

Jackson Street Freedman's Cottages



**193, 195, 197, and 199 Jackson Street
Charleston, South Carolina**

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**HP 611 Research Methods
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Statement of Intent

This paper is the culmination of research undertaken for Research Methods HP 611 class taught by Katherine Saunders in the fall of 2009. This course fulfills partially the requirements for a Master's in Historic Preservation at Clemson University and the College of Charleston.

Freedman's Cottages

Freedman's cottages are unique structures to Charleston, South Carolina. The architectural style of a freedman's cottage, at a first glance, is similar to a combination of a Charleston single house and the shotgun style house found in New Orleans, Louisiana.¹ Often labeled as a traditionally African American architectural form built for freed slaves, recent research has shown that while a large majority of residents were African Americans, these cottages were likely built more as affordable housing for the dramatically increasing population in the area. Freedman's cottages offer a unique history that has been increasingly studied over the past decade. It is important to make their historical significance known before they are taken for granted and demolished for future construction investments.

Freedman's cottages are structures that were primarily constructed after the civil war from the middle to the end of the 19th century and into the early 20th century.² The majority of freedman's cottages are located north of Calhoun Street in neighborhoods including Elliottborough, Radcliffeborough, and the area north of the Crosstown Expressway, along with being scattered throughout the historic district.³

The architectural style of a freedman's cottage is a single-story wood structure, with a street facing gable and side piazza. The typical layout of the structure is one room wide and two rooms deep (Figure 1). A fireplace is usually located in the center of the house, between the two rooms; however some cottages were built with a fireplace in each

¹ Lissa D Felzer, *The Charleston "Freedman's Cottage"* (Charleston, SC: The History Press, 2008), 23.

² Historic Charleston Foundation, "Freedman's Cottages," Historic Charleston Foundation, http://www.historiccharleston.org/preservation/why_freedman.html (accessed November 4, 2009).

³ Historic Charleston Foundation, "Freedman's Cottages."

room (Figure 2). Often additions were made, adding either a third room on the rear of the house, or enclosing a portion of the piazza to add a room, making an “L” shaped floor plan⁴ (Figure 3). Several stairs lead to the piazza that would contain a screen door. Once through the screen door, separate doors would be on the house allowing for entry to each room (Figure 4). On the interior of the house are doorways leading directly from one room to another. One function of the piazza is that of a hallway, since there is often no interior hallway. The overall square footage of a freedman’s cottage is very small, usually three hundred to five hundred square feet.⁵ The freedman’s cottages that will be focused on in this paper are 193, 195, 197, and 199 Jackson Street (Figure 5). These four, initially identical structures, offer a rich history regarding the working class in Charleston. Currently vacant and in a state of neglect, the documentation of these cottages is important due to the history they have to offer.

The four structures on Jackson Street are located between Meeting Street and Nassau Street and were constructed circa 1890 (Figure 6).⁶ They each abut the sidewalk on the south side of Jackson Street. The floor plan is one room wide east-west and three rooms deep north-south. However, in 2006, the rear two-thirds of the structure at 197, including the chimney and piazza, were removed to help stabilize the remainder of the building that still stands (Figure 7).

Each cottage is a one-story wooden structure built on a brick foundation with a piazza on the west side. There is a side-gabled roof with an approximately 45 degree slope. The siding on each building is wood clapboard. The north side of each cottage

⁴ Lissa D Felzer, *The Charleston “Freedman’s Cottage,”* 19.

⁵ Lissa D Felzer, *The Charleston “Freedman’s Cottage,”* 22.

⁶ City of Charleston. City Tax Assessment Ward Books, Charleston, S.C., Ward 10, 1883-1886, p.25 [microfilm] South Carolina Room, Charleston County Public Library.

(facing Jackson Street) contains two windows approximately three feet tall by two feet wide. There is a closed framed pediment on this side as well, however, 193 is missing the horizontal board running along the bottom portion of the pediment (Figure 8). The west wall with the piazza contains three doors and three windows each. The windows are similar in size to those on the north side. A short addition with matching wood clapboard siding is on the south side of each of the cottages, containing a small, approximately one foot tall by one and a half feet wide window on its west side (Figure 4). The east wall of the addition contains a door leading into the addition. This addition was probably made when city ordinances banned the use of privies and required houses to have indoor plumbing. A window the same size as those on the north wall is centered on the east wall. A brick chimney is located two-thirds of the way back from the north wall, centered on the roof peak between the second and third rooms and exposed approximately two-feet above the ridgeline (Figure 9). Each room can either be entered through the door on the piazza or through an interior set of doors linking each room directly.

Since becoming vacant in the mid 1990s, all of the windows and doors on each cottage have been covered with modern plywood to prevent access by people and wildlife. Except for 197, plywood also covers three sides of the foundation of each cottage (Figure 10). The northern sides of the cottage's foundations have not been covered since they are constructed of a solid brick wall. Plywood also covers other portions of the buildings where the clapboard siding has fallen off (Figure 11). However, additional locations on the buildings, such as the east side of 193, have exposed openings leading to the interior of the cottage (Figure 12). It is neglectful actions such as holes in the walls allowing the elements to accelerate the deterioration of these buildings that will

cause them to collapse at a faster rate. Other signs of neglect on the cottages is 199 is missing the front door with screen that leads to the piazza (Figure 11). The roofing material on two of the four cottages is not appropriately secured to the buildings. 193 and 197 is covered with shingle roll roofing; there are exposed seams on each of these two roofs that allow rainwater to enter the interior. 195 has modern asphalt shingles and 199 has sheets of corrugated metal (Figure 5).

Another variation on the buildings is the entry door and wall to the piazza at 195 has horizontal wood clapboards, this matches the rest of the cottage (Figure 13). On the entryway to 193 the clapboard runs vertical and is narrower than what is on the rest of the cottage (Figure 8). This clapboard variation on the entryway to 193 is likely due to its replacement at some later point during the cottage's occupation.

The physical appearance of these four freedman's cottages contributes a great deal to the significance of these structures. These small houses have very specified appearances that are excellent examples of the style of rentals that were being constructed from 1880 to 1900. The four cottages remaining as a row, in their original location, further enhances their historic importance.

History of Ownership

The land on which the 193, 195, 197, and 199 Jackson Street are now located was originally only a small portion of a land grant given to a landgrave named Joseph Blake by George Logan and the Proprietors of the colony of Carolina. This grant was made circa 1700 and originally consisted roughly of the lands east of King Street and north of Charleston, in an area referred to as New Market.⁷ This land, portions of which can be

⁷ Smith, Henry; *Rivers and Regions of Early South Carolina*; p.35

seen labeled on the 1852 Bridgens & Allen map of the city of Charleston (Figure 14), would remain in the hands of the family of Joseph Blake until the late 19th century.

In 1872 the lands consisting of the Estate of William Blake, a descendent of Joseph Blake, were given up to the city of Charleston. Most likely this was the result of poor economic fortunes of the Blake family, following the general pattern of decline in the South after the end of the American Civil War. The city had the lands surveyed by W.M. Hume on December 12, 1872 and divided into plots for auction. The auction house of Lowndes and Grimball was retained for the auction, who advertised the auction for January 14, 1873 (Figure 15).⁸ Two adjacent lots numbered 70 and 73, which faced north onto the newly laid out Jackson Street between Meeting and Nassau Streets, were purchased at auction for \$505 from the city Referee Charles H. Simonton by Patrick Brady.⁹ Brady was an Irish immigrant drayman who would never live at this Jackson Street property, and was listed living at 18 John Street with his wife and four children in the 1880 United States Census.¹⁰

The two lots purchased measured roughly 178 feet wide along Jackson and 100 feet deep. They were both sold by Brady a few years later in May of 1879 to a recently widowed Irish immigrant Catherine Tobin and her son George W. Tobin.¹¹ The Tobins resided on Amherst Street around the time of the purchase,¹² and developed the property on Jackson Street for rental units. Between 1884 and 1890 the four existing one story

⁸ *The Charleston News*, Tuesday, January 14, 1873; microfilm in Charleston County Public Library.

⁹ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, SC, Deed Book S16, p.298

¹⁰ United States Census 1880, www.ancestry.com [accessed October 2009 at Charleston County Public Library]

¹¹ Richard Tobin died in 1871. Recorded in the Charleston County Death Records, South Carolina Room, Main Branch Charleston Public Library

Property sale: RMC, Charleston, SC, Deed Book O17, p.302

¹² US Census 1880, www.ancestry.com [accessed October 2009]

wooden structures were built in what is now referred to as the Freedman's Cottage style.¹³ These houses were continually used as rental property, mainly for lower income families, with none of the owners ever residing in these houses during the course of their history. Catherine and George W. Tobin made a transaction in June of 1884 between themselves to combine the two lots.¹⁴

In 1907 George W. Tobin, the sole possessor after the death of Catherine in February of 1902, ran into financial difficulties and defaulted on his tax payments forcing a sale of the land. The lands between Meeting and Nassau on Jackson Street, with the houses numbered 69 through 75, were sold to Richard Thomas Tobin Sr. and Lula Rosalie Sanders along with properties on Amherst and Hampstead streets for \$1,625 by George W. Tobin.¹⁵ Richard and Lula were nephew and niece to George, who was a lifelong bachelor, by his older brother Michael J. Tobin.¹⁶ In January of 1917 Richard T. Tobin and Lula R. Sanders divided these properties evenly between them, a division which was clarified and corrected in 1927, giving Richard the land which comprises the current lot.¹⁷ This new lot was centrally located on the block and measured 126 feet on Jackson and 100 feet deep, bounded by Lula's holdings to the east and west.

Richard Tobin owns this lot until 1935 when it is forfeited to the city due to unpaid taxes.¹⁸ Richard Tobin, and many of the owners, were laborers in various fields (Tobin having worked as a carpenter and for the railroad¹⁹) and likely drew only a small supplemental income from the properties. Samuel Rosen purchases the site from the city

¹³ City Tax Assessment Ward Books, Charleston, S.C., Ward 10, 1883-1886, p.25.

¹⁴ RMC, Charleston, SC, Deed Book C20, p.88-89

¹⁵ RMC, Charleston, SC, Deed Book G23, p.59

¹⁶ Connections made through examination of Charleston County Death Records and US Census data for 1900 & 1910; www.ancestry.com [accessed October 2009]

¹⁷ RMC, Charleston, SC, Deed Book N28, p.124; corrected in Deed Book N34, p.91

¹⁸ RMC, Charleston, SC, Deed Book H38, p.47

¹⁹ US Census 1910 & 1920, www.ancestry.com [accessed October 2009]

of Charleston in January of 1937, and also has a formal agreement to pay a small sum to Richard Tobin.²⁰ Samuel then immediately sells the property to his son Nathan for \$1,000 in April of 1937.²¹ Around this time the street numbers are changed and the current numbering system is put in place with the houses being renumbered to 193 through 199.

Nathan Rosen manages the property and rental houses until 1984. The Chroheza Realty Company then purchases the site from Nathan in January of 1984 for \$45,000.²² After four years of ownership the realty company agrees to sell the houses and land to Sam Gilchrist Jr. for the amount of \$564,000.²³ Mr. Gilchrist is the current title holder to the property containing 193, 195, 197, and 199 Jackson Street; and has recently sought demolition of the structures on a number of occasions. The buildings have been officially vacant since the mid 1990s and were boarded up in 2002, while vagrants and the homeless still frequent and inhabit the vacated and dilapidated property.

History of Occupants

The people that have resided in the Jackson Street cottages over the years have varied in terms of occupation, race, marital status, and children. Some people only lived in a cottage for a year, while others stayed for decades. The Charleston City Directories show that the earliest occupants of the cottages moved in, in the mid 1890s. By 1994, all of the cottages were vacant²⁴.

193 Jackson Street was first occupied in 1894 by John D Fisher. He was white and his occupation was a collector. He only lived there for a year. The next resident,

²⁰ RMC, Charleston, SC, Deed Book K39, p.640; payment to Tobin in Deed Book M39, p.271

²¹ RMC, Charleston, SC, Deed Book V36, p.308

²² RMC, Charleston, SC, Deed Book T134, p.372

²³ RMC, Charleston, SC, Deed Book S173, p.551

²⁴ *Charleston City Directory, 1890 to 2007*, South Carolina Room, Charleston County Public Library, Charleston, SC.

Thomas Jellico was also white, his occupation was a brakeman, and he also lived in the cottage for a year. After Mr. Jellico moved out, the cottage was vacant for three years. All of the residents that then rented the cottage from 1899 to present were “colored.” In 1899 Artope Adolphus moved in. Mr. Adolphus was employed by the Wheelwright Shop as a blacksmith. He moved out in 1905. From 1906 – 1910 there were no listings for any of the four cottages in the Charleston City Directories. Various families rented 193 until 1918 when John and Evelyn Stevens moved in. Mr. Stevens was a chauffeur for most of his time while in the cottage. They resided there until 1934. The next family to occupy the cottage for a length of time was the Brown family. William and Eva lived in the cottage from 1940 – 1950. Mr. Brown was a bricklayer and laborer, he and his wife had five children under the age of sixteen living in the three room house. For a period in the sixties, the cottage was again vacant. In 1973 John and Louise Chisholm, a retired couple, moved into 193 and lived there until 1990. Isiah Green, a longshoreman, lived in the cottage for two years; he was the last person to live in the cottage, moving out in 1993.²⁵

195 Jackson Street was first rented by Richard Bowie, a white man, in 1896. He lived there for a year, followed by a year of vacancy. In 1898 J.S. Hollman moved in, he was also white. The cottage then went between being vacant and being occupied for a year. The residents alternated between being white and colored people. The first family to occupy the cottage for an extended length of time was Mr. and Mrs. Richard and Gratia Ladson. Mr. Ladson was a carpenter and laborer. They lived in the cottage from 1917 until 1922. The next family to move in and stay at length was that of Joseph and Nancy Leftenant. Mr. Leftenant was a salesman, huckster, and laborer. The directories last

²⁵ *Charleston City Directory, 1894 to 1993*, South Carolina Room, Charleston County Public Library, Charleston, SC.

listed the Leftentants as being residents in 1951. Various other couples occupied the cottage for the next three decades. In 1990, Josephine R Singletary moved out. She was the last listed occupant of 195 Jackson Street.²⁶

197 Jackson Street was first occupied in 1895 by James Hilton, a white man, who was employed as a collector at A.S. Thomas. He lived in the cottage for a year. The renters at 197 would then alternate between being white or colored. William and Janie Davie moved into the cottage in 1901, and rented for five years, along with their teenage son. Mr. Davie worked at the Southern Railway yard and his son, William Jr., was a clerk. Families with the names Ravenel, Pickney, and others occupied the cottage until 1938 when Solomon and Josephine Wilson moved in. Mr. Wilson worked at the Naval Yard as a blacksmith and was also a reverend. There were constantly young children in the cottage. The Solomon's lived at 197 until 1964. The trend at 197 for the next thirty years was mainly single women living in the house. The various occupations of these women were maids, St. Francis Hospital employees, and simply being retired. Mary Morgan was the last renter to live in the cottage, she moved out in 1992.²⁷

The cottage at 199 Jackson Street's first recorded occupant was Henry Earnshaw, a white man who was employed by the railroad, in 1895. The house was vacant for a few years and then occupied by either white or colored renters. James and Mary Denny lived in the cottage from 1901 until 1904. Mr. Denny was a Clyde Line watchman. When his son became of age, he was also employed by Clyde Line. From 1911 on, all of the renters were colored. 1911 – 1928 brought renters consistently moving in and out after a year or

²⁶ *Charleston City Directory, 1896 to 1990*, South Carolina Room, Charleston County Public Library, Charleston, SC.

