

# 16 Water Street

By William P. Hamilton

October 12, 2006

College of Charleston Graduate Program in Historic Preservation  
Research and Documentation  
HP 611



16 Water Street

Prepared for the College of Charleston and Clemson University  
Graduate Program in Historic Preservation

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## **16 Water Street Circa. 1839-1852 Charleston, South Carolina**

### **Introduction**

The date of construction for 16 Water Street was determined through a combination of documentary resources. The building is not present on the 1801-1802 "Plan of the city of Charleston" Map found in the South Carolina Room of the Charleston County Public Library. Deed Book Y10, page 351 shows James Paty selling the land to Hugh Vincent in 1839. There is no evidence at this time that a structure was built on the property. However, it appears that there is a structure on the property in a Ward Book from 1852. Ward Books from the years 1852-1964 show the house as a two story wooden framed structure. The dimensions of the property are 47 feet on its East and West sides and 80 feet on its North and South sides. This information also highlights the fact that the house was consistently two stories and made of wood until sometime between the years 1884 and 1888 when an addition was made to the North side of the house.

From the abovementioned historical information it appears that the house on what is now 16 Water Street was built sometime between the years 1839 and 1852. It was subdivided in 1988 into 16 and 16 1/2 Water Street when another structure was built on the north side of the property. This and the addition in the 1880's seem to be the only changes to the house since its construction.

### **Historic Charleston Foundation**

It was determined from a general file on Water Street that the large granite posts situated at the corner of Church and Water Streets were used to tie boats to that came up Vanderhorst Creek. Small crafts were driven up Vanderhorst Creek northwest and grounded on the West side of Meeting Street during a hurricane in 1752. In addition, in 1775 the last Colonial Governor, Lord William Campbell, realized that local Revolutionary leaders were planning to take him prisoner. Lord Campbell escaped from his house through his garden on 34 Meeting Street to Vanderhorst Creek, modern day Water Street, by rowboat. He directed the boat southeast down Vanderhorst Creek and eventually to the British ship, Tamar, that was anchored in the harbor.



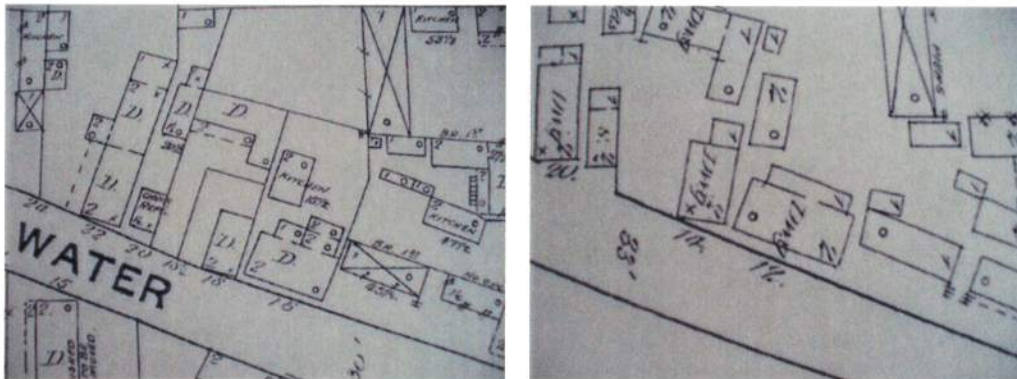
Vanderhorst Creek circa 1739.



Granite posts on the corner of Church and Water Streets.

## Charleston County Public Library-SC Room

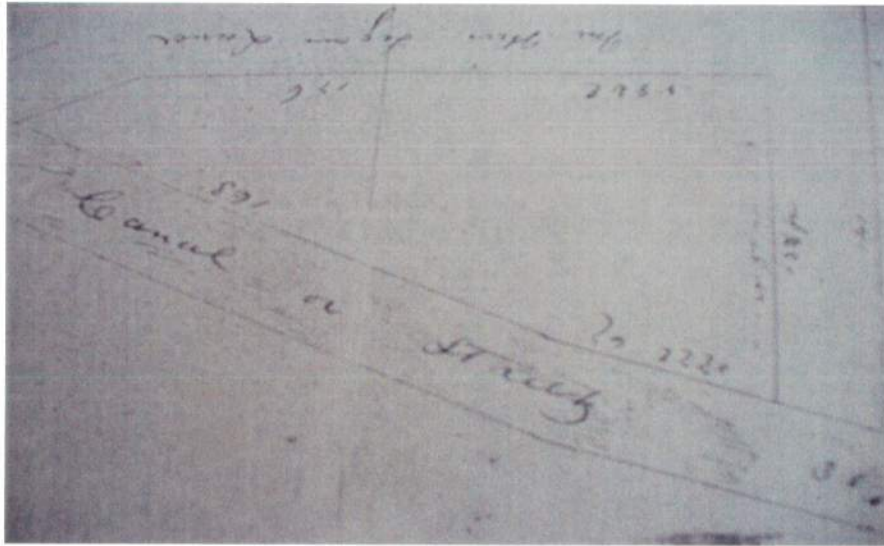
Sanborn Fire Insurance Maps- A Sanborn Fire Insurance Map from 1884 shows the structure located at what is now known as 16 Water Street at what was then 12 Water Street. It was determined through the use of Sanborn Maps from the years 1884 and 1888 that sometime between these years the property number changed from 12 to 16 Water Street. In addition, Sanborn Maps from 1902, 1904 and the 1950's show the structure at 16 Water Street as a two story wooden dwelling. A separate kitchen house also appears on the 1884 and 1888 Sanborn Maps that is no longer present today. It was determined that the overall appearance of the main house has changed little from the early twentieth century until the present from a picture taken in 1910 that is kept in a vertical file listed as "Water Street" at the Charleston Historical Society. However, there was an addition to the North side of the dwelling between the years 1884 and 1888.



