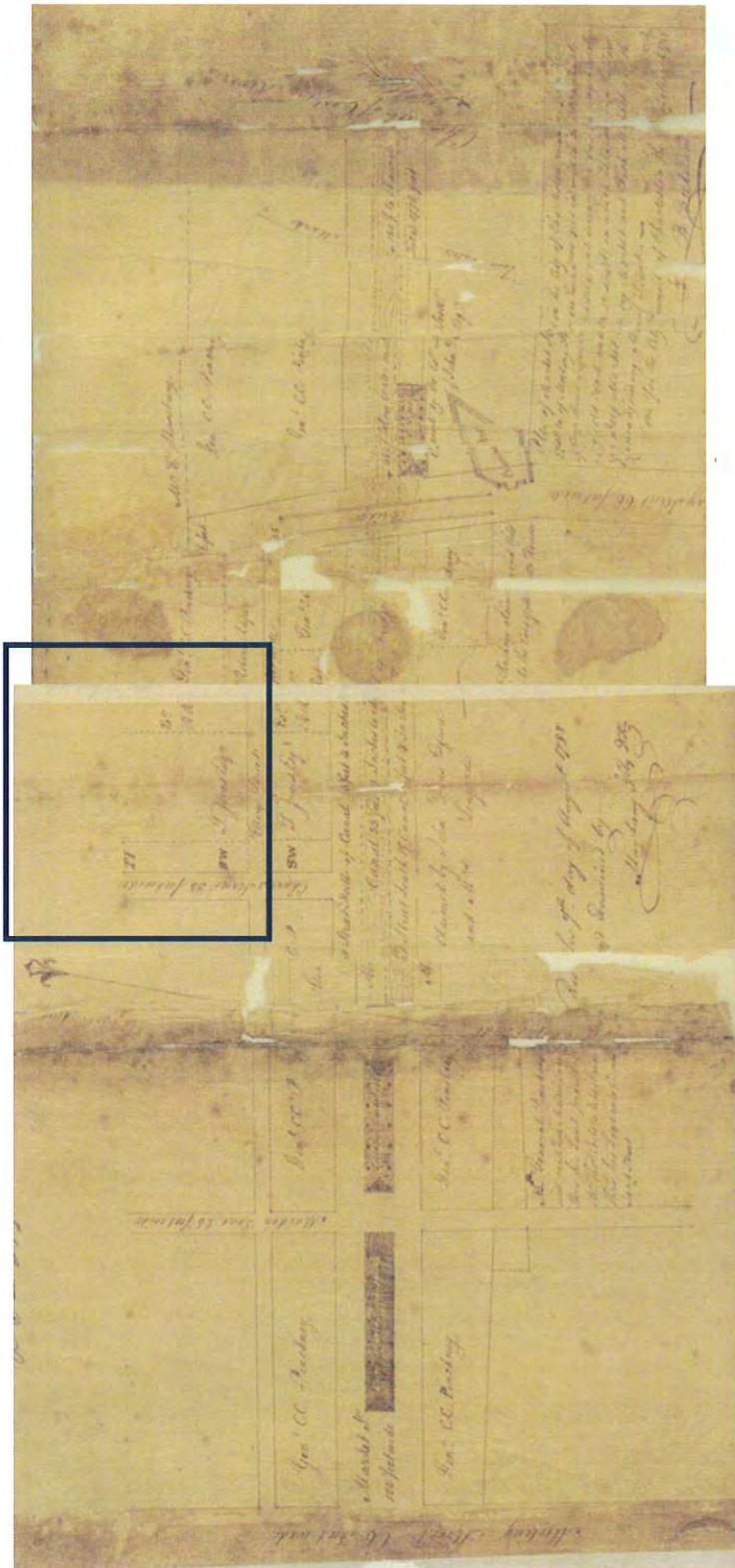


Figure 22. Plat attached to Deed Book A6, Page 232, Charleston County Register Mesne Conveyance (RMC) depicting land purchased by City Council from Thomas Jones, Charles Cotesworth Pinckney and others for the establishment of a market. Near the break in the pages of the plat, on Charles Street and north of Ellery Street is the land of "T Jones Esq," marked by the blue square. On the corner is land owned also by Thomas Jones, marked "TJ." Dated March 29, 1788.

Elm Grove.³⁶ It is interesting to note that the plantation at Elm Grove survived into the 20th Century, although it no longer stands today. (Figures 23 and 24)

Thomas Jones, while evidently successful with his plantations and financial career, suffered the loss of both his son Samuel and his daughter Elizabeth Martha in his lifetime. Elizabeth Martha died in 1824 of dropsy, and Samuel died eight



Figure 23. Elm Grove Plantation, 1928.



Figure 24. Elm Grove Plantation, 1928.

years before his sister.³⁷ It appears that Doctor Daniel Legare, after this incident, moved into the same house at 4 Guignard Street that his father-in-law Thomas Jones resided at. It is possible that Doctor Daniel changed his residence in order to care for Thomas Jones in his old age. One thing is sure, Doctor Daniel did not marry again. Furthermore, Samuel Jones' widow, Mary, and her children moved into the house next door by 1816.³⁸ Mary Jones' house, sometimes listed as 1 Guignard or, more simply, the corner of Guignard and Raper's Alley, was situated on the Eastern half of Thomas Jones' property. Evidence shows that Mary's daughters Sarah, Susan and Elizabeth Jones, lived in this house until the 1860s or later. No description is available for either of these houses during this time period.

Thomas Jones died in 1826, very likely surrounded by his grandchildren who lived in his house and in the house next door. In his will, he divided his property which, after the Market was established around 1800, bounded on the west by Anson, on the north by Guignard, on the south by the former Ellery street (which had been closed), and on the east by Reaper's Alley (known now as "Rafer's Alley"). The children of his

³⁶ Smith, *Gare Legare*, 53.

³⁷ Ibid. SS.

Will of Thomas Jones, 1-2.

³⁸ Hagy, *Directories, 1816, 1819, 1822, 1825, and 1829*, 85-87.

Hagy, James W, *Directories for the City of Charleston, South Carolina for the Years 1830-31, 1835-36, 1836, 1837-38 and 1840-41*. (Baltimore, MD: Genealogical Publishing Company, 1997), 114.

daughter, Elizabeth Martha Jones, received the western moiety of his property. The children of his son, Samuel, received the eastern moiety of his property.³⁹

Along with the use of horse pasture and garden beside the house, Dr. Daniel Legare was to live at Anson and Guignard as he pleased for the rest of his life. It appears that he may have alternated residence between the house at the corner of Anson and Guignard and his home at Elm Grove, as he is listed intermittently in city directories from 1831 to 1849.⁴⁰

It is unclear whether Doctor Daniel Legare was living at the house on Guignard Street in March of 1838, when a great fire burned through eastern Charleston. Just one of a series of conflagrations that led Charlestonians to call the 1830s “A Decade of Fire,” it began late in the evening around King and Beresford Streets and burned north and east, destroying multiple a 35-ton De La Vergne machine for cooling that plant.”

including more than a thousand various structures.⁴¹ On May 1, 1838, the *Charleston Courier* printed a

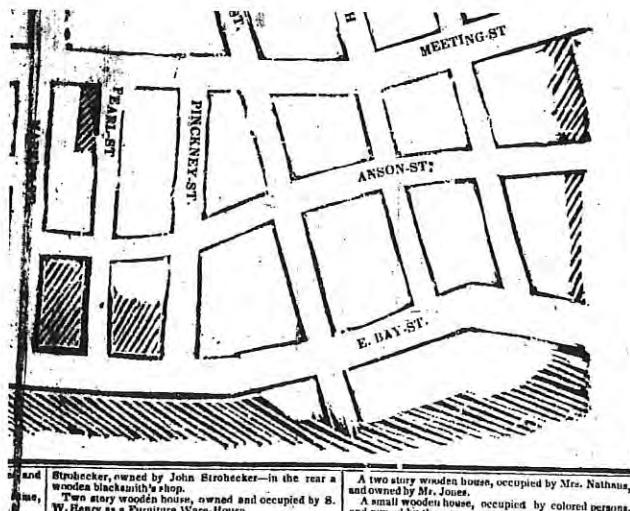


Figure 26. Map of the Burnt District. *Charleston Courier*, May 1, 1838.



Figure 25. Daniel Legare, Jr., 1858.

map of the burned district with listings of properties destroyed. The exhaustive list includes four buildings on east side of Anson Street and none on Guignard (described in the map as "Pearl Street"). Two 2 ½ story wooden buildings and two 2 story wooden buildings were burned on Anson Street, yet none were on the property of Daniel Legare or Mary Jones. It appears that perhaps their property may have been spared, given that the fire had turned north from Market Street and only edged along the corner of Anson and

³⁹ Will of Thomas Jones, 1- 2.

⁴⁰ Hagy, *Directories*, 1830-31, 1835-36, 1836, 1839-83 and 1840-41, 70, 102 and 114.

Hagy, James W, *Directories for the City of Charleston, South Carolina for the Years 1849, 1852, and 1855*, (Baltimore, MD: Genealogical Publishing Company, 1998), 130.

⁴¹ Walter Fraser, *Charleston! Charleston! The History of a Southern City*, 217-218.