²⁷ *Charleston City Directory, 1895 to 1992*, South Carolina Room, Charleston County Public Library, Charleston, SC.

two. In 1929, Daniel and Iona Labitue moved into 199. Three generations of Labitue's lived in the cottage, with a member of the Labitue family occupying the cottage until 1992. Their family lived in the cottage for seventy-three years. Margaret White was the last renter of 199, living there through 1993.²⁸

The last renters of the Jackson Street cottages moved out in 1993 from 193 and 199.²⁹ By that time 195 and 197 were already vacant. The four cottages have remained vacant since this time. The variety of people who lived in the cottages, from the mid 1890s on, shows that these cottages were constructed as an affordable housing option for working class people. Many of the occupants were laborers who raised their children in the small cottages.

197 Jackson Street: A Childhood History

Terri Owens offers a unique perspective on the freedman's cottages having spent her childhood growing up in the cottage at 197 Jackson Street (Figure 7). Ms. Owens has compiled a written history of her time spent in the cottage called "Childhood at 197 Jackson Street: A House Freed Slaves Occupied after the Civil War".³⁰ While her title may not prove to be historically accurate, the paper includes valuable information regarding who her neighbors were, where food was cooked in the cottage, and how resourceful the people were in the community she grew up in. This personal account offers an important connection to these cottages and helps to bring to light their historical importance in the community.

²⁸ *Charleston City Directory, 1895 to 1993*, South Carolina Room, Charleston County Public Library, Charleston, SC.

²⁹ *Charleston City Directory, 1993*, South Carolina Room, Charleston County Public Library, Charleston, SC.

³⁰ Terri Mae Owens, unpublished account of life on Jackson Street, Historic Charleston Foundation Archives, 2009.

Ms. Owens was born in McClellan Banks Hospital on August 8, 1956. She lived with her mother in 199 Jackson Street until she was six months old and her mother left her, along with her brother and sister, in the care of an aunt at 197 Jackson Street. Ms. Owens recognized Aunt Josephine Wilson and Uncle Solomon as her parents from this point on. Josephine's parents, Morris and Martha Jenkins, were Cherokee Indians (Figure 16). Ms. Owens' papa (Solomon) worked at the Naval Ship Yard and was also the Associate Pastor of St. Phillip A.M.E. Church at 5 Johnson Street (Figure 17). She remembers Mr. Rosen, the owner at the time, would come to the cottage monthly to collect rent.³¹

In her account the door that lead to the piazza was referred to as the 'street door'. Once on the piazza there were two screened doors leading into the house. According to Ms. Owens the first door led to the living room and bedroom, the second door led to the kitchen. In the kitchen was a large black potbelly stove that burned firewood. Plumbing was not installed in the cottage at the same time the rest of the neighborhood received indoor plumbing. Ms. Owens recalls her friend Janie across the street had an indoor bathroom, while she still had to use the "Out House".³²

Ms. Owens writes about listening to the radio in the bedroom while her mama would cook grits and eggs for breakfast. The eggs came from chickens that the children would receive at Easter time. When the chickens stopped producing eggs, they would end up as Sunday dinner. She believes that at some point the city told her mama that she

³¹ Terri Mae Owens, unpublished account of life on Jackson Street, Historic Charleston Foundation Archives, 2009.

³² Terri Mae Owens, unpublished account of life on Jackson Street, Historic Charleston Foundation Archives, 2009.

could no longer keep the chickens, she thought this because one day the coops were taken down.³³

Her neighbors in the other cottages while growing up were Mr. Danny in 199 with his daughter and son. 195 Jackson was rented by Mrs. Estelle and her husband and Mrs. Estelle's sister. Mrs. Alston lived in 193, which was the house furthest from Meeting Street.³⁴ Her recollections regarding her neighbors, when compared to the Charleston City Directory information, are accurate except for 193 Jackson Street, there is not a record of a Mrs. Alston living in that cottage.³⁵

Preservation Issues/Demolition by Neglect

After purchasing the property in 1988 Sam Gilchrist initially maintained the properties for a brief period as rental units. However by the mid 1990s all four of the houses had been vacated and Gilchrist stopped fully maintaining the property. This would begin a process of neglect which would eventually cause a number of outside organizations to take action on behalf of the buildings, and bring legal action against Gilchrist.

These houses along Jackson Street are among a declining number which exemplify the freedman's cottage typology in the city of Charleston, and have a heightened importance as they remain as a row. Because of this status, added importance has been placed on them throughout the local preservation community. The deferred maintenance by Gilchrist over time caused the condition of the buildings to structurally

³³ Terri Mae Owens, unpublished account of life on Jackson Street, Historic Charleston Foundation Archives, 2009.

³⁴ Terri Mae Owens, unpublished account of life on Jackson Street, Historic Charleston Foundation Archives, 2009.

³⁵ *Charleston City Directory, 1956 to 1993*, South Carolina Room, Charleston County Public Library, Charleston, SC.

deteriorate. This caused them to be drawn into an increasingly prominent debate over the willful neglect of structures, or demolition by neglect. Without proper maintenance increasing numbers of historically important structures are lost. There are a number of factors which affect this, and equally diverse approaches to working towards prevention of demolition by neglect.

The City of Charleston has been recognized for its efforts to preserve its extensive history. Among these efforts it has gradually worked towards formulating an effective method for regulating and preventing demolitions through neglect. The eventual model currently settled upon by the city government has setup demolition by neglect under public nuisance ordinances monitored by the Livability Court, while official requests for any demolitions are submitted through the Board of Architectural Review.³⁶ By using this approach the city tries to prevent demolition of both structurally sound buildings of significance and instances of improper maintenance and decay which have a negative impact on the surrounding neighborhood. The authorities of the BAR and Livability court are only given limited legal means of enforcement however, to fine owners and require basic stabilization, with the majority of the work is still dependent on the owner. The success of this method of protection has varied, with some arguments that it is not strong enough. An article from *The Post and Courier* from 2003, soon after changes in the regulations, notes that there had only been thirteen properties which had received attention under the ordinance regarding demolition by neglect.³⁷

Even though the use and success of the ordinance regarding demolition is arguable, it does at least provide an avenue for preservation minded community members

³⁶ Meg Richardson, "Demolition by Neglect: An Examination of Charleston's Ordinance" (master's thesis, Clemson University/College of Charleston, 2008)

³⁷ Hardin, Jason. "Demolition by neglect imperils homes" *The Post and Courier*, June 30, 2003

to make attempts to save historic properties. However even the enforcement of the ordinance is difficult not only for the city, and often the property owner is still not able or willing to invest in the property. The houses 193, 195, 197, and 199 Jackson Street are one of the properties which have been brought to court under the demolition by neglect ordinance, with mixed success.

As early as 1998 three of the four houses were reported to the city Code Enforcement Board as a public nuisance due to their deferred maintenance by Gilchrist.³⁸ Each of the three buildings (193 is not included until later reviews) has followed roughly the same path, as they are part of a single property. While each house has been filed independently as a structure for the Board of Architectural Review and in the demolition by neglect case files, they are typically treated as a single case. After the initial report, a notice to owner, and a hearing; Gilchrist is fined \$75 for each house by November of 1998.³⁹ After this initial fine Gilchrist still makes no efforts to stabilize or improve the structures and is sent to Livability Court.

In 1999 the case began to move through the court process with a site survey by Stephen S. Caskie (Figures 18 and 19).⁴⁰ In this initial report Caskie indicates that there were a number of vagrants around the property, with clear signs of persons inhabiting the buildings having gained access through the windows or floor. Caskie also gives an assessment of each of the four houses, giving each a stability rating on a ten point scale, with ten being fully stable. 197 Jackson received a rating of seven, while the other three buildings received ratings of eight. It is noted that the buildings are clearly in decline, and no longer maintained by the owner. A letter is also submitted by the Assistant Executive

³⁸ Richardson, Appendix A: Survey of Demolition by Neglect Case Files, p.107-117

³⁹ Ibid.

⁴⁰ Structural Assessment Letters; City of Charleston Board of Architectural Review (BAR) files

Director of the Housing Authority, James Heyward Jr., regarding the effect of these buildings on the neighborhood.⁴¹ Heyward describes the undesirable people who frequent the site and its trash filled appearance as detriments to the neighborhood, which contains nearby a public park, school, and church. At this point the case is sent again to Livability Court.

An email between Debbie Rhoad and Pamela Pendergrass regarding the properties from January 11, 2000 recounts the situation.⁴² In the letter is recounted that Gilchrist did appear in court claiming he could not demolish the buildings due to their location in the historic district, however he then admits that he has not tried to file for the demolition with the BAR. A continuance is given so that an application for demolition may be made with the BAR. Rhoad then tells Pendergrass that Gilchrist refused help in filling out the BAR forms, insisting that he will take care of them himself. A “No Trespass” letter is also filled with the Police Department in early 2000, and a list of issues needing attention are given to Gilchrist.⁴³ Information is not available to confirm any action taken at this point by Gilchrist or the city, and the buildings continue to go without maintenance.

In 2002 the Jackson Street houses are again surveyed and sent to Livability Court. Caskie again does a structural assessment, in which 193 and 199 are given a rating of six, 195 a rating of eight, and 197 a rating of four. This time Gilchrist is found guilty of neglect. His sentence is suspended on the condition that the property is cleaned and secured, and that he applies to the BAR to demolish the buildings. *The Post and Courier* also runs an article on the houses in which statements on the buildings importance are

⁴¹ Letter to Debbie Rhoad, Property Standards Administrator; copy in BAR files.

⁴² Copy of email kept in BAR files

⁴³ Richardson, Appendix A

made by the Historic Charleston Foundation and the Preservation Society.⁴⁴ The article also addresses the dilemma of the owner who cannot afford the cost of restoration, in part due to the low income of the surrounding area which keeps rents low.

Gilchrist applies to the BAR for demolition on May 13, 2002. A formal letter of opposition is then submitted by the Preservation Society of Charleston. After review, the demolition request is denied. The properties again go neglected for three more years, at which point another charge is filed. In 2005 Caskie again surveys the buildings, which at this point are all rated as being unstable. 193 and 199 are given ratings of four, 195 is rated six, and 197 is assessed a rating of one. The case is then again brought before the Livability Court, and Gilchrist requests a continuance to seek legal council. Gilchrist is initially ordered to secure the structures within a week on April 18, 2005, and then is ordered to secure funding to repair the buildings in November. After failing to respond to this order the city begins plans to work on the buildings in December.⁴⁵ As part of the action taken by the city each house has a \$34,000 lien placed on it and basic stability work is done to secure the buildings (Figure 20). As part of the stabilization work the demolition of the rear section of 197 and its fireplace are required, as they are deemed to be a safety hazard (Figure 21 & 22).⁴⁶

In a February 2008 interview with Debbie Rhoad Hopkins for her thesis work Meg Richardson discussed the events and impressions of Sam Gilchrist:

“Mr. Gilchrist is well known, I think probably everyone that works for the city probably knows him. I think he’s probably alienated everybody at some point. He’s scary. He’s a little on the scary side. He doesn’t trust anybody as far as I can tell, and the feeling is mutual. He wants to do something for the property.

⁴⁴ Hardin, James. “Row of houses spared, but owner says restoration too costly”, *The Post and Courier*, May 23, 2002

⁴⁵ Richardson, Appendix A

⁴⁶ Memorandum from Charleston Fire Department to BAR, February 14, 2006. Cit of Charleston BAR file.

[Meg Richardson]: So he's just waiting for the houses to fall?

[Debbie Hopkins]: Yep. I think we have a 34,000 or 37,000 lien on the house. That was the single biggest project I ever worked on in terms of cost. Chief Rusty called me last week, no, Monday of this week and it was open again, people staying in there.”⁴⁷

And as of a November 2009 visual survey for this report there are still viable signs around the property of use by vagrants, and they continue to go unmaintained (Figure 23).

This course of events highlights the struggle with demolition by neglect and proper enforcement. With the fines and liens on the property the owner still sees the demolition of the buildings as the most financially viable option, even after offers of assistance by preservation groups and the city in securing financing or taxes incentives. The city at this point has also made an investment which it may see no return on, by going in and stabilizing the structures and placing the lien on them, and have come to the legal limitations on actions which can be taken to protect the buildings. Now these buildings remain in limbo with no certain future, and discussions with the owner are halting at best.

Even with the basic stabilizations done by the city, the houses are still in decline without receiving routine maintenance and miss treatment by the vagrants and squatters on the premises. The constrained efforts of the city of Charleston in this matter have highlighted the limitations of their current laws on neglect, and due to this there may be few options left to save the Jackson Street cottages without a private party coming in to finance a purchase from Gilchrist. Even with all of their history and architectural significance these houses may still face the undesirable outcome of demolition.

⁴⁷ Richardson, p.159

Figures

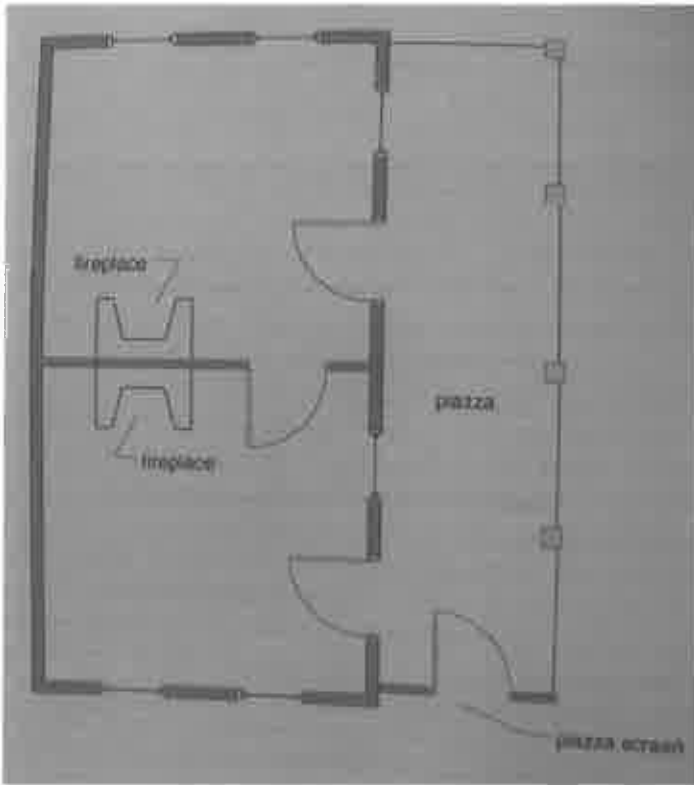


Figure 1: Floor plan with one central chimney.

Lissa Feltzer, *The Charleston "Freedman's Cottage"* (Charleston, SC: The History Press), 20 and 21.

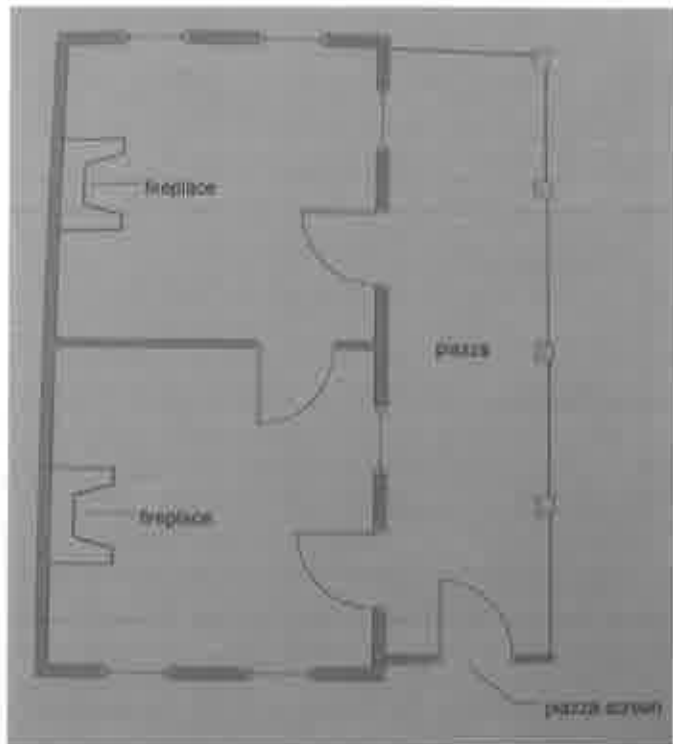


Figure 2: Floor plan with two exterior chimneys.