(Left) A Sanborn Map showing 16 Water street in 1888. (Right) A Sanborn Map showing 16 Water Street as 12 Water Street in 1884.

History of Water Street- What is now Water Street was once a body of water known as Vanderhorst Creek that ran from the Battery northwest to Meeting Street. The 1788 "Map of the City of Charleston" shows this creek running along the same general path of Water Street from the Battery northwest to the intersection of Church Street. A plat copied from 1787 found in the book entitled The Streets of Charleston depicts Young's Bridge crossing over Vanderhorst Creek connecting Church Street near the midpoint of the Creek. It was determined from the 1788 "Map of the City of Charleston" that the northwest half of Vanderhorst Creek North of Church Street had been filled in by 1788. The Streets of Charleston highlights the fact that sometime between 1788 and 1792 Vanderhorst Creek had been filled in its entirety, however, a general file regarding Water Street states that by 1784 the street appeared on some of the earlier plats. In 1819 its main branch was along the same path as Water Street while its southern branch ran along the path of Lynch's Lane. The exact date has not been determined as to the date Young's Bridge was taken down, although, from evidence that Vanderhorst Creek was filled in by 1792 it would not be false to claim that the bridge was taken down around that same time.

Recently what may have been part of the original Fortification Wall around Charles Town was uncovered on the corner of Church and Water Streets. Constructed about 300 years ago, the Wall ran along Water Street and would have been used to guard Charleston's Southern border.



An Illustration showing Vanderhorst Creek running southeast circa late 1700's.

Damage to 16 Water Street- From records taken after the earthquake of 1886 there was no damage to the house. All of its components were intact and in good condition while the houses on either side of the property to the southeast and northwest, including what is now 18 Water Street to the northwest and 14 Water Street to the southeast, did incur some damages that were repaired. There were no records of any fire damage from the major fires that occurred in Charleston. In addition, there was no damage assessment recorded at the Historic Charleston Foundation after Hurricane Hugo in 1989. A photograph taken immediately after the hurricane shows almost no damage to the home, with the exception of a few of broken window panes on the lower right hand corner of the facade.



16 Water Street post Hurricane Hugo in 1989.

### Charleston County Register Mesne Conveyance Office-Historic Document Room

McCrary Plats- McCrary Plat #6987 depicts what is now Water Street as a “Canal or Street”. It is important to note that the “Canal or Street” shown in the plat is 30 feet wide which indicates that modern day Water Street is approximately the same width as the original street, or creek. It was determined that the plat was created sometime in the late 1700’s when Vanderhorst Creek was being filled. McCrary Plat #1212 shows what is now 16 Water Street adjacent to the lands once owned by Thomas Simmons which includes those lands West of Thomas Young’s property on the Corner of Church and Water Streets. The property runs along the North side of Water Street and ends at Meeting Street. From the illustrations on this plat Simmons seemed to be subdividing the land in 1787.

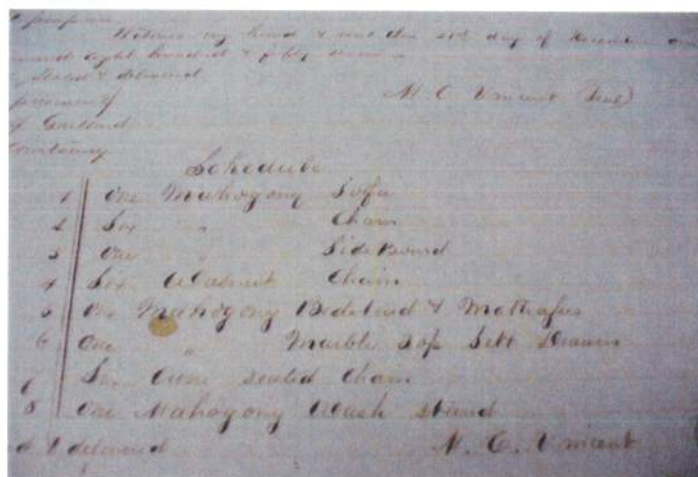
In addition, it was determined from the “Grand Model Plat” that 16 Water Street was situated on Lot 77 of the original Grand Model.

### Charleston Ward Book Entries (1852-1988) Ward 1

Owner	Lot Size	Structure
1852-1858 Hugh Vincent	40’x80’	2W
1858-1880 Henry A. Mcleod	40’x80’	2W
1880-1906 Rosalie R. White	40’x80’	2W
1906-1926 Nelle Reed Kinsey	40’x80’	2W <sup>1</sup>
1926-1944 Tudor H. Chisolm	40’x80’	2W
1944-1965 Estelle R. Chisolm	40’x80’	2W
1965-1972 W.F. and Irene Gilland	40’x80’	2W
1972-1988 C.B. Robson	40’x80’	2W
1996 – Present Richard R. and Roxanne G. Vogel	40’x80’	2W

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<sup>1</sup> From this point on the house on the site remains one two-story wooden dwelling until 1988.



