



HISTORIC CHARLESTON FOUNDATION

51 MEETING STREET . . . CHARLESTON, SOUTH CAROLINA 29401

THIRTEEN (13) CHURCH STREET Chain of Title

The earliest deed I've been able to find is 1801 (E7-170) from Henry and Isaac Nicholes (gentlemen) to Thomas Ball (Factor). There is no mention of a house on the lot. The lot size is 49'6" X 119' remains constant throughout the chain.

I could not find a deed until Henry or Isaac. Their father, Henry Nicholes, died about 1785 leaving all property to the sons, but the property was not listed. So they could have gotten it from him, but then how did Henry, Sr. acquire title, if that is the case?

Having checked the title to the adjacent lot to the South, I found a deed which explains the early history of this lot. Deed Z5-483 (1779) recites that that lot and the lots to the North (#13 Church) and to the west were a part of lot #147 (on the Grand Model, I assume they mean) which was subdivided in 1740 by the heirs of Landgrave Thomas Smith. I've given a cursory check for deed out from Smith's heirs, but there are so many out conveyance from them, that to do a thorough job would require many more hours. The gap in this chain is not unsolvable, but would require much more research.

Another, rather intriguing possibility, to the gap in chain, is the agreement in Book K7-43, dated 1788, between Daniel Wilson and Isaac Nicholes. They agreed to exchange plantation property and town lots. Wilson to convey to Nichols the house and lot and vacant adjoining lot. The house being where his mother lives, and the conveyance to take place after her death. I tried to follow this lead, to no avail. Unfortunately, the location of these lots is not given, but the Nicholes brothers owned the lot to the north of 13 Church and sold to James Cox by deed E7-164 the same time they sold 13 Church to Thomas Ball.

Thomas Ball died in testate prior to 1820 and his heirs went before the Court of Equity to partition his estate. This deed (E9-277) recites that the wooden house on the lot is in need of repairs, which the heirs were not able to make, and had contracted to sell the property to Harriet Schutt. Court decreed property should be sold at public auction which was done, Harriet Schutt being the high bidder. (it would be interesting to check the newspaper for that year to look for the announcement of the auction and perhaps a description of the house)

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From this conveyance in March 1820 the next instrument on record is the marriage settlement (Book W9-76) in 1827 between Robert T. Chisolm, Harriet M. Schutt and John G. Schutt. - see attached notes on the Schutts.

HARRIET M. SCHUTT - Daughter of Caspar C. Schutt, died 1803, and Margaret D. Schutt.

Brothers: Godfrey C. Schutt, died 1827
Lewis H. C. Schutt, died 1823
John G. Schutt

Harriet died 4/28/1848 - survived by husband and six (6) children.

Father was a prosperous merchant whose residence was on Broad Street and whose stores and counting house were on East Bay. After his death, the widow Margaret seems to have carried on the business. If the entry in the 1806 City Directory is to be believed. She is listed there as a merchant associated with firm of A. Holmes & Company.

Brother John is listed in the Directory under varying occupations and addresses: 1825 as a factor and owner of hardware store on East Bay Residence on Laurens Street; 1829 as a planter, residence at southeast corner of Meeting and S. Bay.

Brother Lewis is listed in the directory for 1822 as a merchant on East Bay street with a residence at Meeting and South Bay.

Harriet M. Schutt married Robert T. Chisolm about 1827. In anticipation of her marriage, there was a marriage settlement agreement made between Robert T. Chisolm (the groom), Harriet M. Schutt and her brother John G. Schutt. (Harriet's father was dead so the brother was acting in his place).

Harriet and Robert Chisolm probably did not live in the Church Street property. Robert was a member of the family who built the Chisolm Rice Mill at the west end of Tradd Street (site of the Coast Guard Base).

The 1829 City Directory lists his residence as the southeast corner of South Bay and Meeting Streets.

Harriet and Robert may have been living with her family. The directories are not real clear, but 1822 has her brother Lewis C. Schutt at #2 Meeting and S. Bay and in 1829, brother J. G. Schultz (sic) is also at the SE corner of Meeting and S. Bay.



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In 1831, Chisolm is at 2 Meeting Street. In 1859 and 1860, his residence is give as Rutledge Corner of Mill Street. (The Chisolm family had that large house near their mill, now 172 Tradd, corner Rutledge).

Robert T. Chisolm conveyed to Thomas N. Gadsden for \$3800.00 "All that house and lot of land situated in Church Street continued known by the number seven." Deed dated 4 December 1834, recorded 5 October 1840.

Judging from the entries in the City directories, Gadsden actually lived here in the late 1830-1840's. (According to Dwelling Houses, Gadsden bought the John Rutledge house on Broad St. in 1853). (See notes on Gadsden)

By 1860, Gadsden, who still owned the property had gotten into financial trouble judging from the RMC office records. In that year, a lot of his property was assigned to Charles M. Furman and L. W. Spratt to pay off a judgement which had been awarded Furman and Spratt. (Deed D14-125 dated 15 May 1860 gives an explanation).