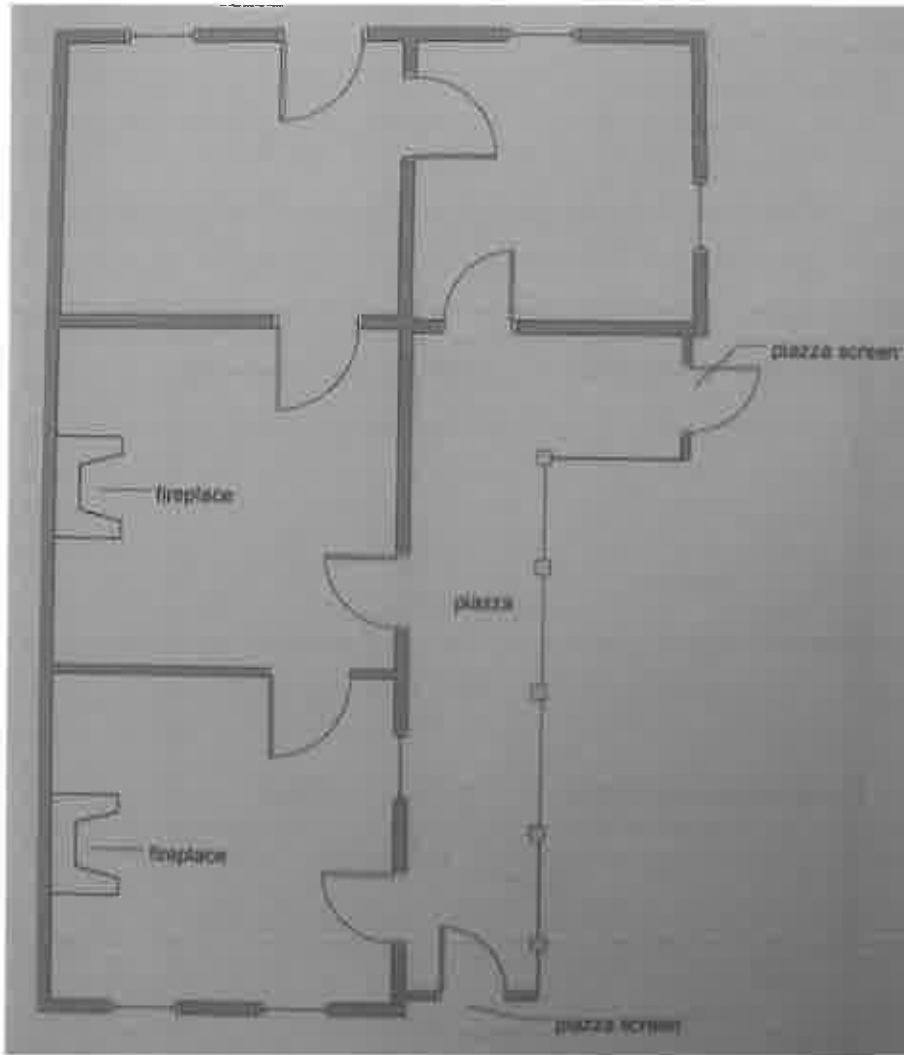


Figure 3: "L-shaped" floor plan.

Lissa Feltzer, *The Charleston "Freedman's Cottage"* (Charleston, SC: The History Press), 22.



**Figure 4: Piazza with three doors entering the house.
Short addition on rear with small window. Photo by the author November, 2009.**



Figure 5: 193, 195, 197, 199 Jackson Street (November 2009). Photo by the author November, 2009.



Figure 6: Location of 193, 195, 197, and 199 Jackson Street. Google maps, accessed December 7, 2009.



Figure 7: 197 Jackson Street, rear portion removed. Terri Owens place of residence. Photo by the author, November 2009.



Figure 8: 193 Jackson Street, missing bottom portion of pediment enclosure. Mismatched vertical clapboard surrounding door leading to piazza. Photo by the author, November 2009.



Figure 9: 199 Jackson Street, Chimney. Photo by the author, November 2009.



Figure 10: 197 Jackson Street, open foundation. Photo by the author, November 2009.



Figure 11: 199 Jackson Street, modern plywood covers windows, doors, and holes in clapboard. Screen door leading from the street to piazza is missing. Photo by the author, November 2009.



Figure 12: Missing clapboard on east side of 193 Jackson Street. Photo by the author, November 2009.



Figure 13: 195 Jackson Street, horizontal clapboard on surrounding doorway leading to piazza matches what is on the house. Photo by the author, November 2009.

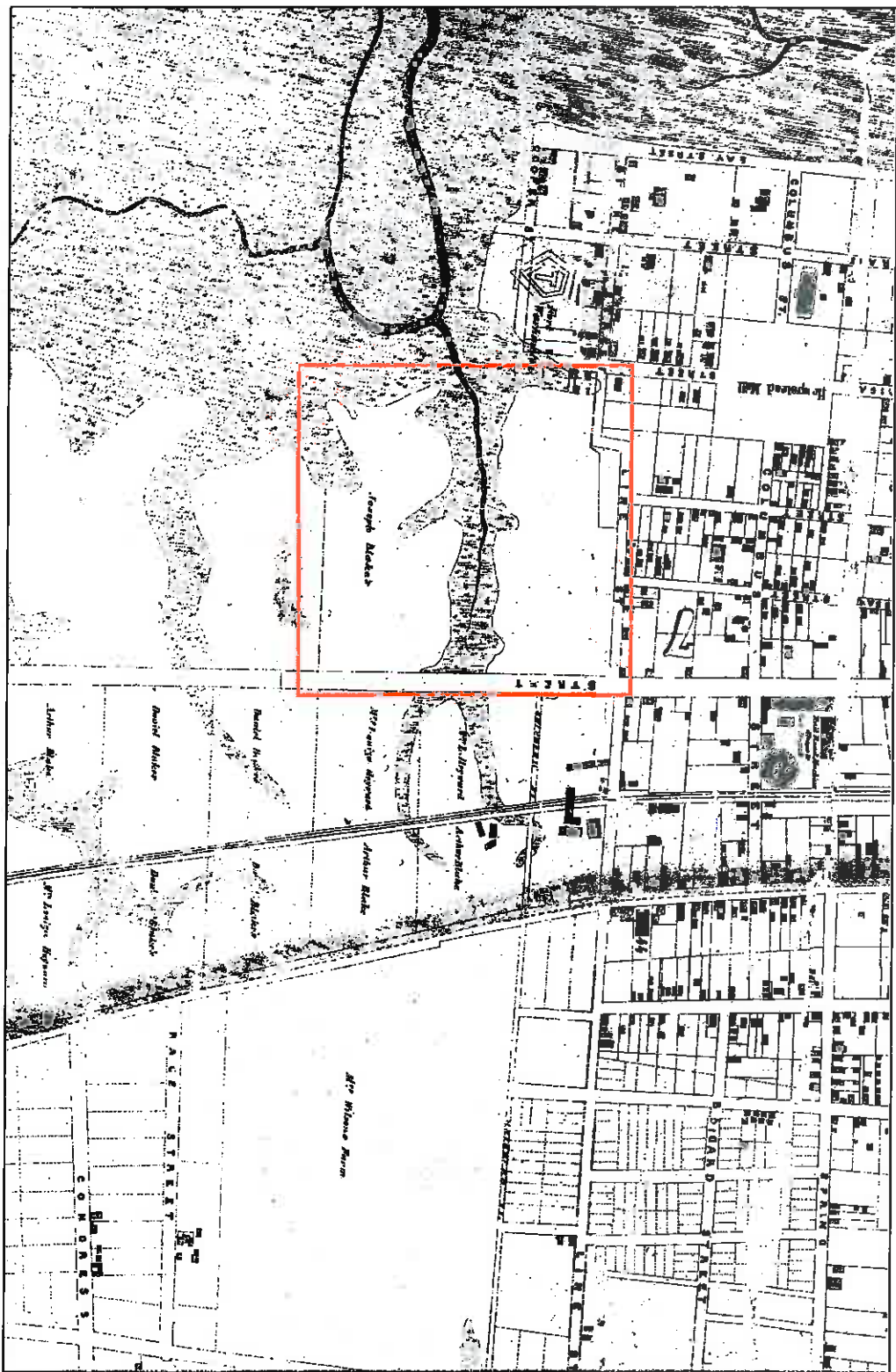


Figure 14: 1852 Bridgens & Allen map of the city of Charleston; found at Historic Charleston Foundation.



Figure 16: Morris and Martha Jenkins. Terri Owens' great-great-grandparents.
From the private collection of Terri Owens.

Josephine Wilson, Terri Owens' Aunt that raised her, Terri referred to her as Mama.

Terri Owens' great-great-grandmother, Terri called her Dah.



Figure 17: St. Phillip A.M.E. Church at 5 Johnson Street. From the private collection of Terri Owens.

Terri Owens

Terri Owens' Aunt Lilly, daughter of Dah, Terri's mother's Aunt.

Solomon Wilson, Terri Owens' Uncle who raised her, Terri referred to him as Papa.

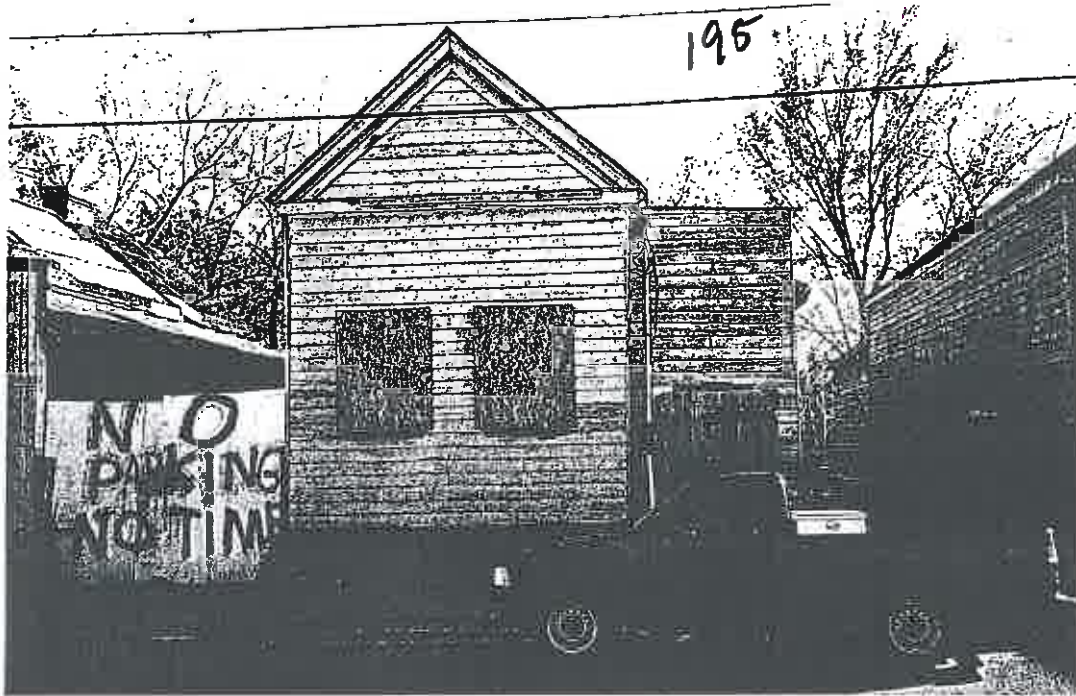


Figure 18: Front of 195 Jackson St. taken for 1999 site survey.
Image copy located in Charleston Board of Architectural Review files.

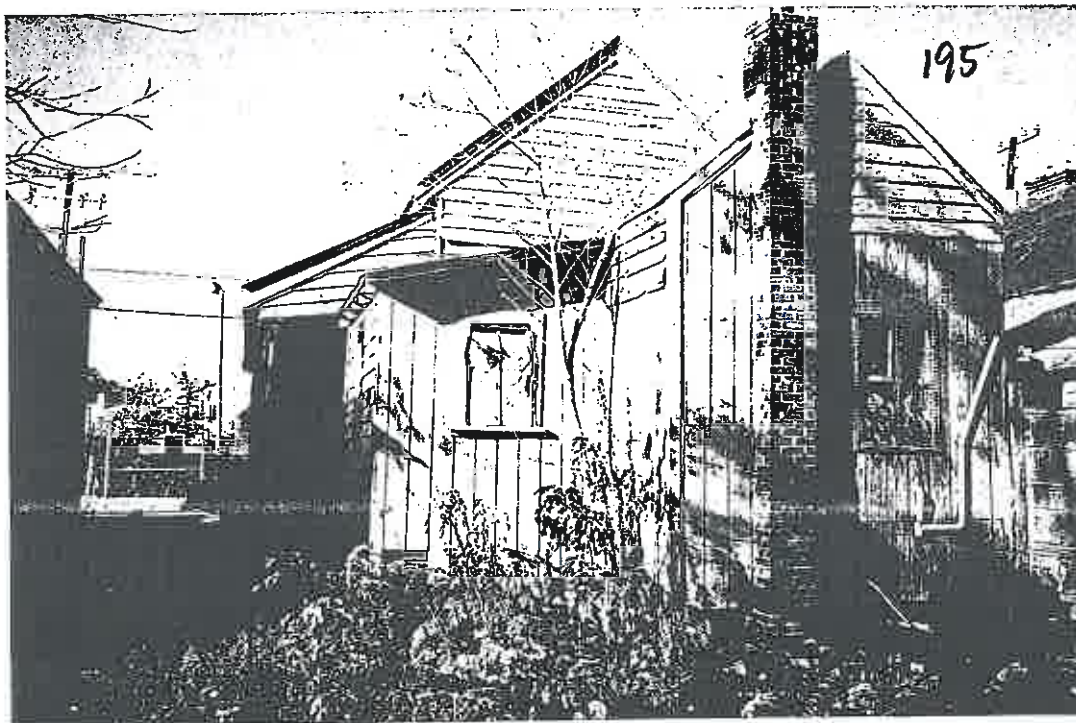
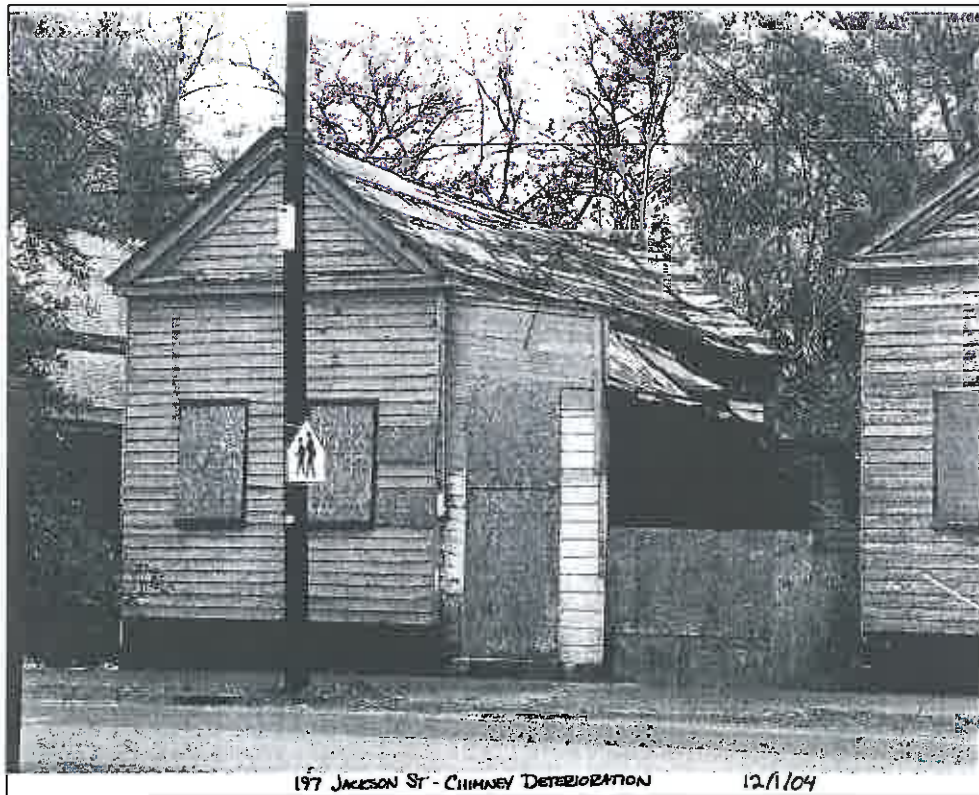


Figure 19: Rear of 195 Jackson St. from 1999 survey.