An inventory found in Deed Book E14, page 179 of those belongings Mary L. Vincent gave to Henry A. McLeod when she sold him the house in 1858.

Charleston County Deed Books- Although the exact date of construction and the builder of the house were not confirmed, the purpose of consulting the Deed records was primarily to attempt to determine a date of construction, and to be able to associate names with a history of the dwelling so that a Chain-of-Title could be formed.

Chain-of-Title as constructed from Ward and Deed Books:

As mentioned above, a date of construction was not determined, although, it was determined through Deed and Ward Books that the house at 16 Water Street was constructed between the years 1839 and 1852. In August of 1839 an individual named James Paty sold the home to Hugh Vincent. There were no records to be found regarding James Paty except for what was mentioned in the 1839 Deed Book Y10, page 351. Hugh Vincent left the home to his wife Mary at his death and Mary sold the home to Henry A. McLeod in December of 1821 as mentioned in Deed Book E14, page 178. Henry McLeod was married to Mary and Hugh Vincent's daughter, Mary Evelyn. On December 22, 1880 Henry McLeod sold the home to Rosalie R. White. This can be found in Deed Book E18, page 366. Rosalie White then sold the home to Nelle Reed Kinsey on August 8, 1906. This is found in Deed Book D22, page 208. On August 31, 1926 Nelle Reed Kinsey sold the house to Tudor H. Chisolm which is mentioned in Deed Book K33, page 159. At the death of Tudor H. Chisolm his wife, Estelle, was granted the home in April of 1944. This information can be found in Deed Book T44, page 647. Estelle Chisolm then sold the house to W.F. and Irene Gilland in July of 1965. This information is mentioned in Deed

Book L83, page 387. In February of 1972 W.F. and Irene Gilland sold the house to C.B. Robson who owned the home until 1995. The house was then bought by Virginia Brush in 1995 which can be seen in Deed Book P252, page 335. The present day owners are Mr. and Mrs. Richard Vogel. They bought the home in 1996. This is mentioned in Deed Book T274, page 824.

Date	Owner
? -1839	James Paty
1839 -1858	Hugh Vincent
1858 - December 1880	Henry A. Mcleod
December 1880 - March 1906	Rosalie R. White
March 1906 - August 1926	Nelle Reed Kinsey
August 1926 - April 1944	Tudor H. Chisolm
April 1944 - July 1965	Estelle R. Chisolm
July 1965 - February 1972	W.F. and Irene Gilland
February 1972 – August 1988	C.B. Robson
August 1988 – February 1995	Virginia B. Brush
August 1996 - Present	Richard L. and Roxanne G. Vogel

### **South Carolina Historical Society**

#### Charleston City Directories

1840-41 – Hugh Vincent, Ship Chandler

1859-60 – Henry A. Mcleod, Commission Merchant

1913 – Rosalie R. White, Widowed Home Owner

1925-1926 – Nelle Reed Kinsey, Time Keeper for the Atlantic Coast Line

1944 - Tudor H. Chisolm, Superintendent for Merchant Fertz Co.

1944 – Estelle R. Chisolm, Widowed Home Owner

1965 – W.F. and Irene Gilland, W.F. Gilland was a guidance counselor at St. Andrews Parish High School and Irene Gilland was a teacher at Ashley Hall Girls School.

1980 – C.B. Robson, Attorney.

## **Appendix**

- **Chain-of-Title**
- **“1984 U.S. Postal Service Map” showing the fortification surrounding Charles Town**
- **“1972-1973 Historic Architecture Inventory Map” showing Water Street as it still appears today**
- **Section of the “Grand Model Plat” from 1680-1700**
- **Legible Deed and Ward Books**
- **McCrady Plats: #1212 & #6987**