Furman and Spratt then convey the property to Thomas Y. Simons (deed D14-125). This deed describes the property as "a three story house and outbuildings thereon and known by the number 7."

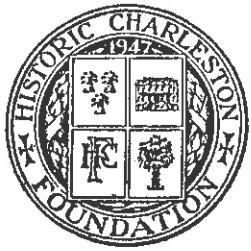
Simons was a lawyer and an owner of a good bit of property. So this Church Street property may have been investment property.

Thomas N. Gadsden acquired Church street in 1834. The deed (E11-334) makes specific reference to a house - conveyin "all that house and lot of land situate in Church Street contained known by the number seven"

The city directory of 1831 lists a T. N. Gadsden, Broker, at 134 King Street and a Thomas Gadsden, attorney at law, with an office at 104 Church street and a residence at 28 Church Street.

1837-38 Directory lists Thomas N. Gadsden, broker and auctioneer, with office at 12 State Street and residence at 13 Church Street.

1840-1841 Directory has the same reference.



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I picked up conflicting entries from different 1859 Directories. In once, Gadsden's business is still at State and Chalmers and his residence on Broad above King. While the other gives Church Street as the residence.

The deed into him (E11-334) gives his occupation as that of broker.

The 1859 City Directory lists his residence as 83 Broad Street and office at 63 Meeting.

In 1863, Simons conveyed to Mrs. Mary L. Snowden, a widow the lot "with the building thereon" including "all the household and kitchen and other furniture in the said house and kitchen" consideration was \$30,000.00 (deed U14 #1 page 135 dated 13 Nov. 1863).

Mary conveyed to Harriet P. Snowden 18 Nov. 1872 the lot "with building thereon" for \$5000.00 (deed F16-176) Hariet then mortgaged the property to May (I16-23). In 1878, Harriet conveyed the property back to Mary. Harriet evidently was not able to pay off the mortgage (Deed dated Jan 1878, J17-245).

Mary L. Snowden died in 1897. In 1899, her executor, William H. Snowden conveyed the property to Annie E. Snowden (E22-215 dated 18 Jan. 1899).

Annie conveyed to Lillie Stuart Dawson in 1907 (T24-209 recorded 15 Feb. 1907). Lillie Stuart Dawson died in 1936. Her administrator Louis Y. Dawson conveyed to Louis Y. Dawson, the younger and C. Stuart Dawson in 1937 (deed P49-201 recorded 5 Oct 1937).



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ABSTRACTS OF DEEDS

E7-170-171 D 27 March: 1801 R: 21 Sept 1801

Henry Nicholes and Isaac Nicholes, gentlemen
to

Thomas Ball, Factor

49'6" X 119'

B & B N: On other lands of Nicholes about to be sold to James Cox
W: Chas. Pinckney
N: Capt. Wm. Newton
E: Church Street

no mention of house on lot

E9 - 277 13 March 1820 R: 14 March 1820

Indenture between:

Thomas Hunt, Commissioner of Court of Equity and Miss Harriet Schutt

Whereas John M. Ball, adm. of Est. of Thomas Ball, Edward Ball, John M. Todd, Elizabeth Ball, Hannah Ball and Martha P. Ball enlisted their complaint in Court of Equity against Harriett Schutt -

Complaint states Thos. Ball owned property in his life and at his death the "lot of land herein often described with the wooden dwelling house and other buildings thereon that the said House required considerable repair which complainants were for want of money unable to restore as it and that defendant was anxious of purchasing".



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ABSTRACTS OF DEEDS, contd.

D: 13 Oct 1827 R: 14 Nov. 1827

W9-76, Marriage Settlement

Robert T. Chisolm
Harriet M. Schult
John G. Schult

Marriage of Robert S. Chisolm and Harriet M. Schult

Also entitled to property:

$\frac{1}{4}$ est of her late mother, Margaret D. Schult, widow of Caspar C. Schutt, deceased, formerly of Chas. Merchant

$\frac{1}{4}$ part estate of her late brother, Lewis H. C. Schutt, formerly of Charleston - Merchant.

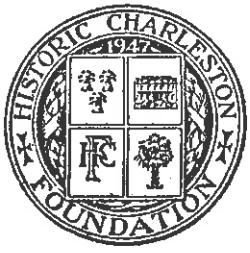
$\frac{1}{2}$ estate of her late brother, Godfrey C. Schutt, deceased, formerly of Chas., merchant

First two estates personal property
Last estate - real and personal property

10-113 Adeclasation of uses

Between John G. Schult to Robert T. Chisolm and Hariett M. Chisolm
relieves the Chisolms of debt of state of Godfrey C. Schult - which
Harriet Chisolm had an interst in.