Figure 20: Plywood is used for stabilization and to cover all exterior openings, as well as prevent access under the buildings. Photo by the author, November 2009.



197 JACOBSON ST - CHIMNEY DETERIORATION 12/1/04

Figures 21: Charleston BAR files.

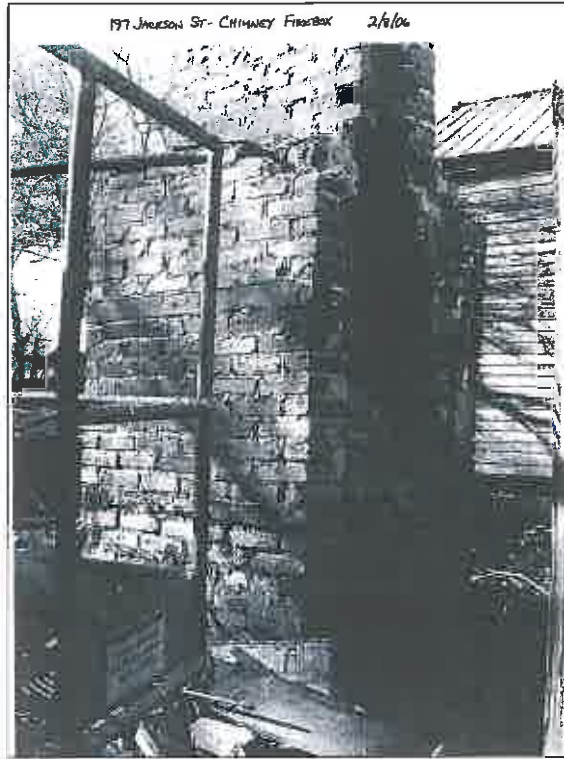


Figure 22: Image of removed chimney. Charleston BAR files.



Figure 23: Large amounts of litter and other visual evidence show the continued use by squatters and vagrants. Photo by the author, November 2009.

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Appendix A: Maps and Plats



1 2 3 4 5 6 7

CITY OF CHARLESTON

Scale of Yards
0 300 600

REFERENCE TO FIGURES

- Hotels**
- 1 Charleston D 2
 - 2 Pavilion C 3
 - 3 Waverley C 2
- Churches**
- 4 St. Michael's C 3
 - 5 St. Philip's D 3
 - 6 Grace C 3
 - 7 Can. Presbyterian C 3
 - 8 Unitarian C 2
 - 9 German Lutheran C 3
 - 10 Baptist D 3
- Public Buildings**
- 11 City Hall C 2
 - 12 Court House C 2
 - 13 Post Office D 2
 - 14 Custom House D 2
 - 15 Club House C 2
 - 16 Market Hall C 2
 - 17 Orphan House C 3
 - 18 Acad. of Music C 2
 - 19 Masonic Temple C 3
 - 20 Charleston Coll. C 3
 - 21 Medical College C 2
 - 22 Koper Hospital C 2
 - 23 City Hospital C 2
 - 24 Jail C 2
 - 25 Citadel C 3



WASHINGTON
RACE COURSE

Public
Cemetery

Site of Fort
of 1712

U.S.
Arsenal

SOU. CAR. R.R.

NONESTER

TOWN
CREEK

SHIP YARD

S.E. R.R. CO. WHF.

WHF.

WHF.

WHF.

WHF.

WHF.

WHF.

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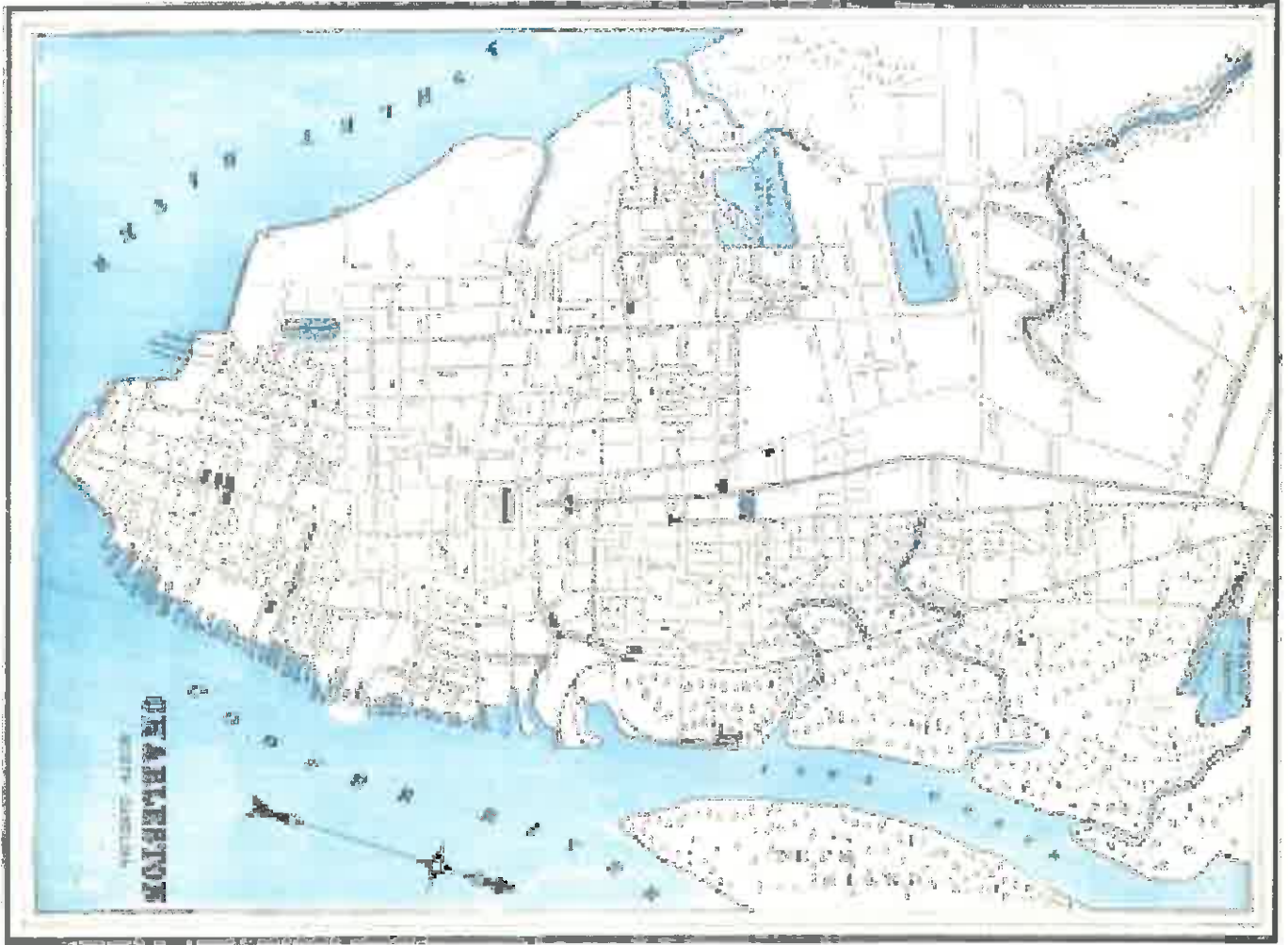
Bird's Old Ship Yard

Dough

Market

Market

Market



100 100 100
S T R E E T

P L A T

OF THE

LANDS BELONGING TO THE ESTATE

OF

WILLIAM BLAKE, Esq.,

SITUATED IN

WARD No. 7.

City of Charleston, So. Ca.

This valuable property, within the limits of the City of Charleston, offers great inducements to purchasers of Lots or Farms, and will be offered for sale

On **TUESDAY, JAN 14th, 1873,**

BY

LOWNDES & GRIMBALL,

REAL ESTATE BROKERS, No. 27 BROAD ST.

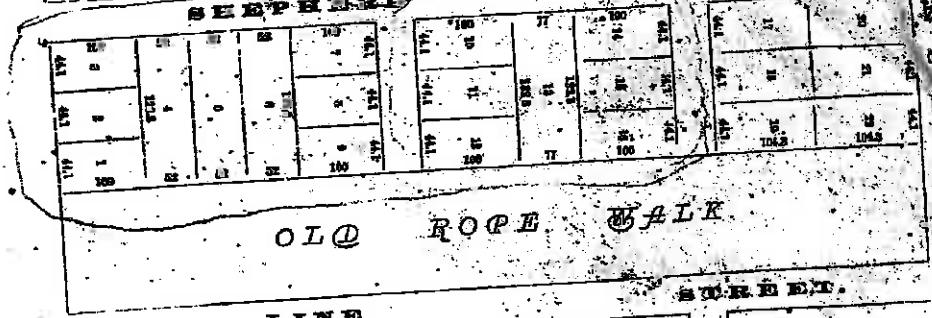
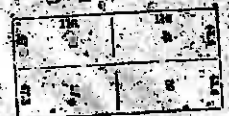
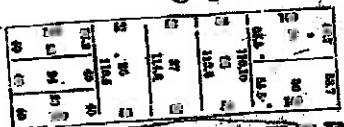
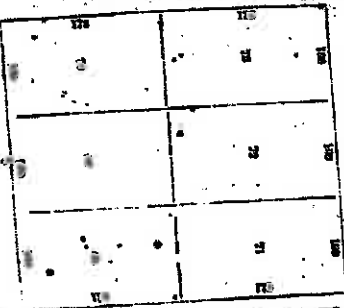
SURVEYED DEC. 2, 1872.

By **WM. HUM**

WALKER, EVANS & COGSWELL, PRINTERS, CHARLESTON, S. C.