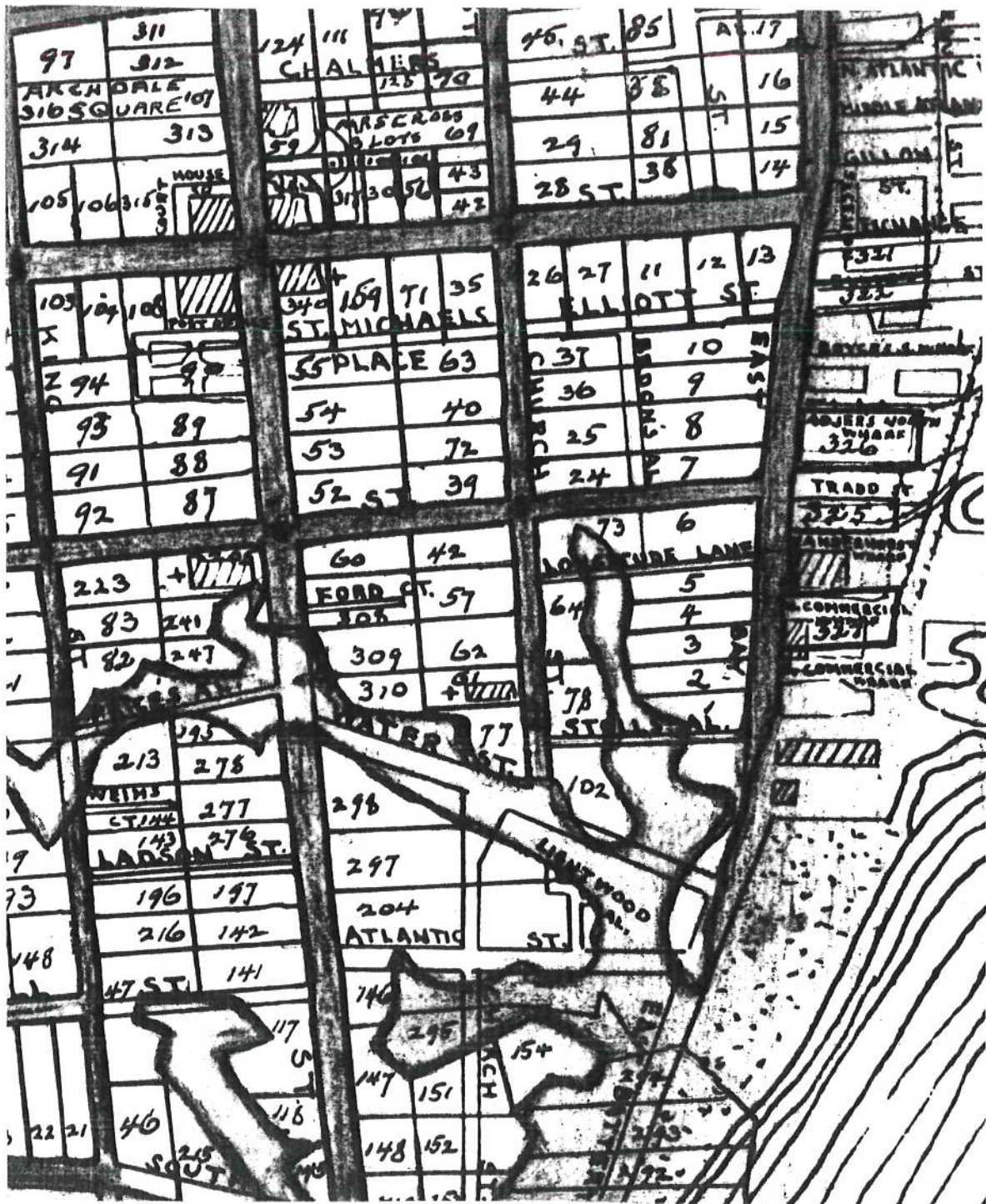
**Chain-of-Title  
16 Water Street**

<b>Date</b>	<b>Book and Page</b>	<b>Grantor</b>	<b>Grantee</b>	<b>Lot Size</b>
9/30/1996	T274/ P.824	C. B. Robson	Richard L. and Roxanne G. Vogel	47'x80'
2/15/1995	P252/ P.335	C.B. Robson	Virginia B. Brush	47'x80'
2/16/1972	O98/ P.223	W.F. and Irene Gilland	C.B. Robson	47'x80'
7/1965	L83/ P.387	Estelle R. Chisolm	W.F. Gilland	47'x80'
4/1944	T44/ P.647	Tudor H. Chisolm	Estelle R. Chisolm	47'x80'
8/31/1926	K33/ P.159	Nelle Reed Kinsey	Tudor H. Chisolm	47'x80'
8/8/1906	D22/ P.208	Rosalie R. White	Nelle Reed Kinsey	47'x80'
12/22/1880	E18/ P.366	Henry A. Mcleod	Rosalie R. White	47'x80'
12/21/1858	E14/ P.178	Mary L. Vincent	Henry A. Mcleod	47'x80'
8/4/1839	Y10/ P.351	James Paty	Hugh Vincent	47'x80'





SEPT 4, '73



Witness my hand & seal this 20<sup>th</sup> day of January A D 1868 ~~1868~~ -  
Witness

Wm Wright

Alex Owens

Personally appeared Wm Wright & made oath that he saw  
Alex Owens Execute the above assignment of this Bond to R. W.  
Lishu & that he signed his name as witness thereto.

Given in presence this 20<sup>th</sup> January 1868

Justified  
Maz. Hoff

Wm Wright

M C Vincent

do

M Evelyn McLeod  
Sister of Gift

State of South Carolina

I know all men by their parents that I  
Mary C Vincent of the City of Charleston in  
the State aforesaid, widow, for & in considera-

tion of the love & affection I have & bear for  
my dear Daughter M Evelyn McLeod wife of J. A. McLeod & also  
for & in consideration of the sum of one dollar to me in hand paid  
by J. A. McLeod Here granted bargained sold sold & released & by  
these presents do grant bargain sell & release & deliver unto the said  
M. C. Vincent all that Lot piece or parcel of Land situated lying & being  
in the City of Charleston in the State aforesaid on the North side of  
Swain Street & two doors east of Church Street ~~measuring & containing~~  
North on lands now or late of Dr Thomas J. Simons East on lands now or  
late of Dr William Read West on lands now or late of Dr Charles Y  
South on Swain Street Measuring & containing in front on said Street  
Twenty seven (27) feet & in depth eighty (80) feet the said lot now having  
upon it a two story wooden house together with all my right title & in-  
terest of any kind sover therein both at law & in Equity & all the rights  
incidental thereto & appurtenances thereto belonging or in any way  
therein appertaining And also all & singular the <sup>rights</sup> ~~incidental~~ <sup>rights</sup> ~~incidental~~ <sup>rights</sup>  
incidental set forth & contained in the schedule hereunto annexed  
to be and to remain to the said M. C. Vincent her heirs & assigns forever