No real bearing on Church Street.



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ABSTRACTS OF DEEDS, contd.

D: 4 Dec 1834 R: 5 Oct. 1840

E11-334 Robert T. Chisolm
to
Thomas N. Gadsden

\$3800.00

#7 CHURCH STREET

"All that house and lot of land situate in Church Street
continued known by the number 7"

Front 49'6" X 119' in depth

B & B N: James Cox
S: Est. of Capt. W. Newton
E: Church Street
W: formerly Chas. Pinckney now of Chas L. West



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ABSTRACTS OF DEEDS, contd.

D: 15 May 1860 R: 2 June 1860

D14-125

Charles M. Furman and L. W. Spratt
to
Thomas Y. Simons

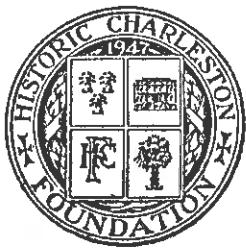
\$6400.00

West side Church Street
"with a three story house and outbuild ing thereon and known
by the number 7"

in front 49 $\frac{1}{2}$ " X 119"

B & B S: Est. of Newton now C.H. West
E: Church Street
N: James Cox
W: Lands of late Chas. Pinckney

Gadsden had assigned this property to Furman & Spratt to be
sold to pay off a judgment obtain by Herman & Spratt against him.



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ABSTRACTS OF DEEDS, contd.

D: 15 May 1860 R: 2 Jan 1860

MORTGAGE

C14-37 Thomas Y. Simons
to
Charles M. Furman and L. W. Spratt

MORTGAGE

Simons assigned this property to grantors in consideration of
money they lent him.

49½' X 119"

B & B C: Church Street
S: C. N. West
W: ---
S: ---

Mentions--

Robert K. Payne 1842 plan of divided lands



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ABSTRACTS OF DEEDS, contd.

D: 13 Nov 1863 R: 23 March 1864

U14#1-135

Thomas Y. Simons, attorney at law
to
Mrs. Mary L. Snowden, widow

\$30,000.00

"with the buildings thereon"
in front 49'6" X 119'

B & B E: CHURCH St.
W: Charles Pinckney, now or formerly
N: Formerly James Cox (?) Now of ___ Bucke
S: Charles H. West, Esq.

Includes "all the household and kitchen and other furniture
in the said house and kitchen, upon the above described and
granted and conveyed lot of land".



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ABSTRACTS OF DEEDS, contd.

D: Feb 1864 R:

this evidently a quit claim type deed

U14th 1-154

Robert T. Chisolm and his wife, Harriet M. Chisolm
to
Mary L. Snowden

\$1.00

revokes and makes void the use and uses mimited in and by the
deed of marriage settlement.

West side Church Street

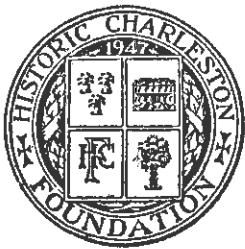
front 49'6" X 119'

B & B E: Church Street
W: Now or formerly Chas. Pinckney
N: Now or formerly James Cox (COSC?)
no of Burke
S: Now or formerly Est. Capt. W. Newton
Now of Chasle HW St.

Lengthy whereas clause explain what has happened w/marriage settlement

Includes Q claim by Julian J. Chisolm, Robert G. Chisolm, Caspar A. Chisolm, Emily P. Chisolm, Evelina T. Chisolm

George Chisolm substituted as trustee 28 Jan 1833.



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ABSTRACTS OF DEEDS, contd.

Another quit claim deed
D: 13 Oct 1872 R: 19 Oct 1872

H16-159

Robert T. Chisolm of Chas.
to
Mary L. Snowden

\$5.00 and premises as outlined in whereas clause

Whereas - deed of Marriage settlement 13 Oct 1827
1stw. Robert T. Chisolm, Harriett M. Schutt and John G. Schutt
trustee
granted to John G. Schutt in trust to permit? Robert T. Chisolm
to receive and enjoys rents issue and profits arrising from the
joint lives of Robert T. Chisolm and Harriett M. Schutt after their
death.

West side Church with building thereon
In Front 49'6" X 119'

B & B E: Church

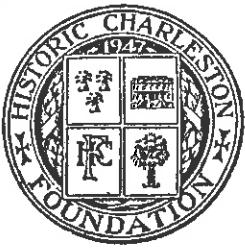
W: Now or formerly Charles Pinckney
N: Formerly James Cox now Burke
S: Charles H. West est.

Whereas 28 April 1848, Harriet M. Chisolm, formerly, Harriet M. Schutt
died - survived by Robert T. Chisolm and 6 children of the marriage.