Meridian

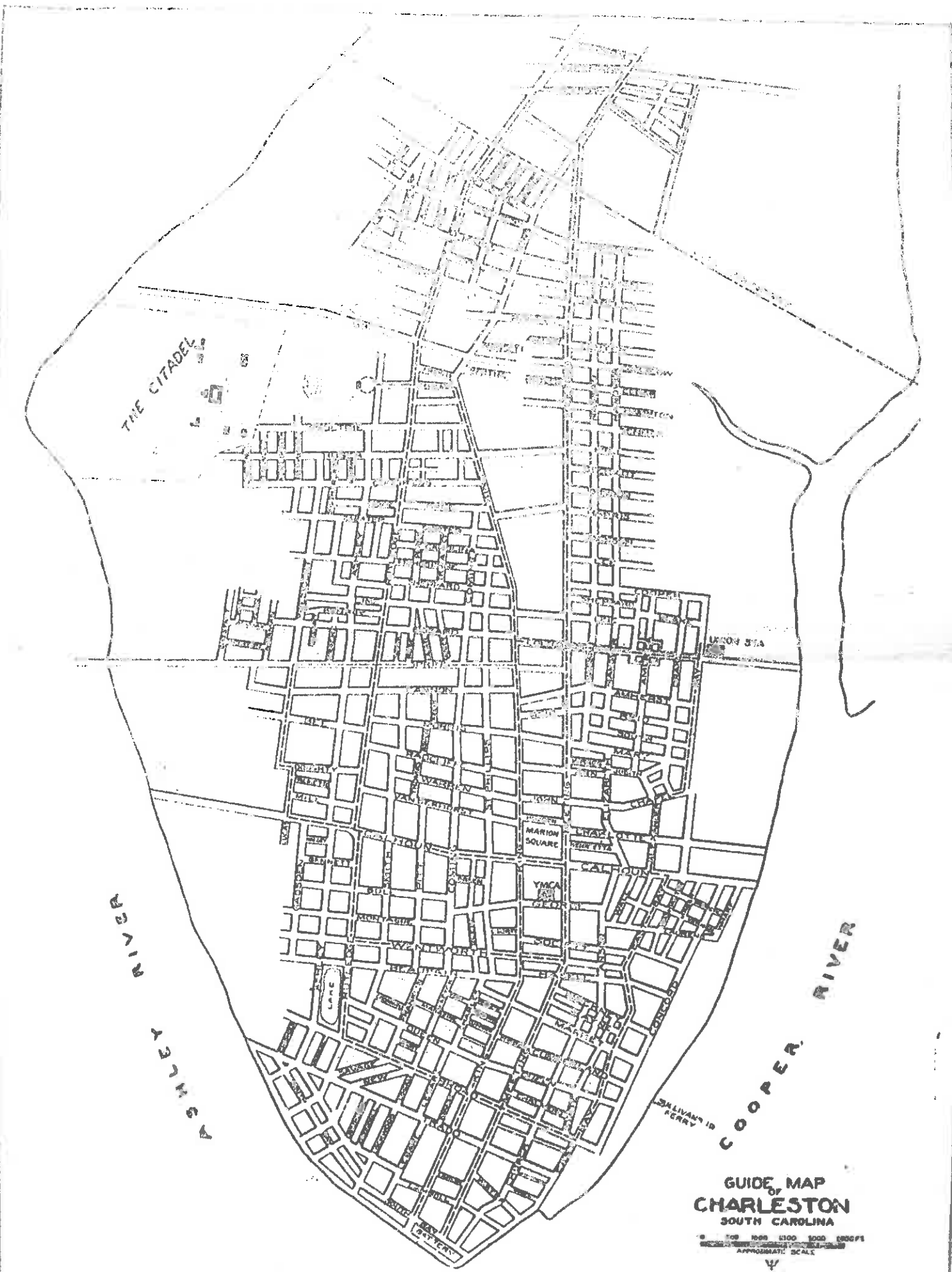
STREET



OLD ROPE WALK

LINE

STREET

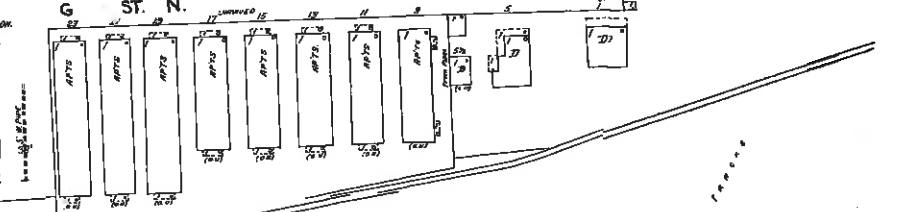
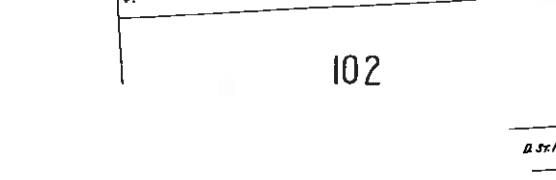
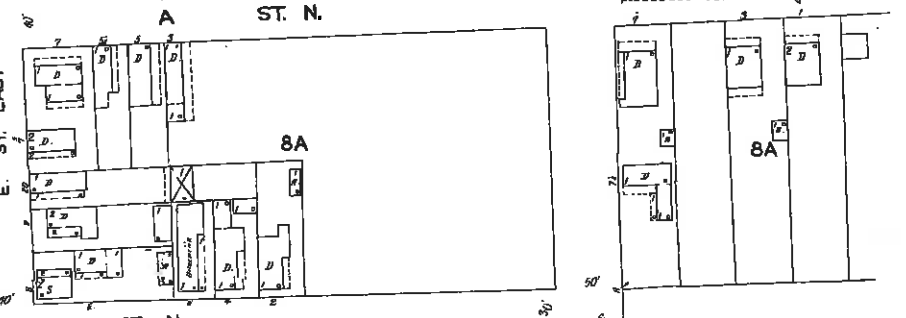
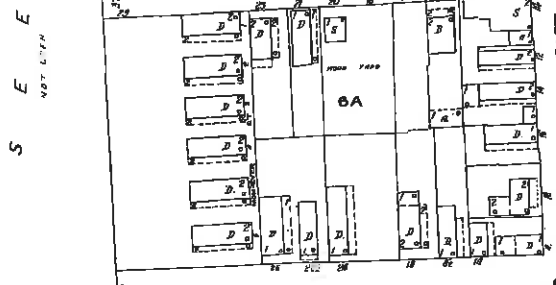
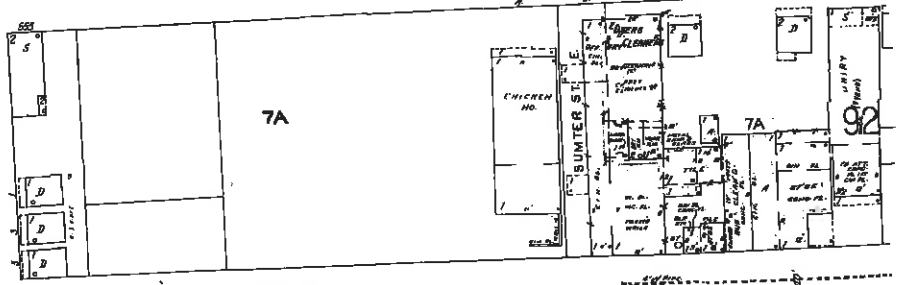
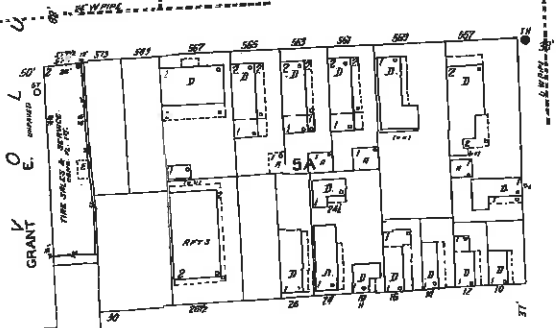
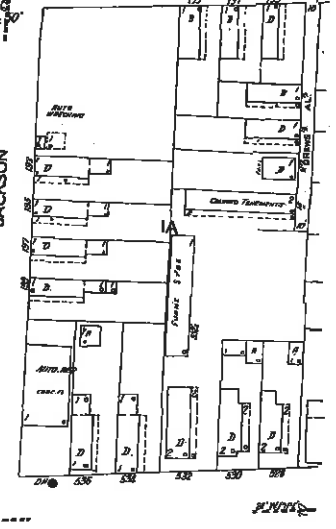
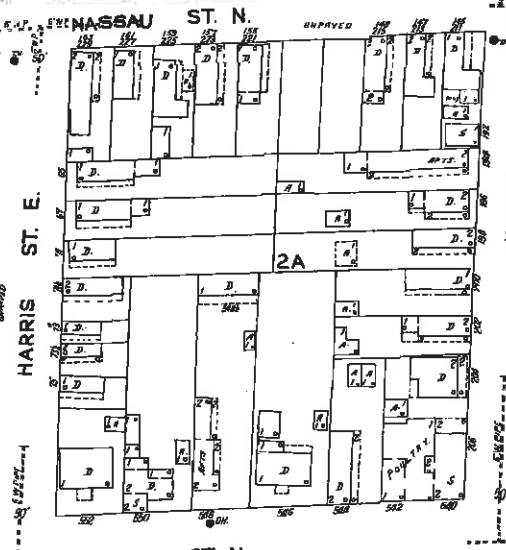
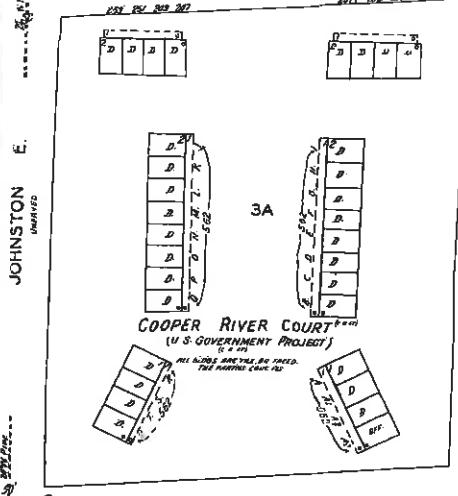


TELEPHONE 122 YELLOW CABS AND TOURING CARS TELEPHONE 122



S E E V O L U M E O N E

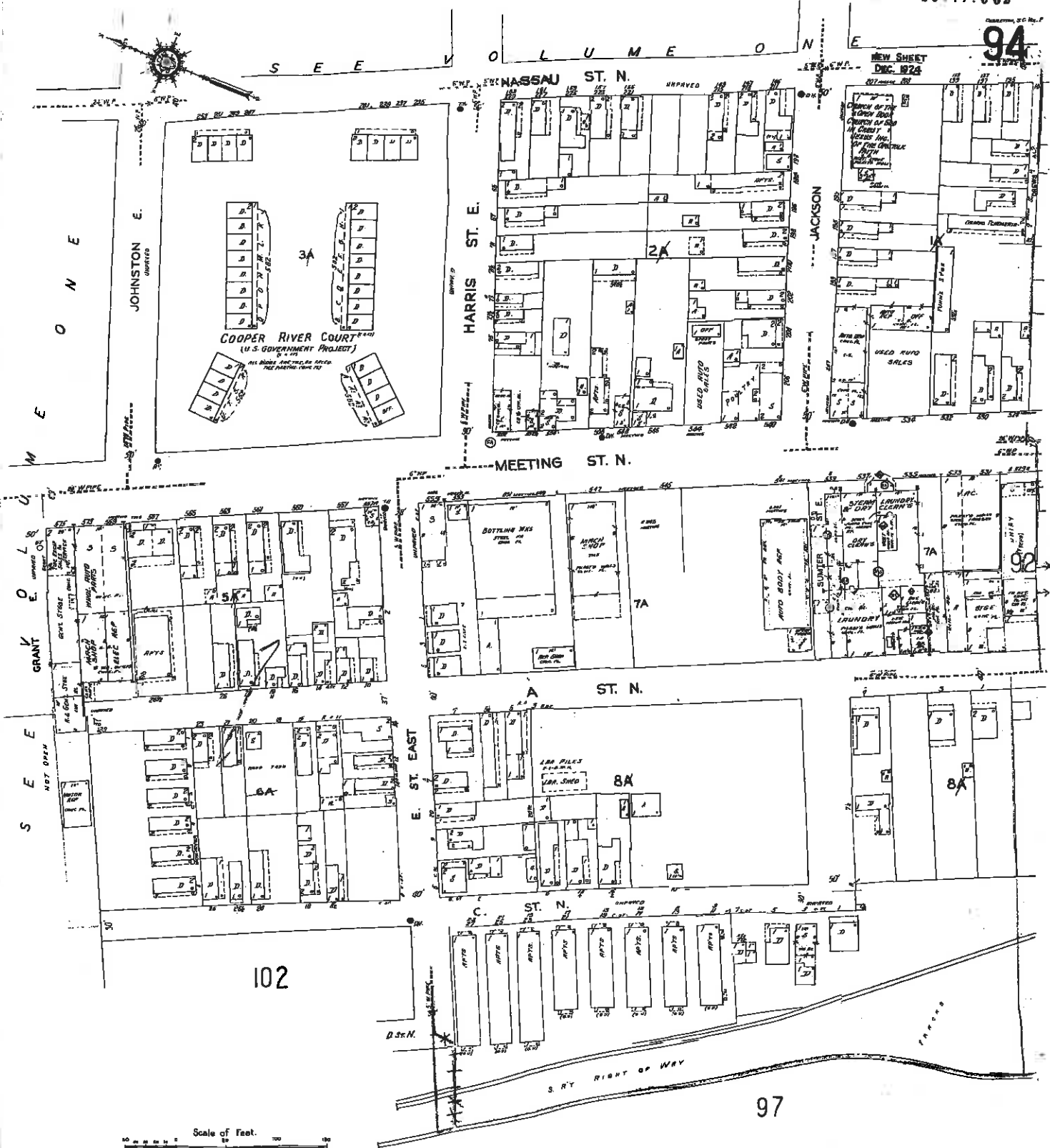
E O N E



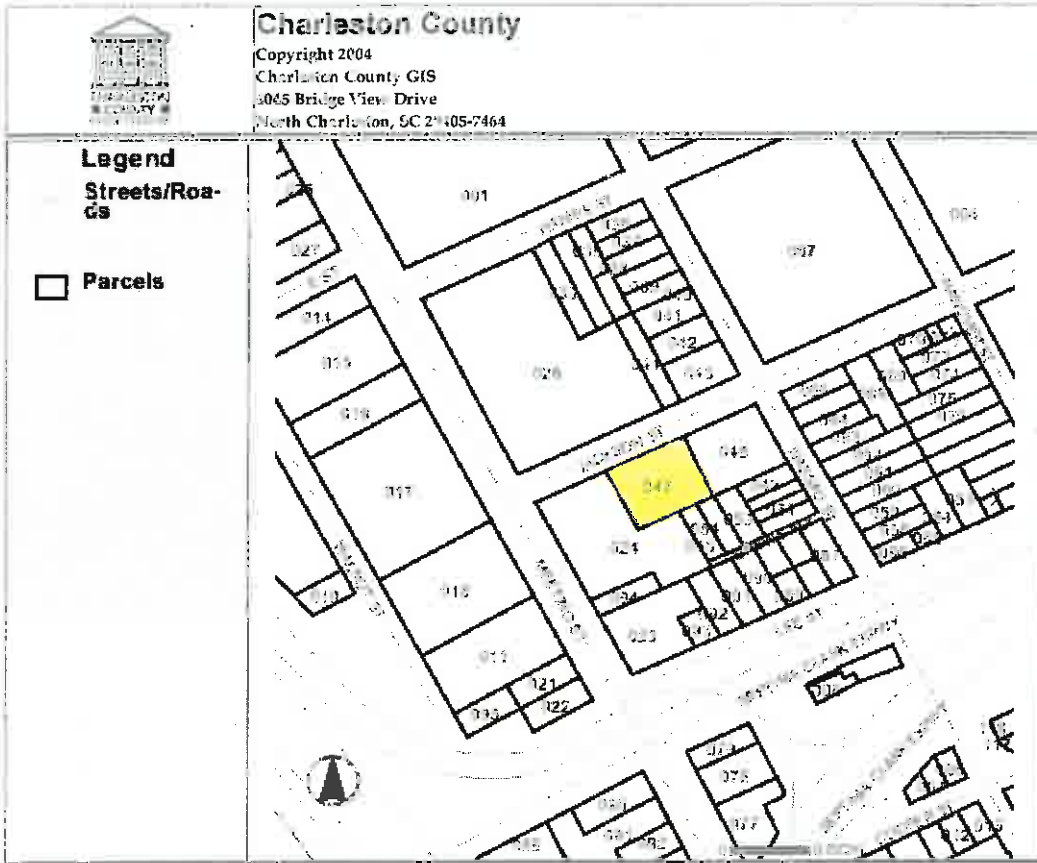
Scale of Feet.
0 50 100 150
Copyright 1924 by the Southern Map Co.



S E E V O L U M E O N E



Scale of Feet.
0 50 100 150
Copyright 1974 by the Government of the District of Columbia





Appendix B: Chain of Title

Chain of Title: 193-199 Jackson Street

Date	Book & Page	Grantor	Grantee	Type	Lot Size
4/7/1988	S173 p.551	Chroheza Realty Company	Sam Gilchrist Jr	Sale \$564,00	126' (E-W) x 100' (N-S)
1/30/1984	T134 p.372	Nathan Rosen	Chroheza Realty Company	\$45,000	126' (E-W) x 100' (N-S)
4/3/1937	V36 p.308	Samuel Rosen	Nathan Rosen	\$1,000	126' (E-W) x 100' (N-S)
1/26/1937	K39 p.640	City of Charleston	Samuel Rosen	\$1,600	126' (E-W) x 100' (N-S)
7/1/1935	H38 p.47	Richard T. Tobin	City of Charleston	Unpaid Taxes	126' (E-W) x 100' (N-S)
2/4/1907	G23 p. 59	George W. Tobin	Richard T. Tobin & Lula R Sanders	\$1,625	2 Lots = 178' (E-W) x 100' (N-S)
5/28/1879	O17 p.302	Patrick Brady	George W. & Catherine Tobin	\$550	2 Lots = 178' (E-W) x 100' (N-S)
1/15/1873(8)	S16 p.298	Charles H Simonton (Referee) / City of Charleston	Patrick Brady	Auction \$505	2 Lots = 178' (E-W) x 100' (N-S)
c. 1872		Estate of William Blake	City of Charleston	Forfeiture	Estate/Plantation
c. 1700	*Reference Annotated		Joseph Blake		Estate/Plantation

Chain of Title Annotated

c.1700

Grantor: George Logan/Lords Proprietors

Grantee: Joseph Blake

Rivers & Regions of Early South Carolina; pg.35

Description of lands granted to Landgrave Joseph Blake which included “the part retained lying East of King Street referred to as New Market” which can be seen on the Brigens & Allen 1852 map of Charleston.

c. 1872

Grantor: Estate of William Blake

Grantee: City of Charleston

Book/Page: N/A

N/A

Estate of William Blake is taken by the city of Charleston, likely through default. The lands are surveyed by W.M. Hume on December 12, 1872 and auctioned by Lowndes and Grimbball on Tuesday January 14, 1873.

January 15, 1873

Grantor: City of Charleston Referee – Charles H. Simonton

Grantee: Patrick Brady
Book/Page: S16/298
Auction: \$505
Lot: 2 lots measuring 178' along Jackson St. x 100'

Lots 70 and 73 on Hume's Plat, divided from the Estate of William Blake, are sold at auction.

May 28, 1879
Grantor: Patrick Brady
Grantee: George W. Tobin & Catherine Tobin
Book/Page: O17/302
Conveyance/ Sale: \$550
Lot: 2 lots measuring 178' along Jackson St. x 100'

Two one story wooden buildings located on lot 70 and pair of one story buildings on lot 73.

In June of 1884 George W. (a bachelor) and Catherine (a widow) make a transaction between themselves each lot sold for a sum of \$3 (book C20, page 88 & 89). Catherine dies February 4, 1902, with George retaining the property.

February 4, 1907
Grantor: George W. Tobin
Grantee: Richard T. Tobin & Lula R. Sanders
Book/Page: G23/59
Conveyance/Sale: \$1,625
Lot: 126' along Sumter St. x 100'

Richard and Lula R Sanders, relations of George W. Tobin, purchase property from city when George defaults on tax payments. The name of the street changes from Jackson to Sumter and then back to Jackson between 1902 and 1937. Richard and Lula divide the land on January 20, 1917 (Book N28/124, corrected in Book N34/91).