And it is the intention of the said Mr. E. D. & Mr. M. L. to make a will of the said real estate & personal property of the said Mr. E. D. & Mr. M. L. for the sole & separate use of the said Mr. E. D. & Mr. M. L. for their natural life, & at their death to be divided between or between & each of the said Mr. E. D. & Mr. M. L. by will or in the nature of a will appointment, & in default of such appointment, to be distributed at Law, not subject to the debts, contracts, liabilities & engagements of the said Mr. E. D. or any future husband. Provided also that in case said Mr. E. D. or any female acting under the said should depart this life or desire to be released from this trust it may be lawful for the said Mr. E. D. or Mr. M. L. under his hand to name some other person to act as trustee hereunder & he shall be vested with all rights powers & privileges of said Mr. E. D. or Mr. M. L. Provided also that any female acting hereunder can sell the said property or any other property controlled by this trust & the proceeds of such sale or sales being reinvested in any other property real or personal to be held subject to the same uses trusts in trusts & purposes.

Witness my hand & seal this 21<sup>st</sup> day of December one thousand eight hundred & fifty seven in  
Signed, Sealed & delivered

In presence of  
J. B. Gaillard  
Wm. A. Conting

M. C. Vincent (Seal)

### Schedule

- 1 One Mahogany Sofa
- 2 Six " " Chair
- 3 One " " Sideboard
- 4 Six Walnut Chair
- 5 One Mahogany Bedstead & Mattresses
- 6 One " " Marble top Set Drawers
- 7 Six cane seated chair
- 8 One Mahogany Wash Stand

Sealed, Signed & delivered

M. C. Vincent (Seal)

In presence of  
Wm. A. Conting

Henry A. McLeod (Seal)

State of South Carolina

Before me personally appeared Wm. A. Conting with being duly sworn with that he saw M. C. Vincent sign and seal & as his act & deliver this deed & that he with J. B. Gaillard witnessed the execution thereof.

Subscribed to this 15<sup>th</sup> January 1858

Charles H. Simonton

Wm. A. Conting

Magistrate

Rec'd & filed this 20<sup>th</sup> Jan'y 1858

Henry A. McLeod  
to  
Rosalie Raymond White  
Conveyance

The State of South Carolina

Whereas, on the 21st day of December 1857 a Mary C. Vivian by her deed of gift conveyed the lot of land hereinafter described to Henry A. McLeod Trustee of Mary Evelyn McLeod

his wife for her sole and separate use during her life and at her death to or for such person or persons use or interests as she shall by will direct and in case of her dying so will then to her distributees at law and whereas the said Mary Evelyn McLeod departed this life intestate on the 6th day of November 1864 leaving surviving her said husband Henry A. McLeod and her three children to wit: Henry Augustus, Clara Evelyn, and John Alexander of whom the said John Alexander died in 1878 a minor and unmarried whereby the said land under the provision of the said deed vested in us the said Henry A. McLeod Henry Augustus McLeod and Clara Evelyn McLeod.

Now know all men by these presents that we the said Henry A. McLeod, Henry Augustus McLeod and Clara Evelyn McLeod sole distributees at law of the said Mary Evelyn McLeod in the State aforesaid in consideration of the sum of Two thousand one hundred and ten dollars (\$2110.00) to us paid by Rosalie Raymond White all that <sup>in the City of Charleston</sup> Lot, piece, or parcel of land situated lying and being in the City of Charleston State of South Carolina on the North side of Water Street two doors west of Church Street butting and bounding North on lands now or late of Dr. Holmes South on Water Street East on land of Dr. W. Hunt and west on land of Dr. Holmes measuring and containing in front on said street forty seven feet (47ft) and in depth Eighty feet to the same more or less

Together with all and singular the rights members, incidents and appurtenances to the said premises belonging or in any wise incident or appertaining To have and to hold all and singular the premises before mentioned unto the said Rosalie Raymond White her heirs and assigns forever and as to hereby bind ourselves our heirs, executors, and administrators to warrant and forever defend all and singular the said premises unto the said Rosalie Raymond White her heirs and assigns against us and our heirs and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

Witness our hand and seal this thirtieth day of November in the year A.D. One thousand eight hundred and eighty and in the one hundred and fifth year of the Sovereignty, Independence of the United States of America Signed sealed and delivered

in the presence of  
Robert M. Gibbs  
Dwight Kennard

Henry A. McLeod (L.S.)  
Henry Augustus McLeod (L.S.)  
Clara Evelyn McLeod (L.S.)

