

Feb. 1979

## Do You Know Your Charleston?

# Double Residence Planned For 23 State Street

By ROBERT P. STOCKTON

George B. Locke's double building at 23 State St. is slated for restoration as a double residence.

The building was acquired recently by H. Brian Simmons and Howard F. Burky, who will restore the structure as two dwelling units.

The building was apparently constructed by George B. Locke, a prosperous grocery merchant, sometime after he bought the property in 1832.

A building was on the property when Locke purchased it, but the purchase price, \$2,135, was too low to indicate a substantial structure such as the present one.

Also, Locke is identified as the builder of the structure in a deed of August 1853, in which Locke confirmed Patrick Doogan's right to a triangular strip to the north of the building and measuring 3 feet in front and tapering to a point 102 feet to the west.

According to the 1853 deed, Locke had previously conveyed the triangular strip to Daniel Boinest, Locke's neighbor to the north, from whose estate Doogan had acquired title.

Locke states in the deed that "the out side of the north wall of my Building in State Street is the Boundary line between" his property and the triangular strip.

An addendum to the deed notes: "Mr. Locke understands that the above paper was given when he put up the wall of his Store in State Street and that such wall is now the true Line."

Locke apparently built the State Street building for rental purposes, since his own business was located on East Bay and he lived with his large family in George Street.

He died in 1857, and in the division of his estate the property "formerly known by the Number 23 State Street, now No. 17," was conveyed to Palmer P. Locke in 1860.

In 1863 it was purchased by Gustavus V. Ancker & Co., from whom it was bought in 1872 by Mrs. Catherine Boland.

Mrs. Boland was the mother-in-law of James F. O'Gara, who operated a tin shop, manufacturing tin roofing and guttering, stoves and tinware, in the State Street building.

The Sanborn Insurance Map of 1888 indicates the tin shop was located in the northern half of the first floor, while the southern portion housed another store. The O'Gara family lived upstairs.

At Mrs. Boland's death, her daughter, Mrs. Katie E. O'Gara, inherited the property, which remained in the O'Gara family until 1946, when it

each level, with the southernmost bay on the ground level open to a brick-paved passage extending to the rear of the building.

Alternating bays on the ground floor contain doorways with multi-light transoms. The two northernmost doorways retain double-paneled doors, with pegged construction. Door and window surrounds also show pegged construction.

Windows have nine panes to a sash and have three-paneled solid shutters on the first floor and louvered shutters on the second.

The floor plan of the building consists of four large rooms on the ground floor, with a stairhall between the southernmost two rooms, opening onto the south passageway.

On the second level, the stairhall has doorways at each end, communicating with the two southernmost rooms and on the north with a central hall, running at right angles to the stairhall. The central hall gives access to all rooms on the second level and to the rear piazza.

The staircase retains mid-19th century turned newels and handrail. Several rooms retain mid-19th Century mantels of the pilastered Greek Revival type.

Two tiers of piazzas extend the width of the building on the rear.

In the rear garden is a patio with vestiges of a two-story brick service building, which appears on the Sanborn Map of 1888. The Sanborn map also shows three single-story wood buildings on the rear on the lot.



(Staff Photo by Bill Murton)

23 State St.