Pearl.⁴² (Figure 26) Furthermore, the Bridgens and Allen Map of Charleston, published 1842, depicts a building at the corner of Anson and Guignard. If the house of Dr. Daniel Legare was destroyed by fire in 1838, it was soon after rebuilt. (Figure 27) The Market buildings were, however, destroyed, prompting the construction of the Market Hall that stands at Meeting and Market streets today.⁴³

Doctor Daniel Legare remained living at 3 Guignard a least until 1841, when he is listed at that address as well as his son, Daniel Jr. (Figure 25) Doctor Daniel Legare, the elder, passed away on December 29 1854. In his will, he requested that his property be sold and the profits from the sale be divided amongst his children. Possibly in an early execution of his wishes, Doctor Daniel Legare and his children Nathan, Daniel Jr, Abigail, and Thomas, along with the children of Samuel Jones, sold the property at Anson and Guignard on December 24, 1850 to two brothers, stonecutters by trade, named David and William Walker.⁴⁴

Both the Jones and Legare families had inherited notoriety and success from their fathers. At the beginning of the 19th Century, they were planters, merchants, factors and bankers. Yet into the middle of the century, Charleston's economy was already showing signs of having been past its heyday. After independence, Charleston was no longer a large shipping port, and the income from rice plantations was already starting to wane. The children of Doctor Daniel Legare sold the plantation at Elm Grove two years after their father's death, on December 7, 1856. On the eve of the Civil War, it was appearing that the economic structure that had made Charleston great was shifting and beginning to wane. Like many planter and merchant families in Charleston, to quote Linda D. Smith, "the descendants of this line of Legares were never to enjoy the same wealth their forefathers had."⁴⁵

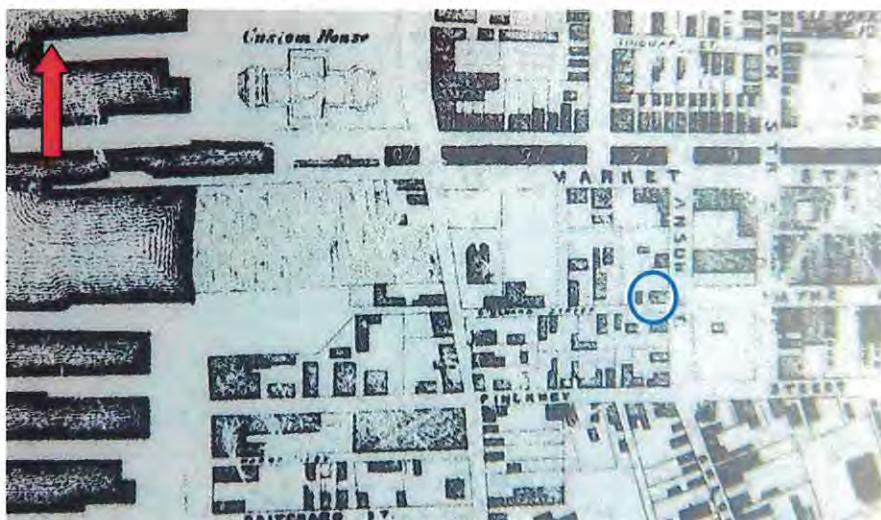


Figure 27. Detail of the 1842 map "An Original Map of the City of Charleston," by RP Bridgens and Robert Allen. The red arrow points North, and the corner of Anson and Guignard is circled in blue.

⁴² "The Recent Fire," *Charleston Courier*, May 1, 1838.

⁴³ Poston, *The Buildings of Charleston*, 395.

⁴⁴ Charleston County, Records of the Register Mesne Conveyance (RMC), Book M12, Page 380.

⁴⁵ Smith, *Gare Legare*, 57.

Marble Yards and Stone Cutters



- Magnolia Cemetery, Charleston, South Carolina, September 2011

The new owners of the property on Anson and Guignard were new to this area of Charleston, but they were already well-established in their profession.

William S Walker and David A Walker were sons of Thomas Walker, a Scottish-born stonemason whose surviving work spans from the late 18th Century to his death in 1835.⁴⁶ The elder Walker apprenticed four of his sons in all, each of whom did business in the stone cutting trade in Charleston, although some for longer periods than others. Thomas Walker's son-in-law John White also was active locally as a stonemason, and White's sons followed in his profession as well. In all, the Walker and White families of stonemasons had a strong impact on Charleston stonework, especially cemeteries, for the entire span of the 19th Century. Their work is to be found as far as the Columbia, South Carolina area, and is today a badge of significance in historic cemeteries: so much so that the presence of their work is considered a contributing quality toward National Register status.⁴⁷

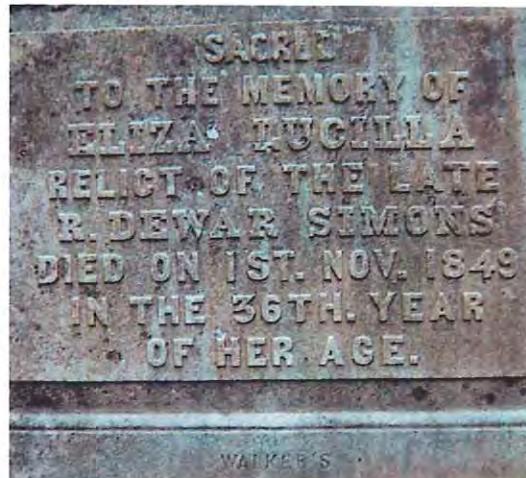


Figure 29. Gravestone of Eliza Lucilla Simons, d. 1849, carved by the Walker family. "WALKER'S" is stamped onto the base of the monument. Located at Circular Churchyard.

⁴⁶ Trinkley, Michael, *An Archaeological Reconnaissance of Hobcaw Plantation, Charleston County, SC*, (Columbia, SC: Chicora Foundation, 1987), 37.

⁴⁷ Scott, Brian, "First Burial in Long Cane Cemetery," Historical Marker Database. <http://www.hmdb.org/marker.asp?marker=18756>. [Accessed October 21, 2011]

The locations of the Walkers' marble yards were spread about the city. Thomas Jones operated his first places of business at 32 Trott Street under the business name Walker & Evans. Sometime between 1809 and 1816, he moved to 38 Wentworth Street.⁴⁸ Around 1822, Walker moved his marble yard to Meeting Street, and he remained in this location until his death almost ten years later. During the time that Walker's stonemasonry was located at 145 Meeting Street⁴⁹, he taught his sons his trade. By 1830, the business is listed as "Thomas Walker & Sons," with "WS" and "RD" Walker listed as partners ("RD" would be Robert DW Walker, one of William S Walker's brothers). Another of Thomas Walker's sons, James E Walker, struck out on his own long before his brothers and opened a stone cutting business at 64 Queen Street in 1836.⁵⁰ (Figure 31) James was also a partner in the firm that took over at 145 Meeting Street after Thomas Walker's death known as "James E Walker and Brothers, Stone Cutters" in the 1840 Charleston City Directory.⁵¹

William S and David A Walker purchased the property from Doctor Daniel Legare and Thomas Jones' heirs for \$7,000 in 1850. They moved from their family marble yard at 145 Meeting to what was now called 4 Anson Street by 1852. It is difficult to determine whether they also lived at this marble yard or merely worked there. It is certain, though, that by 1859 they both did, in fact, live in a house or houses on the property and carved their stonework there as well.⁵² City Tax Assessor's Ward Books list the



Figure 30. David A. Walker's stonemason's stamp. Circular Churchyard.

National Register of Historic Places Application: Lucas Family Cemetery.

<http://www.nationalregister.sc.gov/charleston/S10817710167/S10817710167.pdf>. [Accessed October 21, 2011]

⁴⁸ Hagy, *People and Professionals of Charleston, South Carolina, 1782-1802*, 52.

Hagy, *Directories for the Years 1816, 1819, 1822, 1825, and 1829*, 36.

⁴⁹ The Meeting Street address is not always consistent, listed in directories as 145, 137, 149, etc, but stabilizes over time as 145.

⁵⁰ Rutledge, Anna Wells, *Artists in the Life of Charleston: Through Colony and State, From Restoration to Reconstruction*, (Columbia, SC: University of South Carolina Press, 1980), 223. www.books.google.com [Accessed November 12, 2011]

Charleston Courier, January 1, 1837.

⁵¹ Hagy, *Directories for the City of Charleston, South Carolina for the Years 1830-31, 1835-36, 1836, 1837-38 and 1840-41*, 130.

⁵² Hagy, James W, *City Directories 1859-1860: On the Eve of the Civil War*, (Baltimore, MD: Genealogical Publishing Company, 2000), 84. Listings: "Walker, David A. Marble Worker, Anson St cor Guignard St., house same." The same listing exists in 1859 for William S Walker.

value of the property at a value of \$5600 in 1852 and 1853, yet the property value increases to \$8000 in 1854 and remains at this value in 1856 and 1857. This documentary evidence indicates that the Walkers could have built new structures on the property or modified those that were there when they purchased the land.⁵³

The Market area and Ansonborough neighborhood were changing, along with Charleston altogether, in the middle of the 19th Century. While the wealthy planter class still existed, it now had to coexist with industrious merchants. The railroad, which had been established in the area in 1833, was extended into the city itself in the 1850s. Millions were spent on improvements of public wharves on East Bay Street and elsewhere. One of the most emblematic

buildings of this period is

the Custom House on Market and East Bay Streets, construction of which began in 1849, although it was not completed until after the Civil War.⁵⁴

The Custom House was located only two blocks from the Governor's Mansion built by Pinckney; with all the commercial activity in this area at this time, amid monumental buildings like these, the Market area must have been an invigorating place. Manufacturing and export had a short boom in this period, with Charleston churning out products from "fourteen grist mills, six rice mills, six iron foundries (including the Phoenix Iron Works whose annual productivity was surpassed only by foundries located in New Orleans, Louisiana; Richmond, Virginia; and Nashville, Tennessee), six turpentine distilleries, a railroad machine shop and depot, and numerous sawmills."⁵⁵



Figure 32. Headstone in Circular Congregational Churchyard bearing the stamp of David A. Walker.

NOTICE.—The Firm of **THOMAS WALKER & SONS**, is this day dissolved by mutual consent, all demands must be presented forthwith, and those indebted will please make payment, when called on.

THOMAS WALKER
JAMES E. WALKER
WILLIAM S. WALKER

Jan. 1

NOTICE.—The Subscribers have this day entered into Co-Partnership, under the firm of **W. S. & R. D. WALKER**, and intend to carry on the **STONE and MARBLE CUTTING**, at the old stand No. 145 Meeting-street, and will endeavor to merit the Public patronage. Orders received for Granite Fronts, &c.

WILLIAM S. WALKER
ROBERT D. WALKER

Jan. 1

NEW MARBLE YARD, 68 QUEEN-ST.
The Subscribers respectfully inform their Friends and the Public, that he has commenced business on his own account, and intends keeping on hand an assortment of **MARBLE, CHIMNEY PIECES, MONUMENTS, TOMBES, GRAVE STONES**.

Figure 31. Advertisement in the Charleston *Courier* dated January 1, 1837.

⁵³ City of Charleston, City Tax Assessment Ward Books, Charleston, SC, Ward 3, 1851-1856, 1.

⁵⁴ Poston, *Buildings of Charleston*, 348-349.