NOTICE:  
THE ADJACENT PAGE WAS FADED.  
THE ADJACENT PAGE WAS FADED.  
DISCLOSED, BURNED OR OTHER-  
WISE DAMAGED WHEN RECEIVED  
FOR MICROFILMING.

to  
Velle Reed Kingie.

BOOK D. 22.  
TITLE TO REAL ESTATE.  
MADE, FROM A MEMORIAL NO. 10, BY THE OFFICE OF THE  
CLERK OF THE SUPREME COURT.

# The State of South Carolina.

KNOW ALL MEN BY THESE PRESENTS, THAT

I, Rosalie Raymond White of Charleston In the State aforesaid, \_\_\_\_\_  
in consideration of the sum of Twenty five hundred Dollars,  
to me in hand paid at and before the sealing of these Presents, by Velle Reed Kingie of Charleston  
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 Velle Reed Kingie

All that lot, piece or parcel of land situate, lying and being in the City  
of Charleston, State of South Carolina, on the North side of Water Street, 3  
two doors West of Church Street, and now known as No. 9 Water Street;  
situate and containing North on lands now or late of Dr. Holmes; South on  
Water Street; East on lands of Dr. W. Read, and West on lands of Dr. Holmes;  
measuring and containing in front on Street forty-seven (47) feet, and in  
depth eighty (80) feet, be the same more or less.

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 Velle Reed Kingie, her-  
Heirs and Assigns forever.

And I do hereby bind myself and my Heirs, Executors and Administrators, to warrant  
and forever defend all and singular the said premises unto the said Velle Reed Kingie, her

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

WITNESS my Hand and Seal, this 8<sup>th</sup> day of August  
in the year of our Lord one thousand nine hundred and six  
and in the one hundred and thirty first year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered  
in the Presence of  
J. B. Blum  
Rosalie Raymond White RS  
23

Judor H. Chisolm

BOOK K. 33-TITLE TO REAL ESTATE  
HALLS, SPAN & HODDGE, CHAS. S. S. 1912

# The State of South Carolina,

KNOW ALL MEN BY THESE PRESENTS, THAT

I, Nelle Reed Kingie in the State aforesaid  
in consideration of the sum of Five (\$5.00) Dollars and other valuable consideration Dollars,  
to me in hand paid at and before the sealing of these Presents by Judor H. Chisolm

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 Judor H. Chisolm

All that lot, piece or parcel of land with the buildings thereon,  
situate, lying and being in the City of Charleston, State of South Car-  
olina, on the North side of Water Street, two doors West of Church  
Street, and more known to the parties as (46) Water Street  
Butting and bounding North on lands formerly of Dr. Holmes;  
South on Water Street, East on lands of Elizabeth S. Chisolm formerly  
of Dr. W. Reed and West on lands of Holmes formerly of Dr. Holmes  
measuring and containing in front on Water Street forty-  
seven (47) feet and in depth eighty (80) feet, be the same more or less

TOGETHER with all and singular the rights, members, hereinaunts 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

Judor H. Chisolm, his

Heirs and Assigns forever.

And I

do hereby bind

myself and my

Heirs

Executors and Administrators to warrant and

forever defend all and singular the said premises unto the said

Judor H. Chisolm, his

Heirs and Assigns, against

me and my

Heirs,

and all other persons

lawfully claiming or to claim the same, or any part thereof.

WITNESS

my Hand

and Seal

this

31st

day of

August

is the year of our Lord one thousand nine hundred and Twenty-six and

in the one hundred and

fifty-first

year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered

In the Presence of

George S. Turnbull

J. C. Chisolm

Nelle Reed Kingie

(S.S.)

(S.S.)

(S.S.)

(S.S.)

STATE OF SOUTH CAROLINA,

KNOW ALL MEN BY THESE PRESENTS, THAT

I, Tudor H. Chisolm, in the State aforesaid

in consideration of ~~the sum of~~ love and affection for my wife, Estelle R. Chisolm, and the sum of One ~~Dollar~~ (\$1.00) Dollar  
to ~~me~~ in hand paid at and before the sealing of these presents by Estelle R. Chisolm

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 Estelle R. Chisolm, her heirs and assigns:

All that certain piece, parcel or lot of land with the buildings thereon, situate, lying and being on the North side of Water Street, in the block between Church and Meeting Streets, in the City of Charleston, County of Charleston and State of South Carolina, and known in the present numbering of streets as No. Sixteen (16) Water Street. The said lot of land being more fully described and delineated on a Plat thereof made by Joseph Needle, C.E., dated June 21, 1939, and recorded in the R.M.C. Office for Charleston County in Plat Book E, page 219.

Measuring and Containing on the South line on Water Street Forty-two (42) feet, on the East line Eighty and 45/100 (80.45) feet, on the rear or North line Forty (40) feet, and on the West line Eighty (80) feet, be the said dimensions more or less, as shown on said Plat.

Butting and Bounding to the North on lands now or formerly of James Adger; to the East on lands now or formerly of James Adger, Marie B. Horlbeck, Marian R. Mitchell and Fay Witte Ball; to the South on Water Street, and to the West on lands of Georgianna Horry Townsend and Mary H. Bailey.

This is the same property described in deed of Nelle Reed Kinsey to Tudor H. Chisolm dated August 31, 1926, and recorded in the R.M.C. Office for Charleston County in Book K-33, page 159.