As specified in the marriage settlment the property was held by the
trustees to permit Robert T. Chisolm to recieve, take and enjoy the
rents, issues, and profits for life - after his death to such persons
as Chisolm appoints.

Whereas - by deed executed by me T.N. (?) Gadsden 1894 and of divisee
conveyances thereto subsequently Mary S. Snowden widow is in possèssion
of said premises

Mentions Alexander H. Chisolm as trustee.



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ABSTRACTS OF DEEDS, contd.

D: 18 Nov 1872 R: 3/1/1873

F16-176

Mary S. Snowden, widow of Chas.
to
Harriet P. Snowden of Chas.

\$5000.00

West side Church "with the buildings thereon"

front 49'6" X 119'

B & B E: Church Street
W: Now or formerly Charles Pinckney
N: Formerly of James Cox new of Burke
S: Charles H. West



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ABSTRACT OF DEEDS, contd.

D: 18 NOV 1872
116-23

Harriet P. Snowden
to
Mary L. Snowden

Mortgage



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ABSTRACT OF DEEDS, contd.

D: Jan 1878
R: 1 Feb 1878

J17-245

HARRIET P. SNOWDEN
TO
MARY L. SNOWDEN

\$5.00 and my indebtedness to Mary L. Snowden
"with the buildings thereon"

West side Church Street

In front 49'6" X 119'

B & B E: CHURCH STREET
W: Now or Late Chas. Pinckney
N: Now or formerly James Cox new of Burke
S: Charles H. West



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ABSTRACT OF DEEDS, contd.

P49-201

R: 10/5/1937

Whereas Lille Stuart Dawson died indestute 10/31/36 possessed of premises.

Louis Y. Dawson
to Louis Y. Dawson the younger and C. Stuart Dawson

R: 15 Feb 1907
T24-209 Annie E. Snowden
to Lillie Stuart Dawson

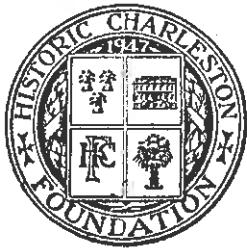
Lately known as 15 now 13

1899 E22-215 18 Jan 1899

William Snowden and Mary L. Snowden
to Annie E. Snowden

wheras Mary L. Snowden, sole divise under will off S.L. Howard, deceased,
d. 17 Nov 1897

Her will probated 1/26/1897 Mary L. Snowden 415-26



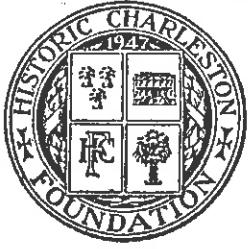
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CHARLESTON CITY DIRECTORIES

1790	Thomas N. Gadsden factor, 6 Front St., Ansonborough Caspar C. Shultz, merchant, 87 Broad
1796	Casperil Schult, merchant, 88 Broad Casper Schutt
1801	Casper C. Schutt, merchant, 87 Broad
1801	Casper C. Schutt, merchant, 103 Broad Stores and Counting House, 8 East Battery
1803	Casper C. Schutt, merchant, 8 East Bay
1806	Mrs. Margaret D. Schutt, merchant, 8 East Bay Firm: A. Holmes & Co.
1807	Mrs. Margaret D. Schutt, 56 Tradd Street
1809	Not listed
1813	None
1816	None
1819	None
1822	None
1822	Robert T. Chisolm, Chisolm's upper wharf Lewis C. Schutt, merchant, 27 East Bay, res. 2 Meeting @ S. Bay
1829	Robert Chisolm, planter, S.E. Corner S. Bay & Meeting J. G. Schults, planter, SE Corner Meeting & S. Bay
1831	Robert T. Chisolm, saw mills, w. end of Tradd St. R; 2 Meeting St. T. N. Gadsden, broker, 134 King St Thomas Gadsden, attorney at law, office 104, R: 28 Church St.



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CHARLESTON CITY DIRECTORIES, contd.

1825	Mrs. Robert Chisolm, 6 Montague John Schultz, factor, Fitzsimon's whf. r: 28 Laurens John G. Schulz, hardware store, 89 East Bay
1859	Robert T. Chisolm, rice mills, west end Tradd R: Rutledge corner mill Thomas M. Gadsden, broker & auctioneer, State corner Chalmers, R: Broad above King William Snowden, physician r: 9 Church Thomas Y Simons, lawyer, 63 Meeting, R: 83 Broad
1860	Robert T. Chisolm, R: Rutledge Cor Mill Thomas Y. Simmons ditto 1859 entry William Snowden, physician R: 9 Church
1837-38	Thomas N. Gadsden, broker & Auctioneer, 12 State St. R: 13 Church
1940-41	Thomas N. Gadsden, broker & Auctioneer, Chalmers & State R: 13 Church
1959	T. N. Gadsden, broker, R: Church Street