Charles Fraser, *Reminiscences of Charleston*, 114.

Walter Fraser, *Charleston! Charleston!*, 233-235.

⁵⁵ Walter Fraser, *Charleston! Charleston!*, 232.

Little additional evidence exists regarding William and David Walker Personally. While many of the former owners of 12 Anson Street left a trail of documents – wills, plantation inventories, bankruptcy records, penned legislation and personal letters – the Walkers left their legacy in monuments to others. Their stonecutter's signatures are to be found on cemetery gravestones across Charleston, particularly in Circular Churchyard and Magnolia Cemetery, but also in resting places of many other faiths. (Figures 29, 30 and 32) As previously mentioned, markers signed by the Walkers and Whites can be found even in the western edges of South Carolina. Yet it is difficult to determine much else regarding their lives than that which is gleaned from newspaper advertisements, censuses and directories.⁵⁶ One undated advertisement for another family stone yard, that of Robert D White, depicts a marble yard on Meeting Street. A descendant of Thomas Walker's son-in-law John White and thus a relative of David and William Walker, Robert D White operated at 128 Meeting Street in the 1860s and 1870s; the portrayal of his marble yard gives some indication of what the Walker brothers' may have looked like.⁵⁷ (Figure 33)

David and William Walker, whose greatest legacies are silent stones, owned the property and Anson and Guignard Streets during the most tumultuous years Charleston had known up to that time. They would doubtlessly have carved headstones for Civil War dead, and they would have watched the process of Reconstruction play out from their house in Ansonborough. Although he would maintain ownership of the property and subsequently sell it with his brother in 1876, William S Walker ceased to be listed as a stone cutter by 1855.⁵⁸ Continually active until the 1880s, David Walker opened a stone yard on 152 Meeting Street after selling the Anson property, and went into business with his son, David Walker, Jr.⁵⁹

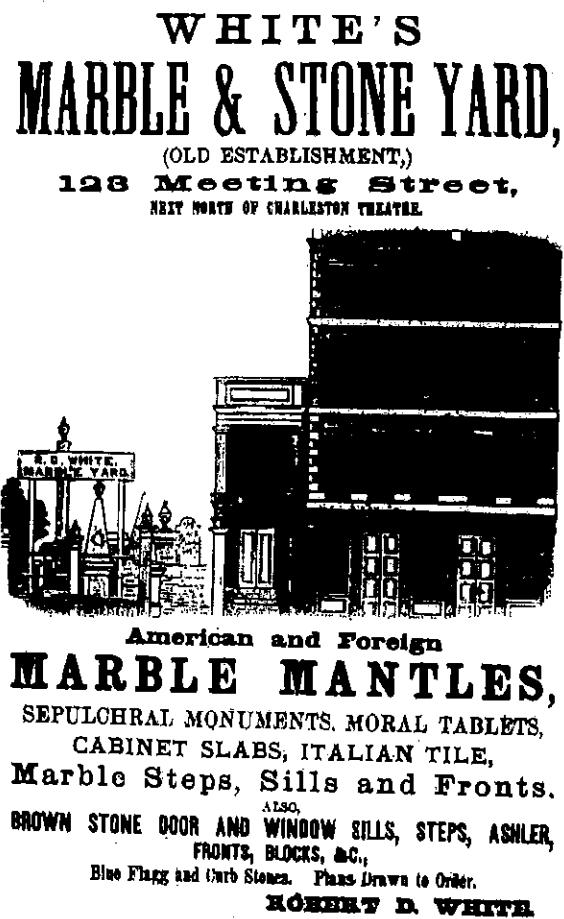


Figure 33. An undated advertisement for Robert D. White's marble yard on Meeting Street.

⁵⁶ Trinkley, *An Archaeological Reconnaissance of Hobcaw Plantation*, 37.

⁵⁷ Lavelle, Brittany, "Marble Yards and Stone Cutters: 1850-1900," 2011, 4.

⁵⁸ Trinkley, *An Archaeological Reconnaissance of Hobcaw Plantation*, 37.

⁵⁹ Lavelle, "Marble Yards and Stone Cutters," 3.

Conflagrations and Confederacy: The Great Fire of 1861 and the Civil War

At five [A.M.], the city was wrapped in a living wall of fire from the Cooper to the Ashley without a single gap to break its dread uniformity.

- Emma E. Holmes, in her Diary⁶⁰

In 1860, secessionist tensions felt by South Carolinians finally culminated in Civil War. Economic concerns were at issue with social ones: Charleston's "iron age" of the 1850s had been staggered and fought against as much as it had been welcomed. The failure of the South to fully industrialize has often been cited as a cause of the Civil War.⁶¹ With the signing of the Ordinance of Secession in December 1860 and the hostilities at Fort Sumter in April 1861, Charleston was fully involved in the Confederate cause.

It is unclear how much of a role the Walker brothers played in Charleston's Civil War history. South Carolina Confederate rosters do not list any person by the name of David A or William S Walker from South Carolina, but these searchable databases are incomplete.⁶² Both Walker brothers remained at the same address throughout the Civil War years, although it is unclear whether they remained in business during this time, as directory information is intermittent. Thus, while some with blacker humor would suggest that if any business was to survive the economic depression of the war, it would be that of the Walkers, it is not certain that this is the case.

Much closer to the corner of Anson and Guignard Street in terms of effect and proximity was the great fire that occurred in December of 1861.

ANSON STREET, WEST SIDE—WARD NO. 2.		RIDE—WARD NO. 3.	
5 G. W. Williams		Stables G. W. Williams & Co	
7 William Hockaday		Hockaday's Stables	
9 J. H. Kornhauser		Mrs Henrietta Werner	
11 Edward Collins		Adam Zeller and others	
13 Joseph Prevost		Edward Bourke	
15	Do	John Nolan	
RIDE—WARD NO. 3.		RIDE—WARD NO. 2.	
19 Miss Jane McGrady, and	children of Mrs. Sarah	Henry Trescot	
Trescot		Thomas Kenney	
20 Charles Clark		John Nolan	
22 Daphne Hampton		Francis Otaras	
24 Mrs A D Whidden		John Brooks	
26 Mrs Cath E Channer		George Doyle	
28 Do		Louis Wernicke	
30 Mrs Ann Greiner		Mrs Ann Greiner	
32 Do		Mary Holmes, f p c	
34 Abel McKee		William R Green	
36 Mrs Catherine Brady		Mrs Catherine Brady	
38 Do		Slaves	
40 H H Williams			
MOTTA'S LANE—WEST SIDE—WARD NO. 2.		RIDE—WARD NO. 3.	
1 John McGroarty		Joseph McGivray, f p c	
3 Estate H H Williams		Slaves	
5 Wm P Shandor		Slaves	
7 Patrick Collins		Mrs. Bridget Tighe	
RIDE—WARD NO. 3.		RIDE—WARD NO. 3.	
2 Estate P McCormick		Slaves	
GUIGNARD STREET—SOUTH SIDE—WARD NO. 3.		RIDE—WARD NO. 3.	
1 Sarah and Susan Jones		Sarah and Susan Jones	

Figure 34. Section of the Charleston *Mercury*'s list of buildings destroyed in the fire, published December 20, 1861. The property owned by the Walkers is not listed. The house of Sarah and Susan Jones is listed at the bottom of the section.

⁶⁰ John F. Marszalek, Jr, editor, "The Charleston Fire of 1861 as Described in the Emma E Holmes Diary," *The South Carolina Historical Magazine, Volume 76, Number 2, (1975): 62.*

⁶¹ Coplanis, Peter A, *Shadow of a Dream: Economic Life and Death in the South Carolina Low Country*, (New York: Oxford University Press, 1989), 131-135, 295.

⁶² National Park Service Civil War Soldiers and Sailors System, <http://www.itd.nps.gov/cwss/>. [Accessed November 2, 2011].

Records available at the South Carolina State Archives also prove inconclusive regarding David or William Walker's service.

Beginning at 9pm December 11 and burning through the night, it was not caused by the ongoing war, but certainly affected Charleston as deeply. Igniting at a blind and sash factory on the north side of Hasell Street near East Bay, the fire quickly expanded into uncontrollable proportions. More than a dozen buildings were blown up in an attempt to stop the fire's path southwest across the peninsula, but efforts were unsuccessful. The fire finally extinguished itself in the ~~Cooper~~^{Apalay} River after having blazed across the entire peninsula.

On December 20, 1861, the Charleston *Mercury* published an article listing the owners and occupants of all destroyed buildings by street. The property owned by William and David Walker is not mentioned in this article. However, the house next door was destroyed. This house, listed as 1 Guignard Street, is the same house left to the children of Samuel and Mary Jones. Mary Jones, widow of Samuel, is listed in directories at this residence as early as 1816. By 1852, her daughters Sarah and Susan had moved in. In the *Mercury* article, they are the only two people listed as residents of the property. (Figure 33)

Among other buildings affected by the great fire, the new market hall constructed after the fire of 1838 survived. Sadly, another monumental structure of the area was not so lucky. As stated in Emma Homes' diary:

The fire... broke out in a shed next to Russell's extensive machine shop and soon spread to Cameron's foundry... It swept all the upper part of Hasell & many small streets near, down East Bay where Miss Harriet Pinckney's splendid mansion, once the palace of the Royal Governors & for long successive years the residence of her forefathers, was destroyed.⁶³



Figure 35. Ruins of the Pinckney Mansion on East Bay Street.

Possibly one of the most dramatic photos of the damage caused by the fire, the Pinckney Mansion on East Bay near Guignard Street was gutted by flame. (Figure 35) Harriet Pinckney did escape the flames with much of her belongings, thanks to the crew of the ship *Lady Davis*. She was removed to another house near Tradd Street which also burned, Mrs. Pinckney having to escape once again.

⁶³ Marszalek, The Charleston Fire of 1861 as Described in the Emma E Holmes Diary," 62.