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 Estelle R. Chisolm, her Heirs and Assigns forever.

And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said Estelle R. Chisolm, her

Heirs and Assigns, against me and my Heirs, and any person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my Hand and Seal, this 14th day of April in the year of our Lord one thousand nine hundred and forty-four and in the one hundred and sixty-eighth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered  
in the Presence of  
S.P. Dent  
D.A. Brookinton  
Tudor H. Chisolm ( L.S. )  
( L.S. )

KNOW ALL MEN BY THESE PRESENTS, THAT

I, ESTELLE R. CHISOLM

In the State aforesaid \_\_\_\_\_ in consideration of the sum of  
Thirty-two Thousand and no/100 (\$32,000.00)----- DOLLARS,  
to me \_\_\_\_\_ in hand paid at and before the sealing of these presents by W. FLINN GILLAND

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 W. FLINN GILLAND, his heirs and assigns:

ALL that certain piece, parcel or lot of land with the buildings thereon, situate, lying and being on the North side of Water Street, in the block between Church and Meeting Streets, in the City of Charleston, County of Charleston and State of South Carolina, and known in the present numbering of streets as No. Sixteen (16) Water Street. The said lot of land being more fully described and delineated on a Plat thereof made by Joseph Needle, C. E. dated June 21, 1939 and recorded in the R.M.C. Office for Charleston County in Plat Book E page 219.

Measuring and Containing on the South line on Water Street forty-two (42) feet, on the East line eighty and 45/100 (80.45) feet, on the rear or north line forty (40) feet and on the West line eighty (80) feet, be the said dimensions more or less, as shown on said plat.

Butting and Bounding to the North on lands now or formerly of James Adger; to the East on lands now or formerly of James Adger, Marie D. Horlbeck, Marian R. Mitchell and Fay Witte Ball; to the South on Water Street, and to the West on lands of Georgianna Horry Townsend and Mary H. Bailey.

16 Winter St.  
Charleston, S.C.

BOOK 0 98 PAGE 223

## KNOW ALL MEN BY THESE PRESENTS, THAT

WE, J. FLINN GILLAND AND IRENE SCOTT GILLAND

in the State aforesaid in consideration of the sum of  
FIFTY-SEVEN THOUSAND AND NO/100 (\$57,000.00)-----DOLLARS,

to us in hand paid at and before the sealing of these presents by CAROLINE BUCHAN ROBSON

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 CAROLINE BUCHAN ROBSON, her heirs and assigns:

ALL that certain piece, parcel or lot of land with the buildings thereon, situate, lying and being on the North side of Water Street, in the block between Church and Meeting Streets, in the City of Charleston, County of Charleston and State of South Carolina and known in the present numbering of streets as No. Sixteen (16) Water Street. The said lot of land being more fully described and delineated on a Plat thereof made by Joseph Needle, C. E. dated June 21, 1939 and recorded in the R.M.C. Office for Charleston County in Plat Book E, Page 219.

MEASURING AND CONTAINING on the South line on Water Street forty-two (42) feet, on the East line eighty and 45/100 (80.45) feet, on the rear or North line forty (40) feet and on the West line eighty (80) feet, be the said dimensions more or less, as shown on said plat.

BUTTING AND BOUNDING to the North on lands now or formerly of James Adgers; to the East on lands now or formerly of James Adger, Marie D. Horibeck, Marian R. Mitchell and Fay Witte Ball; to the South on Water Street, and to the West on lands now or formerly of Georgianna Horry Townsend and Mary H. Bailey.

BEING the same property conveyed to J. Flinn Gilland by Estelle R. Ch. solm by deed dated July 27, 1965 and recorded that same date in Book L-93, Page 387 in the R.M.C. Office aforesaid, and the same property of which an undivided one-half interest was subsequently conveyed to Irene Scott Gilland by J. Flinn Gilland by deed dated March 13, 1968 and recorded March 14, 1968 in Book K-99, Page 311, in the R.M.C. Office aforesaid.

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

)  
)  
)  
TITLE TO REAL ESTATE

WHEREAS, the Grantor herein has submitted 16 Water Street to a Horizontal Property Regime as described in a Declaration and Master Deed dated April 12, 1988 and recorded simultaneously herewith; and

WHEREAS, the within Deed is a non-taxable transaction for a nominal consideration only for the purposes of properly expressing of record the description under the Horizontal Property Regime for the individual unit described herein with said unit remaining entirely in the ownership of the Grantor, Caroline B. Robson;

KNOW ALL MEN BY THESE PRESENTS, that Caroline B. Robson, Declarant of the Master Deed to 16 Water Street Horizontal Property Regime, in the County and State aforesaid, in consideration of the sum of Ten and no/100 (\$10.00) Dollars, to her in hand paid at and before the sealing of these presents by Caroline B. Robson, in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said Caroline B. Robson, the following described property, to wit:

ALL that certain piece, parcel or unit, situate, lying and being in the State of South Carolina, County of Charleston, being known and designated as Unit 16, of The 16 Water Street Horizontal Property Regime, as is more fully described in Master Deed dated the 12th day of April 1988, and recorded in the RMC Office for Charleston County, South Carolina,

in Deed Book 407, at Page 424, and survey and plot plan recorded in the RMC office for Charleston County as Exhibit "B" to said Master Deed.