July 1935
Grantor: Richard T. Tobin
Grantee: City of Charleston
Book/Page: H38/47
Unpaid Tax Forfeiture
Lot: 126' along Jackson St. x 100'

January 26, 1937
Grantor: City of Charleston
Grantee: Samuel Rosen
Book/Page: K39/640
Conveyance/Sale: \$1,600
Lot: 126' along Jackson St. x 100'

Rosen also paid prior owner Richard T. Tobin \$200 (Book M39/271).

April 3, 1937

Grantor: Samuel Rosen

Grantee: Nathan Rosen

Book/Page: V36/308

Conveyance/ Sale: \$1,000

Lot: 126' along Jackson St. x 100'

Samuel Rosen sold the land to his son, Nathan.

January, 30 1984

Grantor: Nathan Rosen

Grantee: Chroheza Realty Co.

Book/Page: T134/372

Conveyance/ Sale: \$45,000

Lot: 126' along Jackson St. x 100'

April 7, 1988

Grantor: Chroheza Realty Co.

Grantee: Sam Gilchrist Jr.

Book/Page: S173/551

Conveyance/ Sale: \$564,000

Lot: 126' along Jackson St. x 100'

Appendix C: Ward Books, Deeds, and Wills

State of South Carolina

In the name of God Amen:

I, Catherine John, widow, of Charleston State of South Carolina, being of sound and disposing mind and memory, publish and declare this as and for my last will and testament, hereby cancelling and revoking all other or former wills by me heretofore made.

Item, I order and direct that all my just and lawful debts, and funeral expenses, be paid as soon after my death as can conveniently be done.

Item, I give and bequeath to the rector of St. Patrick's Church, (Roman Catholic) in Charleston S.C. five hundred dollars to be by him expended in masses for my soul, the same to be paid as fast and parcel of my funeral expenses.

Item, I order and direct my executor to cause to be erected in St. Lawrence Cemetery, in which wherein my late husband and children are buried, a monument to their memory, in token of love for my affectionate husband. The design of said monument to be as near as may be to that herewith enclosed.

Item, The rest and residue of my estate real and personal, of every kind and description whatsoever and wheresoever, I give, devise and bequeath unto each of my sons as may be living at my death, and should any one, or more of my said sons predecease me leaving child or children living at my death then and in such event, I give, devise and bequeath the share of the one, or more so dying and leaving

I do solemnly swear that this writing contains the true last will of the within named *Catherine Tobin* deceased, so far as I know or believe, and that I will well and truly execute the same by paying first the debts and then the legacies contained in said Will, as far as his goods and chattels will thereunto extend and the law charge me, and that I will make a true and perfect Inventory of all such goods and chattels. SO HELP ME GOD.

SWORN and subscribed to before me, this
21st day of *February*, 1902

G. W. Bryan
Probate Judge

Geo. W. Tobin

State of South Carolina,

COUNTY OF CHARLESTON.

IN THE PROBATE COURT.

IN MATTER OF ESTATE

Catherine Tobin

Deceased.

PROBATE WILL.

East Side of Meeting

STREET.
from Cooper St.
TOTAL VALUE
188 1886 1887 188 188

No. NAME OF OWNER ENGINE DIMENSIONS OF LOT VALUE OF LAND VALUE OF HOUSE

No.	NAME OF OWNER	ENGINE	DIMENSIONS OF LOT	VALUE OF LAND	VALUE OF HOUSE	TOTAL VALUE
30			30 100			
30			30 100			
30			30 100			1500 1500 ✓
30			30 100			200 ✓
30			30 100			500 500 ✓
Lee St						
						1030 ✓
						200 ✓
						500 ✓
						1000 1000 ✓
Jackson St						
						3000 3000 ✓
						200 ✓
						260 ✓
						435 ✓
						220 ✓
						200 220 200 ✓
						400 400 200 ✓

525
570
570
630
1380
1500
1665

178
100 x 178
Geo W Tobin

Ward Book 1886-1890 (Ward 10)

Johnston St

STREET

STREET TO

Highway

STREET

No.	NAME OF OWNER	SECTION		FRONTAGE		AREA		VALUE		ADDED VALUE			REMARKS	FILE	
		1	2	1	2	1	2	1911	1912	1913	1914	1915			
		<i>Map 1000</i>													
<i>1001</i>	<i>Wm. J. Wright</i> <i>F. C. Willie</i>	<i>1</i>	<i>20</i>	<i>1</i>	<i>20</i>	<i>1</i>	<i>20</i>	<i>50</i>	<i>50</i>	<i>10</i>	<i>10</i>	<i>10</i>	<i>10</i>	<i>10</i>	<i>10</i>
<i>1002</i>	<i>Wm. J. Wright</i>	<i>1</i>	<i>20</i>	<i>1</i>	<i>20</i>	<i>1</i>	<i>20</i>	<i>50</i>	<i>50</i>	<i>10</i>	<i>10</i>	<i>10</i>	<i>10</i>	<i>10</i>	<i>10</i>
<i>1003</i>	<i>Wm. J. Wright</i>	<i>1</i>	<i>20</i>	<i>1</i>	<i>20</i>	<i>1</i>	<i>20</i>	<i>50</i>	<i>50</i>	<i>10</i>	<i>10</i>	<i>10</i>	<i>10</i>	<i>10</i>	<i>10</i>
<i>1004</i>	<i>L. A. Williams</i> <i>Wm. J. Wright</i> <i>Carlton Blue</i>	<i>1</i>	<i>20</i>	<i>1</i>	<i>20</i>	<i>1</i>	<i>20</i>	<i>50</i>	<i>50</i>	<i>10</i>	<i>10</i>	<i>10</i>	<i>10</i>	<i>10</i>	<i>10</i>
<i>1005</i>	<i>Wm. J. Wright</i> <i>(William Blue)</i>	<i>1</i>	<i>20</i>	<i>1</i>	<i>20</i>	<i>1</i>	<i>20</i>	<i>50</i>	<i>50</i>	<i>10</i>	<i>10</i>	<i>10</i>	<i>10</i>	<i>10</i>	<i>10</i>
<i>1006</i>	<i>Wm. J. Wright</i>	<i>1</i>	<i>20</i>	<i>1</i>	<i>20</i>	<i>1</i>	<i>20</i>	<i>50</i>	<i>50</i>	<i>10</i>	<i>10</i>	<i>10</i>	<i>10</i>	<i>10</i>	<i>10</i>
<i>1007</i>	<i>Wm. J. Wright</i>	<i>1</i>	<i>20</i>	<i>1</i>	<i>20</i>	<i>1</i>	<i>20</i>	<i>50</i>	<i>50</i>	<i>10</i>	<i>10</i>	<i>10</i>	<i>10</i>	<i>10</i>	<i>10</i>
<i>1008</i>	<i>Wm. J. Wright</i>	<i>1</i>	<i>20</i>	<i>1</i>	<i>20</i>	<i>1</i>	<i>20</i>	<i>50</i>	<i>50</i>	<i>10</i>	<i>10</i>	<i>10</i>	<i>10</i>	<i>10</i>	<i>10</i>

1007

Wm. J. Wright

1007

Richard T. Tobin

Page 11 - TITLE TO REAL ESTATE
SOUTH CAROLINA, 1895

State of South Carolina,
Charleston County

KNOW ALL MEN BY THESE PRESENTS, THAT

I, Lula R. Sanders, of Charleston, S.C. in the State aforesaid
in consideration of the sum of Five Dollars and other valuable consideration not herein expressed
to me in hand paid at and before the sealing of these Presents by Richard T. Tobin, of Charleston, S.C.

in the State aforesaid _____ the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these
Presents do grant, bargain, sell and release unto the said Richard T. Tobin, his heirs and assigns,

All that certain lot with the building thereon on the east side of Drake Street, in the
city and county of Charleston, State of South Carolina, known as number fifty-two
(52), measuring 28 feet by 32 feet, more or less; bounded by lands of William I
Savage, Augustus and Herbert Street.

Also that certain lot with the buildings thereon known as number eighty
Nemphes Street, between Arroya and Allen Street, in the city and county and State
aforesaid; measuring 33 feet by 100 feet, more or less; bounded by lands of William I
Savage and John W. Barber.

Also those four certain lots in the city, county and State aforesaid known
as No. 69, No. 71, No. 73, and No. 75 Juniper Street, the width measuring 25 feet
each, on Juniper Street by 46 feet, 2 inches, in depth, more or less, being for-
mally described as two lots on the south side of Jackson Street between Harlow
and Meeting Street.

The above being intended to cover my right, title and interest in the
above described property, which was conveyed into mine, to myself and R. T.
Tobin by the City Sheriff of Charleston by deed recorded in R. M. C. Book 2, 2,
P. 57.

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

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the said Richard T. Tobin, his

Heirs and Assigns forever;
And I, _____ do hereby bind myself and my _____ Heirs, Executors, Administrators, _____
forever defend all and singular the said premises unto the said Richard T. Tobin, his

Heirs, _____ and Assigns, against me and my
and all other persons, whatsoever, lawfully claiming, or to claim the same, or any part thereof.

WITNESS my Hand and Seal this twentieth day of January
in the year of our Lord one thousand nine hundred and seventeen, and

in the one hundred and forty-first year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of _____ [43]

Emma Tobin
Octavia Tobin

STATE OF SOUTH CAROLINA
Charleston
PERSONALLY appeared
and made oath that he saw the wi
sign, seal and as her
SWORN to before me this 21st
January
Octavia
Notary

THE STATE OF SOUTH CAROLINA
I, _____
do hereby certify unto all whom i
the wife of the within named _____
did this day appear before me,
any compulsion, dread or fear o
Heirs and Assigns, all her inter
and released.
Given under my hand and

Recd
by mail
delivered to
A

STATE OF SOUTH CAROLINA

WHEREAS, heretofore and prior to the 20th day of January, 1917, Richard T. Tobin and Lula R. Sanders were seized and possessed of certain premises on the west side of Nassau Street, South side of Sumter Street and East side of Meeting Street, consisting of the land included in Lots Numbers 70 and 73 in Hume's plat of the Blake Lands as tenants in common, besides other property similarly owned by them, and on or about the said date each of them undertook to convey to the other an undivided one half interest in certain property owned by them in common, in order that the said Richard T. Tobin might be seized and possessed in his own right of certain pieces of property, and that Lula R. Sanders might be seized and possessed in her own right of certain pieces of property, and,

WHEREAS, to carry out the said intention to divide the property jointly owned by them in common, the said Lula R. Sanders executed and delivered to the said Richard T. Tobin, a deed recorded in the R.M.C. Office for Charleston County, in Book N-28, page 124, conveying her interest in diverse pieces of property, including inter alia property on the South side of Sumter Street, measuring Two Hundred Thirty Five (235) feet, Four (4) inches on Sumter Street, and the said Richard T. Tobin executed and delivered to the said Lula R. Sanders, a deed of conveyance recorded in the R.M.C. Office for Charleston County, in Book N-28, page 125, conveying to her his interest in diverse pieces of property including inter alia the property at the Southwest corner of Nassau and Sumter Streets, and the property at the Southeast corner of Meeting and Sumter Streets, each of said pieces measuring One hundred Seventy Eight (178) feet on Sumter Street, and,

WHEREAS, by oversight in stating the dimensions of the property on Sumter Street conveyed by each to the other, as aforesaid, considerable confusion may be caused and errors have arisen in the assessments of the property for taxation, and it was the intention of the parties hereto at the time of the aforesaid conveyances in 1917, that the said Richard T. Tobin should own the property on Sumter Street between Nassau and Meeting Streets, on which there are now four houses, and which has a frontage on Sumter Street of One Hundred Twenty Six (126) feet, and that Lula R. Sanders should own One Hundred Sixteen (116) feet on Sumter Street next East of Meeting Street, and One Hundred Sixteen (116) feet on Sumter Street next West of Nassau Street, and it is now the desire of the parties by this their deed to remove any question as to the dimensions of the said property owned by each on Sumter Street;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that I, Richard T. Tobin, for and in consideration of the premises and the sum of Five (\$5.00) Dollars to me in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by Lula R. Sanders of Charleston, in the State aforesaid, have granted, bargained, sold, released and quitclaimed, and by these presents do hereby grant, bargain, sell, release and quitclaim, unto the said Lula R. Sanders, her heirs and assigns, all of my right, title interest and estate, of, in and to all that lot, piece or parcel of land, with the buildings thereon, situate, lying and being on the Southeast corner of Meeting and Sumter Streets, in the City of Charleston, State aforesaid, measuring and containing on the front line on Meeting Street One Hundred (100) feet, and in depth on the North line on Sumter Street One Hundred Sixteen (116) feet, be the said dimensions, more or less, butting and bounding to the North on Sumter Street, to the East on land of Richard T. Tobin, to the South on lands of _____, and to the West on Meeting Street;

Appendix D: Ancestry of Owners

United States Census Data (accessed via Ancestry.com)

1880 Census –

Patrick Brady

18 John Street, Charleston, SC
Aged: 52 Birthplace: Ireland
Occupation: Drayman
Spouse: Alice (age 42)
3 daughters, 1 son

Catherine Tobin

12 Amherst Street, Charleston, SC
Aged: 60 Birthplace: Ireland
Occupation: N/A
Widowed
Household: John R. (age 35), Thomas W. (25), George W. (22), Nora A. (30)

[Listed in 1870 Census – Husband: Richard Household: Michael (26), Laura (19)]

1900 Census –

Lula R. Sanders (Tobin)

75 Drake Street, Charleston, SC
Aged: 22 Birthplace: South Carolina
Mother: Emma (age 54)
Spouse: John L. (29) Married 1 year
Household: Thomas J Sanders (25), Matilda J. Palmer (51)

[Alterations in 1920 Census]

Saint Dennis & Saint Thomas, Berkley, SC
Aged: 42
Mother: Mary E. (74)
Spouse: John S. (49)
Children: Gladys (19), John S. (17), Clara (12)
Charles (11), Thomas V. (8), Lula B. (5)

1910 Census –

Richard Tobin

93 Meeting Street, Charleston, SC
Aged: 38 Birthplace: South Carolina
Occupation: Carpenter & [illegible]
Spouse: Mamic (age 30)
Children: Richard T. (5), Lula R. (3), Robert G. (1)

[Alterations in 1920 Census]

Saint Dennis & Saint Thomas, Berkley, SC

Aged: 47
Spouse: Mary A. (40)
Occupation: Statesman & [illegible]

South Carolina Death Certificate / Charleston County Death Records

George W. Tobin (M, W, Single)

1933, Columbia, SC Cause – Apoplexy
Age 72, Occupation – Mechanic
Birthplace – Charleston, SC 1861
Parents – Richard & Catherine Tobin

Lula Rosalie Sanders

Dec. 23, 1928
Father – Michael Tobin Mother – Mary deLesseline
16 Elmwood Ave., Charleston, SC
Widowed – Domestic

Richard Thomas Tobin (Sr.)

1947
Father – Michael Tobin Mother – Mary deLesseline
158 Darlington Ave., Charleston, SC
Married – Mary Alma Kennedy
Retired – 40 yrs w/ Southern R.R. Co.