Descriptions of the fire in the Market area state that it burned along both north and south sides, surging southward and westward. The explanation of buildings destroyed, however, also illustrates much as to what the area looked like in 1861. Holmes describes wooden tenements, machine shops, foundries, and shipyards. The area was an industrial hub, with the Market nearby, making it an economic center for Charleston, at least before the fire seared it away.⁶⁴

It is possible that the house or houses of William and David Walker were burned as well as that of Sarah and Susan Jones. The Charleston Birdseye Painting by CN Drie, created in 1872, depicts only one house near the corner, facing Guignard Street. City records from the 1870s indicate that Susan Jones remained in residence at 1 Guignard after the Civil War, now a three-story brick house. The house depicted in the painting is likely hers.⁶⁵ No building is depicted on the corner of Guignard and Anson. (Figure 36)

William and David Walker sold their land in 1876 to Ernst Waltjen and Adolf FC Cramer for \$1,000, the low price indicating that there indeed was no building located on the land at time of sale.⁶⁶ By this time, Charleston still bore a scar of vacant lots and charred ruins that stretched across the peninsula. Much had changed since the Walkers opened their Anson Street marble yard in 1850. The Civil War had come to a close, slavery had been abolished, and new innovations in machinery were expanding the horizons of industry. Waltjen and Cramer had a plan for what was now called number 10 Anson Street, and that plan consisted of one thing principally: Beer.

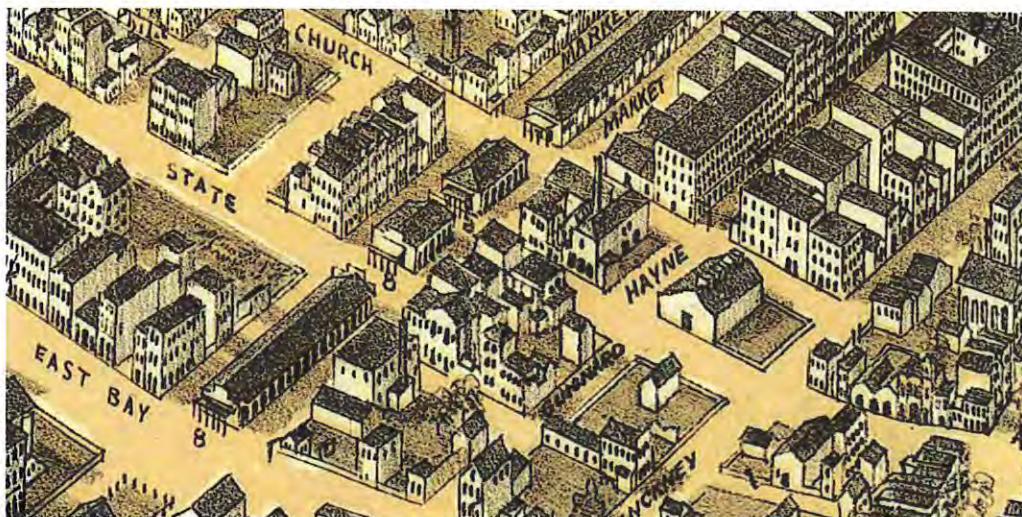


Figure 36. Section of the Charleston Birdseye Painting by CN Drie (1872). The southeast corner of Anson and Guignard is located at the "D" in GUIGNARD. The house slightly to the left (east) of the corner is likely the rebuilt three-story brick house of Susan and Sarah Jones.

⁶⁴ Ibid., page 63.

⁶⁵ City Tax Assessment Ward Books, Charleston, SC, Ward 3, 1876-1879, 13.

⁶⁶ Charleston County, Records of the Register Mesne Conveyance (RMC), Charleston, SC, Deed Book X16, Page 452.

Anson Street's Beer Age



- Palmetto Brewery Advertisement in The Charleston Earthquake, 1886, by Alexander M Cochran.

It is unclear whether Palmetto Brewery began with Waltjen and Cramer's purchase of the Walkers' former marble yard. Evidence of an invoice dated 1857 with the brewery's name suggests otherwise⁶⁷, but it is clear that Palmetto Brewery's real rise as a local manufacturer of beer was in the 1880s at this location. 10 Anson was across the street from the principal brew works, which occupied the north half of a city block bounded by Church, Hayne, and Anson. The 1884 Sanborn Map of Charleston depicts the brewery complex, labeled at this time as "Claussen Brewing Company" as well as "Palmetto Brewery" and "Claussen's Bottling Shed." It is called by this name due to the purchase of the property from Waltjen and Cramer in 1879.⁶⁸ However, only four years later, in 1883, do Claussen and Adolf Cramer enter into another contract, this time an agreement, establishing Cramer as executor and manager of Claussen Brewing Company with a purchase option after six months. Cramer did, in fact, purchase the brewery after this time.

JCH Claussen was an influential and wealthy German immigrant, prominent among Charleston's business circles. (Figure 38) Before the Civil War, he owned two plantations



Figure 38. John CH Claussen (1823-1910)

⁶⁷ Pettigrew, Timmons, *Charleston Beer: A High-Gravity History of Lowcountry Brewing*, (Charleston, SC: The History Press, 2011), 28. Pettigrew mentions this invoice, but does not cite source.

⁶⁸ Charleston County, Records of the Register Mesne Conveyance (RMC), Charleston, SC, Deed Book O17, Page 267.

and numerous slaves. Yet he was primarily the owner of the largest bakery in South Carolina, located on Market and Guignard streets.⁶⁹ He also owned property on Guignard and East Bay Streets. While he would not again own the Brewery, Claussen continued to operate his bakery into the 20th Century. As for Ernst Waltjen, he had owned a shipping company located on East Bay Street as early as 1882.⁷⁰ It appears he returned to this business and did not venture into brewing again.

The 1884 Sanborn Map of the Anson, Market, and Hayne Street area depicts for the first time the building that could be the structure that still stands today at Anson and Guignard Streets. (Figure 10) A frame building with a brick veneer on its north and east facades, it is one story and, like many of its sister buildings across the street, has industrial pumping equipment inside. At this time, the building was used as a bottling plant for the brewery's activities. Across Anson, the Palmetto/Claussen Brewery has a one story frame engine house, a two-story saloon, one two story ice house, and a four-story ice house/fermentation building, all constructed of brick with numerous pumps and machinery.⁷¹ Much of this complex across the street was likely constructed in the early 1880s; as indicated in city tax assessor's ward books, the value of the property almost doubles between 1879 and 1880, from \$6,500 to \$13,500. In this same ward book notation, the word "Brewery" is written beside the value of the property. (Figure 39) In 1880, the value of the property at 10 Anson Street increased in value from \$1,000 to \$1,500, and the word "improved" is written lightly beside the assessment figure.⁷²

West SIDE OF Anson from street to street

NAME OF OWNER	NUMBER OF BUILDING	DIMENSIONS OF LOT	VALUE OF LAND	VALUE OF HOUSE	TOTAL VALUE
J. Von Hollen	2	182 92 x 200 ft	100	1,000	1,100
R. Dottore	2	100 140 x 66 ft	600	6,500	6,600
JCH Claussen					

10 Anson Street

Figure 39. City Tax Assessor's Ward Book for the years 1876-1880. The former owner of the lot on which the brewery was built is crossed out and "JCH Claussen" written in lightly below.

⁶⁹ Mehrlunder, Andrea, *Germans of Charleston, Richmond and New Orleans During the Civil War Period (1850-1870)*, (New York: Walter de Gruyter & Co., 2011), 172-173.

⁷⁰ AE Sholes & EF Wetherbre, *Sholes' Directory of the City of Charleston, Volume 5*, (Atlanta: Sholes and Company Publishers, 1882), 88.

⁷¹ Sanborn Fire Company, Maps depicting Anson/Guignard/Hayne Streets, May 1884.

⁷² City Ward Books, Ward 3, 1876-1880, 3.

The brewery may have continually undergone construction or made additions over time. Ward Books dated 1890 make note of another phase of improvements. Next to assessments for the property as a whole (the bottling plant and the brew house), “\$40,000” and the note “Built New” are penned in beside the address.¹ While it seems as if this new building may have been the result of the earthquake of 1886, records indicate that none of the buildings in the Palmetto Brewery complex were damaged in the ‘quake.²

Further indication of the construction date of the Palmetto Brewery complex can be found in the 1892 edition of trade magazine *American Machinist* which, in its “Letters to the Editor” portion contains the following tale of a subscriber’s ingenuity:

While supervising the construction of the new Palmetto Brewery at Charleston, SC, it became necessary to construct a belt tightener, and as there was no time to think of rack, pinion, hand-wheel and ratchet, I improvised the idea of toggle-joint lock leverage as shown in the blueprint, in full and dotted lines. [Blueprint shown in magazine]³

On August 31, 1886, an earthquake of devastating magnitude struck Charleston. Fire, homelessness, and loss of property followed in its wake. In the area surrounding the Palmetto Brewery, many industrial and market buildings were completely destroyed, although the market hall built in 1838



Figure 40. “A complete wreck.” The corner of Market and Meeting Streets after the earthquake of 1886.

survived. (Figures 40 and 41) On Anson Street, many buildings survived intact. The tenement houses located on the east side of Anson Street just south of the corner of Guignard, owned by DJ Touhey since 1851⁴, were the only buildings on that street to suffer enough damage to need to come down entirely. Interestingly, the “half-brick, half-frame” building on the southeast corner of Anson and Guignard, listed in this

¹ City of Charleston. City Tax Assessor Ward Books. Charleston, SC. Ward 3, 1890. Page 5.

² City of Charleston. Report of Committee on Condition of Buildings After the Earthquake, with a List of Buildings that Should Come Down. Charleston, SC. South Carolina Room, Charleston County Public Library. Page 110.

³ Linnett, William M. “Letter to the Editor,” *American Machinist*, Volume XV, 1892. Page 188.

⁴ City of Charleston. City Tax Assessor Ward Books. Charleston, SC. Ward 3, 1851-1856. Page 2.

documentation as “JCH Claussen Bottling Works,” appears to have suffered no damage. The Palmetto Brewing Company buildings across the street, numbered as 3 and 7 Anson, bore only a crack in the east wall of one building, which was listed as repaired.⁵

In a response to the earthquake recovery effort, and also to market the tourist industry that grew in the years following the earthquake, Palmetto Brewery debuted its “Earthquake Beer” in photo pamphlets of earthquake damage. (Figure 42) In these ads, the Brewery owned by Cramer and Kersten claimed their beer was “most pure” due to Palmetto’s use of cistern (rain) water. Palmetto Brewery did, indeed have a cistern on its premises, and would continue to produce beer made with this water, as would the subsequent Germania Brewery after 1896.