Michael J. Tobin

Jan. 7, 1898
Age 58
Married – Machinist
17 Amherst St., Charleston, SC
Lifelong Resident of Charleston*

All are listed as being buried at St. Lawrence Cemetery, Charleston, SC

* 1870 census place of birth recorded as Ireland, 1860 census records place of birth as SC

Appendix E: Charleston City Directory List of Occupants

193 Jackson Street (1939 - present)
 193 Sumter Street (1927-1938)
 69 Jackson Street (construction - 1926)

City Directory Information

Year	Name of Occupant(s)	Race	Occupation	Children under 16
2007	No current listing			
2006	No current listing			
2005	No current listing			
2004	No current listing			
2003	Not verified			
2002				
2001	Not listed			
2000	Not verified			
1999	Not listed			
1998	Not listed			
1997	Not verified			
1996	Vacant			
1995				
1994	Not listed			
1993	Green, Isiah		Longshoreman	
1992	Green, Isiah		Longshoreman	
1991	No return			
1990	Chisholm, Louise		Retired	
1989	Chisholm, Louise		Retired	
1988	Chisholm, Louise		Retired	
1987	Chisholm, Louise		Retired	
1986	Chisholm, Louise		NOL	
1985	Chisholm, Louise		NOL	
1984	Chisholm, Louise		NOL	
1982-1983	Chisholm, Louise		NOL	
1981	Howlette, Timothy (193b)		Ingshrmn	
1979-1980	Chisholm, Louise		Ben Tillman Homes	
1978	Under construction			
1977	Chisholm, John & Louise		NOL	
1976	Chisholm, John & Louise		NOL	
1975	Chisholm, John & Louise		NOL	
1974	Chisholm, John & Louise		NOL	
1973	Chisholm, John & Louise		Retired	

NOL= No Occupation Listed
 * 1963-1967 Greater Charleston Cross Reference Directory

193 Jackson Street (1939 - present)
 193 Sumter Street (1927-1938)
 69 Jackson Street (construction - 1926)
 City Directory Information

Year	Name of Occupant(s)	Race	Occupation	Children under 16
1972	Chandler, Alberta Mrs (widower Sam)		Retired	
1971	Chandler, Sam & Alberta R		Retired	
1970	Chandler, Sam & Alberta R		Retired	
1969	Chandler, Sam & Alberta R		Retired	
1968	No current listing			
1967*	No current listing			
1966*	No current listing			
1965*	No current listing			
1964*	No current listing			
1963*	No current listing			
1962				
1961	Nelson, Rosa	C	Ideal White Swan Laundry	1
1960				
1959				
1958	Info unavailable			
1957				
1956				
1955	Zorn, William & Geneva	C		
1954				
1953				
1952				
1950-1951	Brown, William & Eva T			
1949	Brown, William Jr (student)	C	Bricklayer	3
1948	Brown, William	C		
1947				
1946				
1945-1944	Brown, William & Eva T	C	Laborer	5
1943				
1942	Brown, William & Eva T	C	Laborer	5
1941				
1940	Brown, William & Eva T	C	Bricklayer	5
1939				

NOL= No Occupation Listed
 * 1963-1967 Greater Charleston Cross Reference Directory

193 Jackson Street (1939 - present)
 193 Sumter Street (1927-1938)
 69 Jackson Street (construction - 1926)

City Directory Information

Year	Name of Occupant(s)	Race	Occupation	Children under 16
1938	Goodwin, Marion & Alethia	C	Hauling	6
1937				
1936	Goodwin, Marrion & Alethia	C	Truck Driver	7
1935				
1934	Stevens, Evelyn	C		
1933				
1932	Stevens, John & Evelyn	C	Chauffer Leland Moore Paint & Oil Co	
1931-1932	Stevens, John			
1930-1929	Stevens, John & Evelyn		Chauffer Leland Moore Paint & Oil Co	
1928-1927	Stevens, John	C		
1924-25/26	Stephens, John & Evelyn	C	Chauffeur	
1923	Stephens, John & Evelyn	C	Chauffeur	
1922	Stevens, John & Evelyn	C	Chauffeur	
1920-1921	Stevens, John & Evelyn	C	Chauffeur	
1919*	Stephens, John & Evelyn	C	Driver	
1918	Stevens, John & Evelyn	C	Driver	
1917	Simmons, Jeffrey & Rosa	C	Cook	
1916	Nelson, Andrew & Anna	C	Employee Southern Railroad	
1915	Wilson, Nelson & Nellie	C	Plasterer	
1914	Wilson, Nelson & Nellie	C	Porter	
1913	Moore, Wade H & Rosa	C	Employee Naval Yard	
1912	Moore, Wade H & Rosa	C	Laborer	
1911	Moore, Wade H & Rosa	C	Cook	
1910	No Listings Under Sumter or Jackson St			
1909	No Listings Under Sumter or Jackson St			
1908	No Listings Under Sumter or Jackson St			
1907	No Listings Under Sumter or Jackson St			
1906	No Listings Under Sumter or Jackson St			
1905	Adolphus, Artope	C	Wheelwright & Res	
1904	Adolphus, Artope	C	Wheelwright & Res	
1903	Adolphus, Artope	C	Wheelwright & Res	
1902	Adolphus, Artope	C	Wheelwright Shop & Res	
1901	Adolphus, Artope	C	Wheelwright Shop & Res	

NOL= No Occupation Listed
 * 1963-1967 Greater Charleston Cross Reference Directory

193 Jackson Street (1939 - present)
 193 Sumter Street (1927-1938)
 69 Jackson Street (construction - 1926)
 City Directory Information

Year	Name of Occupant(s)	Race	Occupation	Children under 16
1900	Adolphus, Artope	C	Blacksmith	
1899	Adolphus, Artope	C		
1898	Vacant			
1897	Vacant			
1896	Vacant			
1895	Jellico, Thomas	W	Brakeman	
1894	Fisher, John D	W	Collector	
1893	No Listings Under Sumter or Jackson St			
1892	No Listings Under Sumter or Jackson St			
1891	No Listings Under Sumter or Jackson St			
1890	No Listings Under Sumter or Jackson St			

195 Jackson Street (1939 - present)
 195 Sumter Street (1927-1938)
 71 Jackson Street (construction - 1926)

City Directory Information

Year	Name of Occupant(s)	Race	Occupation	Children under 16
2007	No current listing			
2006	No current listing			
2005	No current listing			
2004	No current listing			
2003	Not verified			
2002				
2001	Not listed			
2000	Not verified			
1999	Not verified			
1998	Not listed			
1997	Not listed			
1996	Vacant			
1995				
1994	Not listed			
1993	Not listed			
1992	Not listed			
1991	Vacant			
1990	Singletary, Josephine R		Retired	
1989	Singletary, Josephine R		Retired	
1988	Vacant			
1987	Vacant			
1986	Not listed			
1985	Brown, Henerietta		Retired	
1984	Brown, Henerietta		Retired	
1982-1983	Brown, Henerietta		Retired	
1981	Brown, Henerietta		Retired	
1979-1980	Brown, Henerietta		Retired	
1978	Clark, Catherine		NOL	
1977	Clark, Catherine		NOL	
1976	Vice, Viola		NOL	
1975	Vacant			
1974	No Return			
1973	Aiken, Albert & Mary C		Janitor	

NOL= No Occupation Listed
 * 1963-1967 Greater Charleston Cross Reference Directory

195 Jackson Street (1939 - present)
 195 Sumter Street (1927-1938)
 71 Jackson Street (construction - 1926)

City Directory Information

Year	Name of Occupant(s)	Race	Occupation	Children under 16
1972	Aiken, Albert & Mary C		Janitor Ashley Lane Bowling	
1971	Aiken, Albert & Mary C		Janitor Ashley Lane Bowling	
1970	Aiken, Albert & Mary C		Janitor Ashley Lane Bowling	
1969	Aiken, Albert & Mary C		Janitor Ashley Lane Bowling	
1968	Edgefield, Charles H & Estelle Edgefield, Charles Jr		Driver	
1967*	Edgefield, Charles H & Estelle			
1966*	Edgefield, Charles H & Estelle			
1965*	Edgefield, Charles H & Estelle			
1964*	Edgefield, Charles H & Estelle			
1963*	Edgefield, Charles H & Estelle			
1962				
1961	Edgefield, Charles H & Estelle F	C		3
1960				
1959				
1958	Washington, Walter	C	American Agricultural Chemical Company	6
1957				
1956				
1955	Butler, Leroy & Eliza	C	Friendly Shoe Shop	
1954				
1953				
1952				
1950-1951	Leftenant, Joseph	C	Laborer	
1949				
1948	Leftenant, Joseph	C	Laborer	
1947				
1946				
1945-1944	Leftenant, Joseph	C	Laborer	
1943				
1942	Leftenant, Joseph	C	Laborer	
1941				
1940	Leftenant, Joseph & Nancy	C	Huckster	
1939				

NOL= No Occupation Listed
 * 1963-1967 Greater Charleston Cross Reference Directory

195 Jackson Street (1939 - present)
 195 Sumter Street (1927-1938)
 71 Jackson Street (construction - 1926)

City Directory Information

Year	Name of Occupant(s)	Race	Occupation	Children under 16
1938	Lefttant, Joseph & Nancy	C	Huckster	
1937				
1936	Lefttant, Joseph & Nancy	C	Salesman	
1935				
1934	Lefttant, Joseph & Nancy	C	Huckster	
1933				
1932	Reid, Josephine	C	Laundress	
1931-1932	Wade, Williams	C		
1930-1929	Jeter, Lizzie (aka Elizabeth)	C		
1928-1927	Robinson, Samuel & Maggie	C	Amer Ry Ex	
1924-25/26	Gadsden, Jacob & Lottie	C	Laborer	
1923	Gadsden, Jacob & Lottie	C	Laborer	
1922	Ladson, Richard & Rachel	C	Carpenter	
1920-1921	Ladson, Richard & Gretia	C	Carpenter	
1919	Ladson, Richard & Gratea	C	Laborer	
1918	Ladson, Richard & Gratia	C	Carpenter	
1917	Ladson, Richard & Gratia	C	Laborer	
1916	Ward, Abraham & Annie	C	Laborer	
1915	Ward, Abraham & Annie	C	Laborer	
1914	Jennings, Marion & Annie	C	Laborer	
1913	Gase, William & Mary	C	Southern Railway	
1912	Jenkins, Eugenia	C	Laundress	
1911	Brown, Priscilla	C	Laundress	
1910	No Listing Under Sumter or Jackson St			
1909	No Listing Under Sumter or Jackson St			
1908	No Listing Under Sumter or Jackson St			
1907	No Listing Under Sumter or Jackson St			
1906	No Listing Under Sumter or Jackson St			
1905	Scott, John W. & Sarah	W	Burton Lumber Company	
1904	Tupponce, J F	C	NOL	
1903	Vacant			
1902	Vacant			
1901	Baylor, Allen & Mattie	W	AJ Burton	

NOL= No Occupation Listed
 * 1963-1967 Greater Charleston Cross Reference Directory

195 Jackson Street (1939 - present)
 195 Sumter Street (1927-1938)
 71 Jackson Street (construction - 1926)

City Directory Information

Year	Name of Occupant(s)	Race	Occupation	Children under 16
1900	Vacant			
1899	Vacant			
1898	Hollman, J S	W	NOL	
1897	Vacant			
1896	Bowie, Richard	W	NOL	
1895	Vacant			
1894	Not listed			
1893	No Listing Under Sumter or Jackson St			
1892	No Listing Under Sumter or Jackson St			
1891	No Listing Under Sumter or Jackson St			
1890	No Listing Under Sumter or Jackson St			

197 Jackson Street (1939 - present)
 197 Sumter Street (1927-1938)
 73 Jackson Street (construction - 1926)

City Directory Information

Year	Name of Occupant(s)	Race	Occupation	Children under 16
2007	No current listing			
2006	No current listing			
2005	No current listing			
2004	No current listing			
2003	Not verified			
2002				
2001	Not listed			
2000	Not verified			
1999	Not verified			
1998	Not listed			
1997	Not listed			
1996	Vacant			
1995				
1994	Not listed			
1993	No current listing			
1992	Morgan, Mary		Retired	2
1991	Gilliam, Shirley		NOL	
1990	Moore, GB & Lois		Retired	
1989	Moore, GB & Lois		Retired	
1988	Joseph, Rosenia		NOL	
1987	Joseph, Rosenia		NOL	
1986	Joseph, Rosenia		NOL	
1985	Joseph, Rosenia		NOL	
1984	Joseph, Rosenia		NOL	
1982-1983	Vacant			
1981	Vacant			
1979-1980	Vacant			
1978	Dingle, Mrs. Alethea		St. Francis Hospital	
1977	Dingle, Mrs. Alethea		St. Francis Hospital	
1976	Dingle, Mrs. Alethea		St. Francis Hospital	
1975	Dingle, Mrs. Alethea		St. Francis Hospital	
1974	Dingle, Mrs. Alethea		St. Francis Hospital	
1973	Brice, John & Rosa		Retired	

NOL= No Occupation Listed
 * 1963-1967 Greater Charleston Cross Reference Directory

197 Jackson Street (1939 - present)
 197 Sumter Street (1927-1938)
 73 Jackson Street (construction - 1926)

City Directory Information

Year	Name of Occupant(s)	Race	Occupation	Children under 16
1972	Brice, John & Rosa		Retired	
1971	Blake, Mrs. Rosa		Maid	
1970	Blake, Mrs. Rosa		Maid	
1969	Blake, Mrs. Rosa		Maid	
1968	Alston, WM & Susie		NOL	
1967*	Alston, WM & Susie		NOL	
1966*	Alston, WM & Susie		NOL	
1965*	Not listed			
1964*	Wilson, Reverand Solomon		NOL	
1963*	Wilson, Reverand Solomon		NOL	
1962	Wilson, Reverand Solomon		NOL	
1961	Wilson, Solomon & Josephine J	C	NOL	6
1960				
1959				
1958	Wilson, Rev Solomon & Josephine J	C	NOL	4
1957				
1956				
1955	Wilson, Solomon & Josephine J	C	Blacksmith	2
1954				
1953				
1952				
1950-1951	Wilson, Solomon & Josephine J	C	Machine Helper Naval Base	1
1949				
1948	Wilson, Solomon & Josephine J	C	Naval Yard	1
1947				
1946				
1945-1944	Wilson, Solomon & Josephine J	C	Blacksmith Naval Yard	1
1943				
1942	Wilson, Solomon & Josephine J	C	Blacksmith Naval Yard	1
1941				
1940	Wilson, Solomon & Josephine J	C	Helper US Navy Yard	2
1939				

NOL= No Occupation Listed
 * 1963-1967 Greater Charleston Cross Reference Directory

197 Jackson Street (1939 - present)
 197 Sumter Street (1927-1938)
 73 Jackson Street (construction - 1926)

City Directory Information

Year	Name of Occupant(s)	Race	Occupation	Children under 16
1938	Wilson, Solomon & Josephine J	C	Helper US Navy Yard	1
1937				
1936	Reeves, David E & Agnes	W	Helper WPA	1
1935				
1934	Hutchmacher, Henry & Louise	W	Auto mechanic	
1933				
1932	Gordon, James H & Virginia	W	Painter	
1931-1932	Richardson, Rosa	C	(Directory Missing Pages)	
1930-1929	Major, Issac & Mary	C	Driver City Stables	
1928-1927	Pickney, Elizabeth	C		
1924-25/26	Pickney, Edward & Elizabeth	C	Blacksmith	
1923	Pickney, Edward & Elizabeth	C	Blacksmith Phos Works	
1922	Pickney, Edward & Elizabeth	C	Laborer	
1920-1921	Pickney, Edward & Elizabeth	C	Laborer	
1919	Civil, James & Lizzie	C	Carpenter	
1918	Civie, James & Lizzie	C	Laborer	
1917	Simmons, James & Lizzie	C	FWW & company	
1916	Ravenel, Wesley & Anna	C	Dredger	
1915	Ravenel, Wesley & Anna	C	Acid Maker	
1914	Ravenel, Anna	C	NOL	
1913	Bush, Smythe & Eva	C	NOL	
1912	Graham, Susan	C	Laundress	
1911	Bennett, Maggie	C	Laundress	
1910	No Listing Under Sumter or Jackson St			
1909	No Listing Under Sumter or Jackson St			
1908	No Listing Under Sumter or Jackson St			
1907	No Listing Under Sumter or Jackson St			
1906	No Listing Under Sumter or Jackson St			
1905	Davie, William R & Jane	W	Conductor Southern Railway	
1904	Davie, William R & Janie	W	Brakeman Southern Railway	
1903	Davie, William R & Janie, WR Davie Jr	W	Worker Southern Railway, Jr - Clerk	
1902	Davie, William R & Janie, WR Davie Jr	W	Brakeman Southern Railway, Jr - Clerk	
1901	Davie, William R & Jennie, WR Davie Jr	W	Worker Southern Railway, Jr - app JE Smith	