In 1892, Palmetto Brewing Company entered into a contract with De La Vergne Refrigeration and Machinery Company for the installation of new ice making machinery.⁶ It is unclear what manner of refrigeration or ice making equipment the brewery had previous to this purchase, but new technology had developed that would allow the brewery to not only produce ice for its own operations but also to sell ice and offer refrigeration services to other clients. These new machines were large – as depicted by an illustration of one in the book Refrigeration and Ice-Making Machinery by Alexander Wallis-



Figure 41. North Market Street, facing Meeting, after the 1886 earthquake. JCH Claussen’s bakery is located to the right of the photograph.



Figure 42. Palmetto Brewery “Earthquake Beer” Advertisement in The Charleston Earthquake, 1886, by Alexander M Cochran.

⁵ Report of Committee on Condition of Buildings After the Earthquake, with a List of Buildings that Should Come Down. Page 110.

⁶ Charleston County, Records of the Register Mesne Conveyance (RMC), Charleston, SC, Deed Book D21, Page 252.

Taylor, published in 1896. (Figure 43) They operated by using ammonia gas cooling lines that could be adjusted to meet any temperature. The installation of the 35-ton De La Vergne machines was published in trade magazines.⁷ Their production potential marveled one travel magazine of the day:

Two ice factories supply the city's demand in this direction, although the main one, having a capacity of seventy-five tons a day, is operated by the Charleston Ice Company, is the only one that produces for that purpose only. The other is the ice plant of the Palmetto Brewery, which has a daily capacity of thirty tons, and disposes outside of all the ice not required by the brewery, the price of which averages three dollars and fifty cents a ton.⁸

John H Doscher, listed as president of the Palmetto Brewing Company, signed this contract with the De La Vergne Company, agreeing to installment payments amounting to \$8,000.

It is likely that the purchase of these machines led to the conversion of the bottling plant on the southeast corner of Anson and Guignard, which had also been used as cooper and storage facility, to the brewery's primary ice house. Pettigrew notes that the location of the original bottling plant across the street from the brewery's main operation was tax-motivated: at this time taxation of beer was measured in casks or kegs, which legally were required to be transported off the brewery premises before being bottled. After 1890, this law had been amended somewhat, and it was possible for Palmetto to house their bottling plant on the same block as the brewery, although in separate buildings, possibly connected by pipe transference systems.⁹ This development allowed the re-situation and improvement of Palmetto's ice and refrigeration branch.



The Most EFFICIENT, RELIABLE, & ECONOMICAL SYSTEM in the MARKET.

Sole Licensees for Great Britain, the Colonies and British Possessions.

Figure 43. Advertisement for De La Vergne's ice making machinery. Note the size of the machine in relation to the man standing beside it.

⁷ *Ice and Refrigeration Illustrated, Volume 3, Numbers 1-6 (1892): 36. "Charleston – the new Palmetto Brewery has just set up a 35-ton De La Vergne machine for cooling that plant."*

⁸ Allan, George Marshall, "Charleston: A Typical City of the South," *The Magazine of Travel, Volume 1, Number 2, (1895): 100.*

⁹ Pettigrew, *Charleston Beer*, 29-30.

Palmetto Brewery's aspirations in ice making would, however, lead to its downfall. Court documents of the period indicate strife surrounding the brewery's president, John H Doscher, between other shareholders. Doscher was accused of skirting the laws of South Carolina's alcohol dispensary laws (to be discussed next chapter) and that by his actions "the company has been seriously impaired."¹⁰ In another suit, *Stello v. Stello*, Palmetto was implicated in additional violations of the Dispensary Law by allowing a man to steal a keg of beer from a Palmetto Brewery wagon.¹¹ The De la Vergne Refrigeration Company filed suit against Palmetto Brewery in January of 1896, complaining of failure on the part of the brewery to maintain its debt to the company. After the suit reached the Supreme Court of South Carolina, the court having found in favor of the De la Vergne Company,

Palmetto Brewery was declared insolvent. A rapid succession of financial transactions ensued throughout the month of September, 1896.

On September 15, 1896, the entirety of Palmetto Brewery was sold by "BA Hagood, AFC Cramer and Special Masters" to former Palmetto Brewery president John Doscher. The conveyance deed cites that the suit between De la Vergne and Palmetto Brewery Company resulted in an order to sell the property at auction, at which point it was purchased by John Doscher for \$85,000.¹² On September 17, 1896, John Doscher applied for a charter for a new company, entitled Germania Brewing Company. The charter states that: "The general purpose of the corporation... is to manufacture, purchase and sell and generally deal in beer and... to deal in ice and shall have the right to rent, hire, and provide for cold storage and perishable articles."¹³ Eleven days after this charter was applied for, John Doscher sold the property to his newly created Germania Brewing Company for \$100,000.¹⁴

Thus, in this odd fashion, Germania Brewery was born from the ashes of Palmetto Brewery. In essence, the brewery's transformation was simply a complicated shift of finance and change of name. Long involved with the operations of the business – for better or for worse – John Doscher now held the deed to the property. Yet forces that had already been set in motion by the Dispensary Laws and popular anti-alcohol sentiment in South Carolina would further exacerbate the tenuous economic life of the



Figure 44.
Palmetto
Brewery bottle.

¹⁰ "De la Vergne Refrigerating Mach. Co. v. Palmetto Brewing Co. et al.", *The Federal Reporter*, Vol 72 (1896): 579-585.

¹¹ "Stello v. Stello," *The Southeastern Reporter*, Vol 27. *Containing the Decisions of the Supreme Courts of Appeals of Virginia and West Virginia, and Supreme Courts of North Carolina, South Carolina, and Georgia* (1897): 58-62.

¹² Charleston County, Records of the Register Mesne Conveyance (RMC), Charleston, SC, Deed Book Y22, Page 89.

¹³ *Ibid.* Deed Book Z22, Page 70.

¹⁴ *Ibid.* Deed Book R22, Page 343.

brewery on Anson Street. The next twenty years would not bode well for both the property itself and for John Doscher either.

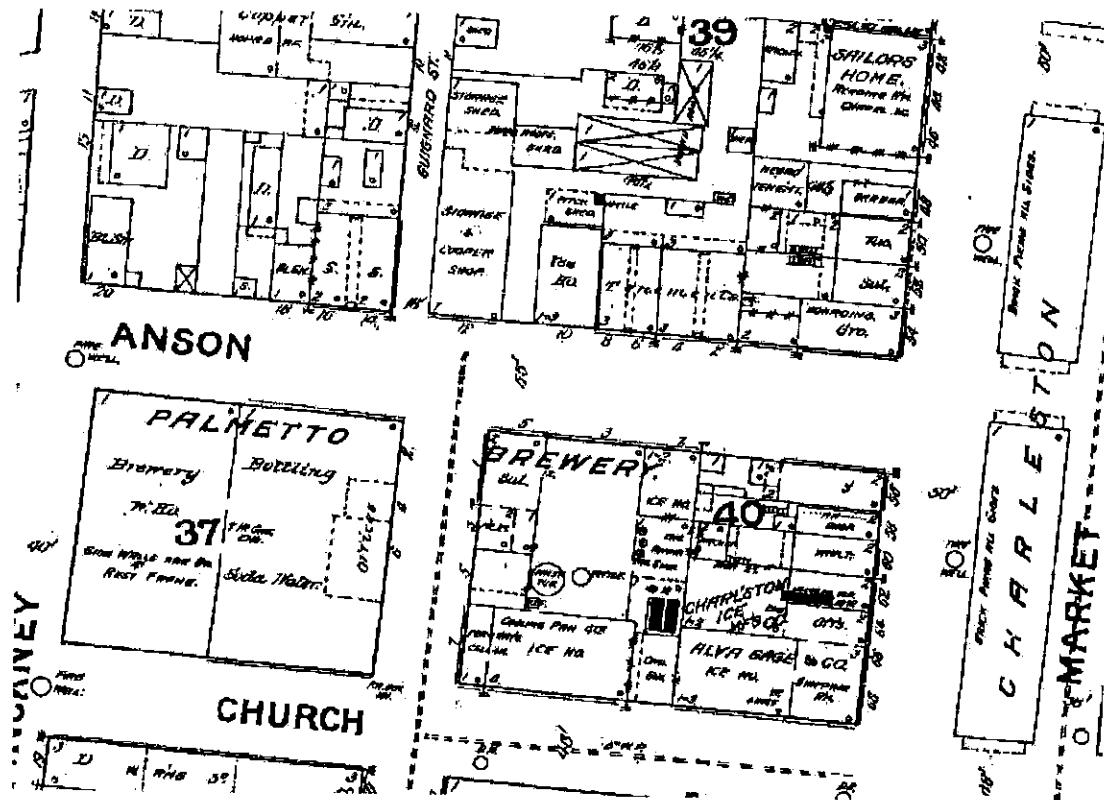


Figure 45. 1888 Sanborn Map depicting the Palmetto Brewery and surrounding area.

Charleston Dries Up

Some fanatical, unreasonable people cry aloud against the iniquity of a government sharing in the “blood money” as they term it, the tears of women and children, whose fathers, husbands, or brothers are addicted to the use of whiskey. It has already been shown that any system of license which leaves the element of personal profit untrammeled leaves this class of consumers utterly at the mercy of the owners of those dens of vice, the saloons. Men who are compelled to go in the daylight and get what liquor they want from a government officer, and then go elsewhere to consume it, will be likely to go home and be within the restraining influence of that charmed circle.

- Governor Benjamin “Pitchfork” Tillman, 1894⁸⁷

The state did not succeed as a barkeeper. Will the counties do better?

- Niels Christensen, Junior. Editor, Beaufort *Gazette*, 1908⁸⁸

Germania Brewery entered the Charleston economic stage already hobbled by what was then known as “Ben Tillman’s Baby.” The South Carolina state dispensary system had been established in 1893 by Governor “Pitchfork” Ben Tillman as a compromise between primarily up-state prohibitionist interests and opposing pro-alcohol forces.

Fundamentally, the dispensary system forced the close of local bars, saloons, and liquor stores, re-routed trade in alcohol through state dispensary operations, and regulated through these operations the type, quality and quantity of liquor allowable to consumers.⁸⁹ For Germania Brewery to survive at this time, it would have had to sell directly to the dispensary, close the saloon located on its property, and essentially deal in contraband from that point forward.

As indicated by the previous incident of *Stello v. Stello*, compliance with the dispensary system was difficult and not always within the proprietor’s power to maintain. An article from the Charleston *Courier* dated September 3, 1915 illustrates the constant battle state and local law enforcement engaged in, attempting to slow down bootleggers and transporters of contraband. (Figure 46) The article reads, in part:



Figure 46. Headline of an article printed in the *Charleston Courier* September 15, 1915.

⁸⁷ Tillman, Ben, “The South Carolina Liquor Law,” *The North American Review*, Volume 158, Number 447, February 1894, 14. www.jstor.com

⁸⁸ Christensen, Niels, “The South Carolina Dispensary System,” *Annals of the American Academy of Political and Social Science*, Vol. 32, *Regulation of the Liquor Traffic*, November 1908, 75. www.jstor.com

⁸⁹ Ibid. 76-78.

Any piscatorial pleasure seeker who pulls a fish out of the water in the harbor to-day needn't be surprised if the finny fellow executes a livelier series of flops than might be expected even of a fish out of water, for there will be enough "booze" mixing with the water by daylight this morning to make anything flop. This cocktail condition of the water will be due to the police having poured about one hundred gallons of confiscated liquor in the sewer at the station yesterday afternoon, causing the vicinity to emanate an odor suggestive of an exploded distillery.⁹⁰

Clearly, attempts to evade the dispensary laws were rampant. Yet their ongoing enforcement easily caused great restriction on Germania's capability draw profit. This may have been one reason that, despite John Doscher's previous missteps in the realm of ice making for profit, Germania once again sought to upgrade its ice house venture, this time purchasing new equipment from York Manufacturing Company. In a proposal dated February 12, 1915, John Doscher approved the purchase and installation of one York ice making machine, including all the ammonia gauges, thermometers, foundation template and accoutrements necessary for the machine's operation. In this quote, the York Manufacturing representative stated that the new machine would have the capacity to produce 60 tons of ice in a twenty-four hour period, nearly doubling the output of the previous machines.⁹¹ Yet the profits reaped from the sale of ice and



Figure 47. Germania Brewery receipt header dated 1916.

refrigeration services could not ease the hardship placed on the brewery by the dispensary laws.

⁹⁰ "Booze in the Bay May Shock Fishes," *The Charleston Courier*, September 3, 1915.

⁹¹ York Manufacturing Company, Manufacturers of Ice Making and Refrigeration Machinery, "Proposal and Specification for Germania Brewing Company, Charleston, South Carolina." Designated as "Exhibit A" in the records of Mitchell & Smith, defense representation of Germania Brewery in its bankruptcy proceedings. Mitchell and Smith, Attorneys at Law. Germania Brewery Bankruptcy Records 1915-1918. South Carolina Historical Society, Charleston, South Carolina.

BREWERIES MUST GIVE UP BUSINESS

Attorney General Rules They Can't Sell After Elec- tion Is Declared

Columbia, Sept. 20.—The attorney general's office today rendered an opinion that the breweries in Charleston can not sell beer to the dispensaries after the result of the prohibition election has been declared by the State board of canvassers. The opinion was written by Fred H. Dominick, assistant attorney general upon request of John Marshall, secretary of the Charleston county dispensary board. The opinion was given with reference to the Germania Brewing Company.

"In reply thereto," says the opinion, "I will say that the prohibition act, in section 4, thereof, provides that 'no liquor shall be bought or contracted for or received by any county dispensary board after the result of said election is declared by the State board of canvassers.' Under section 859, of, the Criminal Code of 1912, which section refers to the manufacture and sale of liquor by distilleries and beer by breweries it is provided that such manufacturers shall not sell such liquors, and beverages to any person, firm or corporation within the limits of this State, except to county dispensary boards.

"It will be seen from the provisions of law quoted that the brewery can only sell to the county dispensary boards. Under the prohibition act the county dispensary board can not buy, contract for or receive any liquor which, of course, will include beer, after the result of the election is declared by the State board of canvassers.

"I am of the opinion that this provision of the prohibition act will apply to a brewery that has been licensed in this State in the same manner as to any brewery outside of the State. In other words that after the result of the election has been declared by the State board of canvassers the county dispensary board has no power or authority, under the law in my opinion, to buy, contract for or receive any liquor or beer from any source whatsoever."

Figure 48. An undated newspaper article, likely from the year 1916 announcing the closure of breweries, as statewide prohibition eliminated business with state dispensaries. The article mentions Germania Brewery by name.

In an attempt to accommodate for widespread inefficiencies of the statewide Dispensary Law, South Carolina adopted a plan in which counties were allowed to decide between outright prohibition and the continued operation of the dispensary under the jurisdiction of the county. When this did not ease political, social and criminal tensions, South Carolina enacted statewide prohibition in 1916, two years before the Eighteenth Amendment banned alcohol nationwide.⁹²

While the eventual demise of Germania Brewery may seem as if it were inevitable due to the approach and final onset of prohibition legislation, it is clear that these forces were not the sole felling blow. In a series of events that appears strangely akin to the debt problems once experienced by the Palmetto Brewery under John Doscher's execution, Germania Brewery amassed an menagerie of debts that tumbled into default. In the case of the York Manufacturing Company, to which the brewery owed roughly \$4,000, Doscher complained of faulty machinery and avoided correspondence with the company for weeks at a time.⁹³ Germania owed debts to lumber companies, banks, and additional refrigeration companies. In 1915, Germania Brewing Company entered into bankruptcy proceedings. Yet, even during the process of filing for bankruptcy, John Doscher and Germania Brewery avoided their creditors. A correspondence from York Manufacturing Company dated July 5, 1916 states that the company was "very much surprised to receive notice, today, of petition in bankruptcy, covering your Company;... You understand that we will have to, therefore, proceed under our Bill of Sale, and Mortgage, and we wish to further advise that we

⁹² Christensen, "South Carolina Dispensary Law," 78, 84-85.

⁹³ Pettigrew, *Charleston Beer*, 35.

have turned our account over to Messrs. Smythe & Visanski, of New York City.”⁹⁴

In the midst of this upheaval, John H. Doscher died suddenly on May 4, 1916. His son, Gustav Doscher, was left to continue the bankruptcy process along with his mother, Emelia R. Doscher and various members of the Doscher family, all being stockholders in Germania Brewery. They designated Lawrence M. Pinckney, a real estate and insurance professional, as Trustee of the property, and proceeded to sell the property at auction on September 5, 1916. The inventory list of items to be sold at auction includes positively every item in the possession of Germania Brewery, including:

- One slot machine
- One electric wall fan
- Three clocks
- Lot of harnesses
- Lot of kegs
- Lot of junk
- 4 horses
- Ten ice wagons
- 2 mules
- One cart
- One buggy⁹⁵

Sadly, documentation shows that one of the horses died before auction, and only three horses instead were sold. These items, along with other non-machinery items on the Brewery property, were sold as one parcel. The Brewery property, including the lots on the southeast corner of Anson and Guignard, the Brewery complex on Anson, Hayne and Church streets, and a corner of property on Church and Hayne Streets, was slated to be sold, along with all included machinery, as one lot.

Much like the previous financial upset undergone by the Palmetto Brewery, the auction on September 5, 1916 launched a complicated phase of readjustment. Shortly before the auction was slated to take place, in August 1916, Gustav Doscher entered into an agreement with a group calling themselves the Union Corporation. In this agreement, Gustav Doscher admitted to being “desirous” of purchasing the lot of land and machinery composing Germania Brewery, but also admits to not having “sufficient funds.” Hence, the Union Corporation agreed to purchase the

⁹⁴ Mitchell and Smith, Germania Brewery Bankruptcy Records 1915-1918.

⁹⁵ “List of Personal Property to be Sold by Trustee at Public Auction in Re The Germania Brewing Company, Bankrupt,” Germania Brewery Bankruptcy Records 1915-1918.

property at auction for \$30,000, and subsequently re-sell it to Gustav Doscher. It is not precisely clear what Union Corporation's benefit was in this agreement, but it appears to be that Gustav Doscher offered stock as collateral.⁹⁶

On September 5, 1916, Union Corporation did, indeed purchase the Germania Brewing Company property at auction.⁹⁷ In the same rapid succession seen in documentation twenty years before in the case of Palmetto Brewery, all falls into place across the month of September. On September 7, Gustav Doscher filed a charter for a company known as the Crystal Ice Company, stating the business' purpose as "to carry on the business of manufacturing and selling ice, cold storage and refrigeration."⁹⁸ On September 25, Union Corporation sold the Germania Brewery property to Gustav Doscher for \$5 plus liens on machinery due to York Manufacturing Company, Fairbanks, Morse and Company, and Nordberg Manufacturing Company.⁹⁹ The very next day, Gustav Doscher sold this property to his newly founded Crystal Ice Company for the sum of \$31,985, plus the aforementioned liens.¹⁰⁰ For however much effort was involved in securing these transactions, Gustav Doscher was not to hold on to the property much longer. Less than two months later, the Crystal Ice Company sold the ice house on the southeast corner of Anson and Guignard to the Carolina Public Service Company.¹⁰¹

12 Anson Street, although still combined with the brewery lot across the street, would continue to serve its function as an ice house for decades to come. Yet the same cannot be said for the Germania Brewery. For the first time in forty years, there would be no brewery on Anson Street, the memory of its existence preserved only in collected bottles, old maps, and bankruptcy records. Prohibition in South Carolina and the country as a whole would not be repealed until 1933.¹⁰²



Figure 49. Germania Brewery "Champagne-style" bottle.

⁹⁶ Mitchell & Smith, Germania Brewery Bankruptcy Records 1915-1918.

⁹⁷ Charleston County, Records of the Register Mesne Conveyance (RMC), Charleston, SC, Deed Book W26, Page 495.

⁹⁸ Ibid. Deed Book L26, Page 410.

⁹⁹ Ibid. Deed Book W26, Page 502.

¹⁰⁰ Ibid. Deed Book W26, Page 504.

¹⁰¹ Ibid. Deed Book W26, Page 589.

¹⁰² Brenner, Betty and J. Francis, *The Old Codger's Charleston Address Book 1900-1999*, (Charleston, SC: The Old Codgers, 2000), Entry for "Anson Street."