NOL= No Occupation Listed

* 1963-1967 Greater Charleston Cross Reference Directory

197 Jackson Street (1939 - present)
 197 Sumter Street (1927-1938)
 73 Jackson Street (construction - 1926)
 City Directory Information

Year	Name of Occupant(s)	Race	Occupation	Children under 16
1900	Vacant			
1899	Robinson, Reggy	C	NOL	
1898	Vacant			
1897	Vacant			
1896	Vacant			
1895	Hilton, James	W	Collector A.S. Thomas	
1894	Vacant			
1893	No Listing Under Sumter or Jackson St			
1892	No Listing Under Sumter or Jackson St			
1891	No Listing Under Sumter or Jackson St			
1890	No Listing Under Sumter or Jackson St			

NOL= No Occupation Listed
 * 1963-1967 Greater Charleston Cross Reference Directory

199 Jackson Street (1939 - present)
 199 Sumter Street (1927-1938)
 75 Jackson Street (construction - 1926)

City Directory Information

Year	Name of Occupant(s)	Race	Occupation	Children under 16
2007	No current listing			
2006	No current listing			
2005	No current listing			
2004	No current listing			
2003	Not verified			
2002				
2001	Not listed			
2000	Not verified			
1999	Not verified			
1998	Not listed			
1997	Not listed			
1996	Vacant			
1995				
1994	Not listed			
1993	White, Margaret E		Retired	
1992	Labitue, Arlene & White, Margaret E		Retired & Retired	9
1991	Labitue, Irene		NOL	
1990	Labitue, Irene		Employee MUSC	
1989	Labitue, Irene		Employee MUSC	
1988	Labitue, Irene		Employee MUSC	
1987	Labitue, Irene		Employee MUSC	
1986	Labitue, Irene		Employee MUSC	
1985	Labitue, Daniel E & Irene		Maintenance Helper, Employee MUSC	
1984	Labitue, Daniel E & Irene		Maintenance Helper, Employee MUSC	
1982-1983	Labitue, Mrs. Arlean		NOL	
1981	Labitue, Mrs. Arlean		NOL	
1979-1980	Labitue, Mrs. Arlean		NOL	
1978	Labitue, Mrs. Arlean		NOL	
1977	Labitue, Mrs. Arlean (Wid Danl E Jr)		NOL	
1976	Labitue, Daniel E Jr & Arlean		NOL	
1975	Labitue, Daniel E Jr & Arlean		Janitor Commoners Public Works	
1974	Labitue, Daniel E Jr & Arlean		Janitor Commoners Public Works	
1973	Labitue, Daniel E Jr & Arlean		Janitor Commoners Public Works	

NOL= No Occupation Listed
 * 1963-1967 Greater Charleston Cross Reference Directory

199 Jackson Street (1939 - present)
 199 Sumter Street (1927-1938)
 75 Jackson Street (construction - 1926)

City Directory Information

Year	Name of Occupant(s)	Race	Occupation	Children under 16
1972	Labitue, Daniel E Jr & Arlean		Janitor Commoners Public Works	
1971	Labitue, Daniel E Jr & Arlean		Janitor Commoners Public Works	
1970	Labitue, Daniel E Jr & Arlean		Janitor Commoners Public Works	
1969	Labitue, Daniel E Jr & Arlean		Janitor Commoners Public Works	
1968	Lavatoe, Danny		NOL	
1967*	No Listing			
1966*	No Listing			
1965*	No Listing			
1964*	No Listing			
1963*	No Listing			
1962				
1961	Labitue, Daniel & Daniel Jr & Arlene T	C	Janitor City Dept of Public Works	4
1960				
1959				
1958	Labitue, Daniel	C	Porter Rhodes Inc	
1957				
1956				
1955	Laviter, Dannie & Owens, Thelma	C	Laviter - Helper Rhodes Inc	
1954				
1953				
1952				
1950-1951	Labitue, Daniel E & Rita D & Susan W	C	Whsemn Rhodes Inc, Rita - Student	
1949				
1948	Labitue, Daniel E & Daniel E Jr	C	Porter Jas F Condon & Sons	
1947				
1946				
1945-1944	Labitue, Daniel	C	Porter Jas F Condon & Sons	5
1943				
1942	Labitue, Daniel	C	Porter Jas F Condon & Sons	2
1941				
1940	Labitue, Daniel	C	Porter Jas F Condon & Sons	5
1939				

NOL= No Occupation Listed
 * 1963-1967 Greater Charleston Cross Reference Directory

199 Jackson Street (1939 - present)
 199 Sumter Street (1927-1938)
 75 Jackson Street (construction - 1926)

City Directory Information

Year	Name of Occupant(s)	Race	Occupation	Children under 16
1938	Labitue, Daniel	C	Porter Jas F Condon & Sons	5
1937				
1936	Levinly, Bradley	C	NOL	
1935				
1934	Labitue, Daniel & Iona	C	Porter Reliable Shoe Store	
1933				
1932	Labitue, Daniel & Iona	C	Porter	
1931-1932	Labitue, Daniel	C	(Directory Missing Pages)	
1930-1929	Labitue, Daniel & Iona	C	Porter Jacobs Shoe Store	
1928-1927	Vacant			
1924-25/26	Gaillard, Jno & Louise	C	Employee Standard Oil Company	
1923	Warren, Sallie	C	NOL	
1922	Warren, Elijah & Sallie	C	Laborer	
1920-1921	Seymour, Clarence & Laura	C	Laborer	
1919	Moore, Clarence & Laura	C	Laborer	
1918	Seymour, Laura	C	NOL	
1917	Moore, Clarence & Laura	C	Laborer	
1916	Brown, John & Josephine	C	Laborer	
1915	Brown, John & Josephine	C	Wringer Home Lady Company	
1914	Bedun, Antrim	C	NOL	
1913	Washington, Zacharius & Rosa	C	Laborer	
1912	Green, James & Gretia	C	Laborer	
1911	Brown, Antrome & Josephine	C	Laborer	
1910	No Listing Under Sumter or Jackson St			
1909	No Listing Under Sumter or Jackson St			
1908	No Listing Under Sumter or Jackson St			
1907	No Listing Under Sumter or Jackson St			
1906	No Listing Under Sumter or Jackson St			
1905	Phelps, Seth & Pane M	W	Tinner	
1904	Denny, James L & Mary & Denny Jr	W	Special Officer Clyde Line, Jr - Clyde Line	
1903	Denny, James & Mary	W		
1902	Denny, James & Mary	W	Watchman Clyde Line	
1901	Denny, James & Mary	W	Watchman Clyde Line	

NOL= No Occupation Listed
 * 1963-1967 Greater Charleston Cross Reference Directory

199 Jackson Street (1939 - present)
 199 Sumter Street (1927-1938)
 75 Jackson Street (construction - 1926)

City Directory Information

Year	Name of Occupant(s)	Race	Occupation	Children under 16
1900	Bonaparte, George	C	NOL	
1899	Vacant			
1898	Vacant			
1897	Whitson, MW & Coniers, Edgar	W, C	NOL	
1896	Vacant			
1895	Earnshaw, Henry	W	Mach SC & GA railroad	
1894	Vacant			
1893	No Listing Under Sumter or Jackson St			
1892	No Listing Under Sumter or Jackson St			
1891	No Listing Under Sumter or Jackson St			
1890	No Listing Under Sumter or Jackson St			

Appendix F: Personal Recollections of Terri Owens

Childhood at 197 Jackson Street
A House Freed Slaves Occupied after the Civil War
By
Terri Owens

In 2002 I read an article written by Jason Hardin, and discovered that the house that I spent almost eight years of my life in, at 197 Jackson Street, at one time housed freed slaves after the Civil War. As a history major, I was excited to learn that my life, in a very personal way, was connected to the subjects I love to study most, Slavery, and the Civil War

I was born in McClellan Banks Hospital on August 8, 1956 and after my birth, I was taken home to the house next door to 197 Jackson Street, where my mother rented a room from a man we called Mr. Danny. I was only six months old when my mother left my brother, sister and I to live with her Aunt Josephine Wilson. After she moved to New York in search of work, When she left, we moved next door, to 197 Jackson Street, where Solomon and Josephine Wilson, our Grand Aunt and Uncle lived.

Josephine became my mother. Her parents were Cherokee Indians. Their names were Morris and Martha Jenkins. Josephine's husband, Solomon, whom I called Papa, worked at the Naval Ship Yard and was also the Associate Pastor of St. Phillip A. M. E. Church, around the corner from our house, at 5 Johnson Street. Later, Rev. Octavis Geathers became our pastor.

We rented from a white man named Mr. Rosen. I remember that he came to the house each month to collect the rent. While the house is now only a shell, our house had four rooms and a very nice porch on which we took our baths in a big metal tub. The porch had what we called a street door. When you entered it, there was a stoop on both sides that you could rest upon. You then walked up a few steps to get to the Porch.

Two screen doors were on the porch, which lead into the house. If you entered the first screen door, you walked into the bedroom and to the left was the living room. On the bedroom wall hanging on a nail was a Cat of Nine Tails. As I studied the Colonial Period and Slave History, at the College of Charleston, I was surprised to see a picture of what I was whipped with as a child, in a book on slavery. I also smiled to read the name...Cat of Nine Tails because we called it a catty nine tail.

The bedroom was the room that mama, papa and I slept in. If you entered from the second screen door, you would be in the kitchen. The kitchen was pretty drab. There was a chimney connected to a big black potbelly stove. We had to chop and haul in wood to feed the fire to cook with and to keep warm. Coal was also delivered sometimes, but I think we did not have it all the time because it was too expensive. In later years, one gas stove was purchased to heat the entire house.

Momma cooked on the top of the black potbelly stove, on burners that were removed with a metal tool that slipped into a groove that allowed the tool to bear its weight. She could then add more wood kindle, or poke the fire. She would bake sweet potatoes and other foods in a little compartment on the side of the stove. In later years, we got a gas stove with an oven.

Off from the kitchen, down a short hallway, was a little room used as a bedroom. It was said to be haunted. We turned our lights on and off by using a string hanging from the ceiling. We also had oil lamps that we used at night because I was afraid of the dark.

At first, we did not have a bathroom in our house. My friend Janie (Janice Brown) across the street did, but we did not. Janie lived in a big white house that had three or four different apartments. I loved to use the bathroom at her house. We had an Out House that smelled horrible and had lots of spiders inside. It had a wooden seat with a hole in it and when you looked in, you saw water was always dark and had trash in it. I had to use it during the day. Each time I sat on it, I was always afraid I would fall in.

At night, I got to use what we called a slop jar. It was a bucket made of porcelain and it had a top to keep the odor in. Well, with the help of a little Pine Sol. It had a metal wire like handle that we used to pick it up with when it had to be dumped in the back yard the next morning. I was lucky, because the bigger kids had to go out to the outhouse even at night. Later, the city must have required indoor bathrooms, and he built us one on the side porch. Still, when it was first built, it had no hot water, nor electric light.

In mama's bedroom, there was a radio. We listened to Bishop David Joyner and Flo Myers in the morning after the older kids were off at school. I would listen while I ate my grits and eggs. Eggs came from the hens in the yard. The chickens grew from little biddies chickens we got for Easter. They would be dyed in pastel colors. We brought them from the feed store. Each child would get one. If they did not die, they would eventually end up being Sunday dinner. I think at some point, the city told mama that she could no longer raise chickens in the yard because she took down the coops.

My mother was very resourceful. She had a garden in the back of the house where she would grow collard and turnip greens and herbs for medicinal purposes. The slips that I wore were made out of flour sack bags. Mama, like other women, also made collection baskets out of sweet grass for our church.

To wash our clothes, our bodies and to scrub the floor, mama made lye soap in the back yard and she use to say keep quiet because they would come and get her if they knew she was making lye soap. We would put brown paper bags cut into strips all around the spaces in door jams and windows, in an attempt to keep the draft out.

Mama also made heavy quilts for the beds, to keep us warm. We got a lot of deliveries back then. We got a big block of ice that we put in the ice box to keep it cold. Coburg also delivered milk in bottles. We got two bottles of white milk and one chocolate for me.

Dr. Hoffman was our doctor. I think he was mulatto...maybe not. He made house calls and would sometimes come to our house if someone was too sick to go to his office. When we went to the office on Cannon street, we had to enter through the back door and sit in the hallway until he could work the black folk in among his white patients. You could go there at 5PM and not leave until 3AM the next morning. For that reason, we often packed a lunch.

Mama was born in 1900. Her parents were Cherokee Indians. Their names were Martha and Morris Jenkins. I am currently writing a book and having research done on our family history to validate speculations that she grew up on Medway Plantation in South Carolina.

I have fond memories of my neighbors on Jackson Street, both black and white. The term checkerboard described the demographic layout of the houses the families lived in. On our street, in sections, there was one black family then one white family.

Across the street from us lived Mrs. Annie and Mr. Herman and down the street were Mr. Burns and his family. Both families were white. Mr. Burns owned a store in the neighborhood where you could buy grocery items and Jacks cookies 2 for a penny. I remember when most of the cookies were sold, and it got to the bottom of the jar, I would hit the jack pot, as he would give me a bag full of crumbs.

At night, when it was too hot to stay in the house, the men in the neighborhood would burn rags in an old oil drum can. The smoke was supposed to keep the mosquitoes away. We had one little box fan in the window of the front room. It was turned backwards to suck the hot air out of the house. That usually did not work. I liked when some of the mothers in the neighborhood would take the children with a blanket or a quilt in hand, on a slow walk down to the battery, where we would lay on the grass and catch the breeze. I use to fall asleep.

In the evening you had to take a bath and change your clothes. Once you had on clean clothes you could not play in the dirt. So in the evening the streets were filled of children playing one two three red light, Simon says, or dodge ball with the other children in the neighborhood. My best friend was Janie Brown. She and I would also play hide n seek among the cars owned by the Pontiac dealer that had a service center on one corner of meeting and Jackson Street and a new car dealership on the other corner. Those cars were so beautiful and long. I especially loved to look at the Indian Head Statue on the front of the car. Also for fun, we would just look at our mirrored reflection in the cars, the closer you got, the fatter you got, and the farther away you walked, the thinner you got. I was fat, so seeing me get thin was

fun. We also played a game in which we tried to loose our shadows, or we would try to count the many stars in the sky.

Of the four slave houses, Mr. Danny lived in the first house from meeting street, with his daughter and son. We lived in the second house. I still remember our phone number Ra-20843. In the third house lived Mrs. Estelle and her husband and Mrs. Estelle's sister, Mrs. Alston lived in the fourth house on the end farthest from Meeting Street.

Behind our house was an Alley and there were three to four more houses made of grey wood, that looked like ours, but were smaller and in much worst shape. The Holbacks lived in one of the houses. Linda Horlback was my friend and classmate. They had a really big family. Her mother's name was Mrs. Lillian Horlback. There was also a lady named Ms. Lottie that lived back in the ally. Others families that I remember having lived in that area were the Jefferson's, The Smiths, and the Flowers.

With the help of The South Carolina Historical Society, who will be conducting research for me on the area surrounding Jackson Street, I will complete a book I am writing about the surrounding neighborhoods of Jackson Street and my childhood living at number 197.

I am also making an effort to attract attention to the houses in hopes of generating sources of funding including grant money, to help the owner, Sam Gilchrist restore the homes. In the article written back in 2002, he was quoted as saying that restoring the houses could cost as much as \$100,000 each. In a telephone conversation with him on May 6, 2009, he expressed enthusiasm and gratitude to anyone who can assist him in securing funds to help him restore the four historic Freedman style cottages on Jackson Street.