Ice, Antiques and Fine Dining: 12 Anson in the 20th Century

Our location is in the absolute heart of historic Charleston just steps from Market Street. The look of the restaurant is chic and stylish. The feel is relaxed and approachable. And the service is both fun and polished. Please also note that we are one of the premier venues in the city for private dining and events.

- The Anson Restaurant, from its website, www.ansonrestaurant.com

From the time it was sold to Carolina Public Service Company into the 1950s, 12 Anson Street was continually part of various ice company operations. In 1927, Carolina Public Service company sold the property, along with the rest of the former Germania Brewery property, to Southern Ice Company, which dealt both in ice and coal.¹⁰³ Sanborn maps depict the property at the corner of Anson and Guignard in 1928 as a one-story building paired sharing a wall with another slightly larger building to the south – which might explain what appears to be the remnants of a party wall on the south façade of the building today. The adjoining building was a general store, also owned by Southern Ice Company.¹⁰⁴

By 1944, 12 Anson, still a part of Southern Ice Company, had become a carpenter shop, and by 1955 the same building had become offices for the company.¹⁰⁵ Upon its sale in 1967 to local philanthropist Nathan S Addlestone, it became an antique shop, as it remained until it was acquired by the current owners of the Anson Restaurant. (Figure 3)

It appears that attempts were made to develop the property as early as 1985, when an investment firm entitled Ravenel, Eiserhardt and Associates purchased the property.¹⁰⁶ In the 1980s, the firm purchased other properties such as the Greyhound Station that at that time was located at 89 Society Street, and property in West Ashley near St. Andrew's Boulevard and Magnolia Avenue.¹⁰⁷ 12 Anson was sold only a year later, in 1986, to Garibaldi's, Inc.¹⁰⁸ The family of restaurants represented under Garibaldi's includes restaurants by the same name in Columbia and Savannah and the Old Pink House Restaurant, also in Savannah.¹⁰⁹ These

¹⁰³ Charleston County, Records of the Register Mesne Conveyance (RMC), Deed Book N34, Page 755.

¹⁰⁴ Sanborn Fire Company, Maps depicting Anson/Guignard/Hayne Streets, 1928, Charleston County Public Library, South Carolina Room, microfilm.

¹⁰⁵ Sanborn Fire Company, Maps depicting Anson/Guignard/Hayne Streets, 1951 and 1955, Charleston County Public Library, South Carolina Room, microfilm.

¹⁰⁶ Charleston County, Records of the Register Mesne Conveyance (RMC), Deed Book U150, Page 102.

¹⁰⁷ Merle D. Kellerhals, "Banking Firm Buys Location of Bus Station," *Charleston News and Courier*, October 14, 1987, Page B1.

Kerri Morgan, "Planning Board gives subdivision new life," *Charleston News and Courier*, March 16, 1989, Page B1.

¹⁰⁸ Charleston County, Records of the Register Mesne Conveyance (RMC), Deed Book B161, Page 910.

¹⁰⁹ Anson Restaurant website, www.ansonrestaurant.com. [Accessed November 12, 2011]

restaurants are under the same ownership currently, although the title of the company has shifted to Balish Family, LLC, the current deed holder for the Anson Restaurant.

The Market area today is the center of the tourist experience of Charleston just as much as the houses on the Battery or the walls of Fort Sumter are. Tourism in the past decades has been the economic engine of Charleston, and 12 Anson Street remains in its role as part of Charleston's economy. When land was Charleston's wealth, 12 Anson Street was developed. When industry came to the peninsula, the corner lot became part of the industrial landscape. In the late 19th Century, as steam power and electricity led to new innovations in machinery, 12 Anson took on the flywheels and belts and refrigeration machines. And, before the rise of 1950s prosperity and progress, 12 Anson Street provided Charleston with its ice. It is only natural that 12 Anson continue to be part of the "new what's next" in the Charleston economy: it's been doing so for three centuries.

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Annotated Chain of Title: 12 Anson Street

March 3, 1680

Grantor: Surveyor General

Grantee: Sir Peter Colleton, Thomas Colleton & James Colleton

Lot: Lot Number 80 of the Grand Modell

“By virtue of a warrant under the hands of the Honorable Collon N Joseph Wr. [sic] Governor and Landgrave and the Lords proprietors Deputies Some directed bearing date the third day of March Anno Dom 1680. That Act measure and laid out unto Peter Colleton Barr, Thomas Colleton Esq. and James Colleton Esq and Landgrave: one towne lot in the new Charles Towne which said lott is distinctly known by ye Letter A with all ye Marsh thereonto belonging: as in the record & Moddell of this said Towne appears and Butting to the northward upon a lott known by No J and to the Southward upon a little Creeke that runneth out of Cooper river: westerly and northerly and bounding to the Eastward upon Cooper river and to the westward upon another part of the Said Creeke: The forme and shape of which Said Lott is [sic] in the Grand Moddell of the said towne and now remaining in the Surveyor Genl office performed by this ... day of March Anno Domni 1680 and Certified by me

Surveyor Genl”

February 10, 1746

Grantor: George Hunter, gentleman, of Charlestown

Grantee: Anne Ellery of Berkely County, widow and executrix of Thomas Ellery

Book & Page: Book MM, Page 253

Type: Conveyance

This conveyance is cited as the transaction through which the property at Lot 80 of the Grand Modell was conveyed from the Honorable John Colleton to George Hunter, Thomas Ellery and Charles Pinckney, as the final narrative of the document reads:

“Whereas lot #80 by various mesne conveyances became vested in John Colleton, Esq., of Fairlawn Barony, & St. James Parish, Berkeley Co., & whereas John Colleton & Susannah his wife, by L & R dated 13 & 14 July 1736, for £5000 currency, sold the lot & premises to George Hunter: & whereas the title was made out to George Hunter alone, but the purchase money was paid by George Hunter, Charles Pinckney, & Thomas Ellery, jointly; & whereas Thomas Ellery by will dated 2 October 1738 bequeathed the premises to Ann Ellery, party hereto; & whereas by agreement between George Hunter, Charlest Pinckney, & Ann Ellery (widow of Thomas Ellery) the land has been laid out in small lots, with streets & lanes...”

August 30 & 31, 1744

Grantor: Charles Pinckney, Esq.

Grantee: Gabriel Guignard

Book & Page: Book Z, Page 531

Type: Conveyance

Lot: 3 divisions of Lot 80 in Charles Town

£1450

“Whereas the Lords Proprs. On 5 Mar. 1680 granted Sir Peter Colleton a lot in Charleston containing 9a., 2 roods, 21 perches, English measure of dry land & marsh land which lot is as #80;...”

“an agreement was made by Hunter, Pinckney & Ann Ellery (devisee of Thomas) to lay out lot #80 in several lots, streets, lanes, docks, & water passage, convenient for disposing of them;... now Pinckney sells 3 divisions to Guignard.”

October 25 & 26, 1773

Grantor: William Richardson & his wife, Ann Richardson of Santee in South Carolina

Grantee: George Young of Charlestown

Book and Page: Book C-5, Pages 496-503

Type: Conveyance

Much like Deed Book MM, Page 253, this deed not directly related to 12 Anson's chain of title indicates conveyances not indexed or no longer on file with the Records Mesne Conveyance:

“lot in Colleton Square in Charles Town adj land of Margaret Guignard, Frances Guignard, Charles Street, part of a larger lot devised by Gabriel Guignard, deceased, to be equally divided between his three daughters Margaret Guignard, Ann Guignard now Ann Richardson, and Frances Guignard. Ann Richardson, wife of William Richardson, relinquished dower by a write of dedimus 13 December 1773 before Matthew Singleton and Richard Richardson.”

April 27 & 28, 1778

Grantor: Thomas Jones

Grantee: Joseph Roper

Book and Page: Book Z-4, Pages 472-476

Type: Conveyance

This deed indicates that Thomas Jones purchased part of Ann and William Richardson's land on lot 80, a portion of which he is now selling to Joseph Roper.

"Whereas by release dated 22 Dec 1769 between William Burrows, Esq, Master in Chancery at Charlestown, to William Richardson of the same, Merchant, lot being part of the real estate of Gabriel Guignard, late of said town, cooper, in Colleton Square, distinguished by the figure 6, and Said William Richardson and Ann, his wife, conveyed 15 April last past to Thomas Jones."

NOTE: The above transactions are only indicators of the means through which Thomas Jones acquired the lot on the southeast corner of Anson and Guignard. As far as this author was capable to determine, no indexed deed traces a direct chain of title of this specific lot from a previous owner to Thomas Jones.

December 24, 1850

Grantors: Dr. Daniel Legare, Thomas S. Legare, Daniel Legare, Jr., Nathan Legare, Abigail S. Legare, Samuel B Jones (son of Thomas L Jones, deceased), Sarah Jones, Susan Jones, Elizabeth Jones, Mary L Jones, Mary E Buish, and Henry Boardman.

Grantees: William S Walker and David A Walker

Book & Page: M-12, 380

Type: Release

Lot: 95' by 150' by 81' by 70'

\$7,000

In his will, Thomas Jones bequeathed the eastern half of his property on Anson and Guignard Streets to Doctor Daniel Legare and the children of Dr. Daniel Legare and Elizabeth Martha Jones Legare. The western moiety was left to Mary Jones, widow of Jones' son Samuel, and Mary's children. In this deed, Doctor Daniel and his children sell this property.

"Doctor Daniel Legare, Thomas S Legare, Daniel Legare, Jr, Nathan Legare, Abigail S Legare conveyed to William S Walker and David A Walker... all that lot piece part or parcel of land situated lying and being in the City of Charleston on the southeast corner of Anson and Guignard Streets."

Lists William S Walker and David A Walker as "copartners in trade as stone cutters," which is confirmed by the 1851 Ward Book, which lists the lot at Anson and Guignard as a "marble yard."

December 4, 1855

Grantors: William S and David Walker

Grantee: Doctor Daniel Legare

Book and Page: Q-13, 269

Type: Mortgage

\$8,126

"To the State of South Carolina —

The Bonds to secure which the Within Mortgage was executed having been satisfied I as Executor of the Within named Daniel Legare declare the lien of the said mortgage discharged. Witness my hand and seal this 17th day of April 1862." (signed) Abigail S Legare

December 2, 1876

Grantors: William S and David Walker

Grantees: Ernst Waltjen and Adolf FC Cramer

Book and Page: F-17, 153

Type: Conveyance

Lot: 95' by 150' by 81' by 70'

\$1,000

December 22, 1876

Grantors: William S and David Walker

Grantees: Ernst Waltjen and Adolph Cramer

Book and Page: X-16, 452

Type: Mortgage

Lot: 95' by 150' by 81' by 70'

\$1500

"Southeast corner of Anson and Guignard Streets."

October 7, 1878

Grantor: J Ernst Waltjen

Grantee: Adolph FC Cramer

Book and Page: O-17, 160

Type: Conveyance

Lot: 95' by 150' by 81' by 70'

\$500

"...all my one half interest in, or one moiety of all that lot... on the South-East corner of Anson and Guignard."

February 15, 1879

Grantor: Adolph FC Cramer

Grantee: John CH Claussen

Book and Page: O-17, 267

Type: Conveyance

Lot: 95' by 150' by 81' by 70'

\$1,000

“Extending East to Ellery Street”

April 2, 1883

Grantor: John CH Claussen

Grantee: Adolph FC Cramer

Book and Page: A-19, 694

Type: Agreement

In this agreement, Adolph FC Cramer is assigned by John CH Claussen as executor and manager of Claussen Brewing Company, to be compensated with one-half profits of said business, minus \$700 for wear and tear of “machinery, implements and vessels,” “and the further sum of Three-thousand six hundred Dollars being interest at the rate of six per cent per Annum.”

In the agreement, Claussen agrees not to interfere with management, and also agrees to sell the property to Cramer after six months.

November 1, 1884

Grantor: JCH Claussen (the Claussen Brewing Company)

Grantee: Adolph FC Cramer and Emil Kersten (doing business as Cramer and Kersten)

Book and Page: Z-19, 486

Type: Conveyance

Lot: 95' by 150' by 81' by 70', combined with other properties

\$39,375

The lot on Anson and Guignard was combined with lots across the street at Anson and Hayne: “All those lots pieces and parcels of land with all the buildings thereon...formerly known as the ‘Ships Press’ but now as the ‘Palmetto Brewing’,” also “on the Southeast corner of Anson and Guignard... being the premises now used as a bottling house to the aforementioned Brewery.”

March 12, 1892

Grantor: John Doscher, President Palmetto Brewery

Grantee: De La Vergne Machinery Company

Book and Page: D-21, 252

Type: Contract

The contract between the Palmetto Brewery Company and De La Vergne Machinery Company consists of an agreement to make installment payments for ice making machinery amounting to \$18,000 in value.

September 15, 1896

Grantor: BA Hagood, AFC Cramer and Special Masters

Grantee: John Doscher

Book and Page: Y-22, 89

Type: Conveyance

Lot: 95' by 150' by 81' by 70'

\$85,000

“Whereas, the De La Vergne Refrigeration Company on the 6th Day of January in the year of our Lord eighteen thousand nine hundred and ninety-six did file its bill in the Circuit Court of the United States... and therefore being at issue before the Honorable Court... did order, adjudge and decree that all the real and personal property of the Palmetto Brewing Company... be sold at auction.”

The case of the De Le Vergne Machinery Company v. Palmetto Brewery is published in legal registers of the period. It reached the South Carolina State Supreme Court, at which point the Court found in favor of De La Vergne Company. The property was sold at auction to John Doscher, who is listed previously as President of the defunct Palmetto Brewing Company. While other owners Cramer and Kersten are not mentioned in later deeds, it appears John Doscher becomes new owner of the company, shortly after this event renaming the company “Germania Brewing Company.” See below.

September 17, 1896

Grantor: State of South Carolina

Grantee: Germania Brewing Company

Book and Page: Z-22, 70

Type: Charter

“The principle place of business will be Charleson, SC. The general purpose of the corporation and the nature of business I proposes to do is the manufacture, purchase and sell and generally deal in beer, soda water, ginger ale and other malt beverages . . . and carbonated waters and ale... to deal in ice and shall have the right to rent, hire, and provide for cold storage of goods and perishable articles.”

September 28, 1896

Grantor: John H. Doscher, et al.
Grantee: Germania Brewing Company
Book and Page: R-22, 343
Type: Conveyance
Lot: 95' by 150' by 81' by 70'
\$100,000

Granting all land belonging to the "former Palmetto Brewing Company" including brewery on Anson and Hayne as well as the corner of Anson and Guignard (icehouse).

September 7, 1916

Grantor: State of South Carolina
Grantee: Crystal Ice Company
Book and Page: L-26, 410
Type: Charter

Requested by Gustav F Doscher.

September 5, 1916

Grantor: Germania Brewing Company, Lawrence M Pinckney
Grantee: Union Corporation
Book and Page: W-26, 495
Type: Conveyance
Lot: 95' by 150' by 81' by 70' (including other lands of former Palmetto Brewery)
\$20,000

"...whereas, on the 1st day of July, AD 1916, the Germania Brewing Company, a corporation under the laws of the State of South Carolina, was duly adjudged bankrupt... and Lawrence M Pinckney was duly appointed and qualified as Trustee of the Estate of the said Germania Brewing Company in Bankruptcy and is now acting as said Trustee... and whereas the first meeting of creditors of the said bankrupt, held on the 19th day of July AD 1916...a resolution was adopted as follows:

"Resolved that the Real Estate, machinery, Engines and appurtenances of the Germania Brewing Company be sold as a whole, ... at public auction....'

"... And whereas the said Lawrence M Pinckney, Trustee of the Estate of the Germania Brewing Company, in Bankruptcy, having duly advertised the said property for sale for four consecutive weeks, before the day of sale in 'The News and Courier'... on the 5th day of September AD 1916, he attended at the place named for the sale and at the hour named therein and offered the said property (herein after described) for sale, when the Union Corporation bid the sum of Twenty Thousand Dollars (\$20,000) therefore which being the highest and best bid that was offered he then and there sold the same to the said Union Corporation."

September 25, 1916

Grantor: Union Corporation

Grantee: Gustav F Doscher

Book and Page: W-26, 502

Type: Conveyance

Lot: 95' by 150' by 81' by 70' (including other lands of former Palmetto Brewery)

\$5

Sold for \$5 plus liens on machinery.

September 26, 1916

Grantor: Gustav F Doscher

Grantee: Crystal Ice Company

Book and Page: W-26, 504

Type: Deed to Real Estate and Personality

\$31,985

Including "All the engines, machinery and appurtenances to said machinery including boilers which may be a part of said machinery and necessary for the operation and use thereof and upon the real estate herein described."

Additionally conveys liens on said machinery from York Manufacturing Company, Fairbanks, Morse and Company, and Nordberg Manufacturing Company.

November 29, 1916

Grantor: Crystal Ice Company

Grantee: Carolina Public Service Company

Book and Page: W-26, 589

Type: Conveyance

Lot: 95' x 150' x 81' x 70'

\$35,000

Included with "All those lots three lots, pieces and parcels of land with the buildings thereon situate lying and being in the City of Charleston formerly known as the 'Ship's Press' but now as the Germania Brewery."

Signed by GF Doscher, President of Crystal Ice Company.

December 17, 1927

Grantor: Carolina Public Service Company

Grantee: Southern Ice Company

Book and Page: N-34, 755

Type: Conveyance

Lot: 132.4' x 195' x 132' in total (parcel, 95' x 150')

"That parcel of land comprising an entire city block butting and bounding as follows: north on Hayne Street, east on Anson Street, south on North Market Street, and on the west line on Church Street...

ALSO all that parcel of land on the north side of Market Street between Church and Meeting... ALSO all that parcel of land at the Southeast corner of Anson and Guignard Streets."

December 29, 1967

Grantor: Southern Ice Company

Grantee: Nathan S Addlestone

Book and Page: K-89, 182

Type: Conveyance

Lot: 99' x 150' x 151' x 99'

\$47,000

March 31, 1980

Grantors: Francis Darwin, Mary B Ford, William Jennings Ford, Gertrude Ford, David Michael Ford, Eileen Fay Ford, John Joseph Ford, Thomas Glen Ford, Mary Kathleen Ford, Nancy Ford

Grantee: CHS Associates, a Virginia Limited Partnership

Book and Page: A-122, 340

Type: Conveyance

\$1

Property sold in consideration of \$1. CHS Associates agrees to assume the following mortgages:
That of John Coppelman, Jr (\$166,000), one of \$70,000 and one of \$96,000, both attributed to various of the grantors.

November 1, 1985

Grantor: CHS Associates, a Virginia Limited Partnership

Grantee: Ravenel, Eiserhardt and Associates

Book and Page: Book U-150, 102

Type: Conveyance

Lot: 99' x 150' x 151' x 99'

\$614,000

Refers to "Plat of #2, #4, #6, and #8 Anson St and also the Southeast Corner of Anson and Guignard... measuring and containing as a whole according to said plat... butting and bounding to the North on Guignard; to the East on Property of Rainbow Market; to the South on property of the Hasselmeyer Co; and to the West on Anson Street."

December 31, 1986

Grantor: Ravenel, Eiserhardt and Associates

Grantee: Garibaldi's, Inc.

Book and Page: B-161, 910

Type: Conveyance

\$300,000

Lot A (2-12 Anson) on a plat located in Book BK, Page 115. However, only the lot upon which 12 Anson sits was actually sold, as the larger property of Ravenel, Eiserhardt and Associates was divided.

June 11, 1990

Grantor: N/A

Grantee: N/A

Book and Page: B-194, 806

Type: Correction

Corrects a typographical error in book B-161, page 910, in which the lot to be conveyed to Garibaldi's, Inc, by Ravenel, Eiserhardt and Associates is corrected to be Lot A of the Plat BK, Page 115 (12 Anson), where before it was incorrectly listed as Book BK, Page 115 (2-12 Anson).

June 13, 1990

Grantor: Garibaldi's, Inc

Grantee: William and Bette S Balish

Book and Page: B-194, 809

Type: Conveyance

\$5

December 28, 1994

Grantor: William and Bette S Balish

Grantee: Balish Properties, a Limited Partnership

Book and Page: A-251, 741

Type: Conveyance