THIS CONVEYANCE is made subject to all restrictions and easements of record or as set out in the said Master Deed and Exhibits attached thereto; and, recorded plats or as may appear on the premises.

THE above property having been conveyed to the Grantor herein by deed of W. Flinn Gilland and Irene Scott Gilland, dated January 31, 1972 and recorded February 16, 1972 in Book 0-98 at Page 223 in the RMC Office for Charleston County, South Carolina.

TMS No.: 458-13-01-027

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident appertaining.

TO HAVE AND TO HOLD all and singular, the said Premises before mentioned unto the said Caroline B. Robson, her Heirs and Assigns forever.

AND she does hereby bind her heirs and assigns to warrant and forever defend, all and singular, the said Premises unto the said Caroline B. Robson, her Heirs and Assigns, against her and her heirs and assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS the Hands and Seals of the undersigned parties, this 23rd day of August, in the Year of our Lord One Thousand Nine Hundred and Eighty-eight and in the two hundred and twelfth year of the Sovereignty and Independence of the United States of America.

7m

North SIDE OF Water STREET,  
 West FROM East Bay STREET TO Meeting STREET.

No.	NAME OF OWNER	KIND OF BUILDING		DIMENSIONS OF LOT		TRANSFERS		ASSESSED VALUE					REMARKS	
		D	W	FEET	INCHES	Book and Page	Con- solidations	1905	1906	1907	1908	1909		Exempt
East Bay														
2	Wm. S. S. Wells	3	}	132	6			5000	5000	✓	✓	✓		
4	do	2												
6	Rosalie R. White Trustee	3	}	78		9/6/11	5-22	2600	2600	2600	✓	✓	✓	
	Elizabeth H. Smith, Rec.	32		79	4/26/6	400		200	✓	✓	✓			
8	Rosalie R. White	3	}	24	2			1000	1000	✓	✓	✓	✓	
	Wm. Kappeler						9/3/15	6000						
	Rosalie R. White	23	}	27		9/6/10	6000							
10	Rosalie R. White Trustee	2		37	120	9/6/10	5-22	1000	1000	✓	✓	✓	✓	
12	Rosalie R. White	3	}											
	Annie K. Lindsay				47	80	4/6/11		2000	2000	✓	✓	✓	✓
14	do													
16	Thos. B. Collins	2		50	56			Assessed on Church Street Page 14						
Church Street														
18	Stearns & Co. Inc.	2		140	40			Assessed on Church Street Page 15						
16	Rosalie R. White	2	}	47	78			1000	1000	✓	✓	✓	✓	
	Nelle Reed Kingie						4/2/12	2500						
18	Sabilla to Smith	2	}	27	33			350	350	500	✓	✓	✓	
	Mary E. O'Hagan						4/4/15	600						
								12950						

# Water Street North Side from Meeting Street

No	House	Streets	Owners	Dimns	1852	1853	1854	1855	1856	No	House
22	B 2	Down	Amey Turnbull	30. 112	2000	2000	2000	3000	3000	13	W
20	W 2		E. B. Loring	45. 220	2000	2000	2000	2000	2000	14	W
18	W 2		Eliza Townsend	13. 130	640	640	650	1000	1000	15	W
16	B 2		FPC Co. Cleveland							16	W
14	W 2		Dr. M. Holmes	50. 65	2400	2400	2400	3000	3000	17	W
12	W 2		May & Holmes							18	W
			Dr. Dr							19	W
			W. H. Vincent	47. 110	1600	1600	1600	3000	3000	20	W

## Church Street

10	B 3		Cath. Blake & Co.	75. 134	4000	4000	4000	4000	6000	21	W
8	W 2		Cath. Will now	44. 74	2400	2400	2400	3500	3500	22	W
6	W 3		R. E. Loring	35. 120	2800	2800	2800	4000	4000	23	W
4	W 3		E. B. Livingston	44. 160	4000	4000	4000	7000	7000	24	W
2	B 3		James Chapman	35. 159	8000	8000	8000	12000	12000	25	W
			M. M. Raymond							26	W

## East Bay Battery

North SIDE OF Water STREET, West FROM East Bay STREET TO Meeting STREET

No.	NAME OF OWNER	LAND OF SURFACE	DIMENSIONS OF LOT	FRONT	DEPTH	TRANSFERS	TOTAL AREA	VALUE	Land	Buildings	ASSESSED VALUE				EXEMPT OR DAILY USE	REMARKS
											1925	1926	1927	1928		
	16 William B. King		47' 8"				1500	✓	1500	✓			✓			2500
	Dutton & Childs					ARM - 113										
18	William L. Palmer		27' 3" 30' 9"				530	✓	530	✓			✓			1200
19	William H. Barclay		40' 12" 75'				725	✓	725	✓			✓			1800
20	William H. Barclay		15' 171'				475	✓	475	✓			✓			500
22	Thos W. Barclay Est	2														
			40' 200				2000	✓	2000	✓			✓			3000
24	D.O.	2														
	John F. Barclay		35' 72'				3000	✓	3000	✓			✓			3000
26	D.O.	3	150' 75'													Adjoining on Meeting St.

West North

SIDE OF

Water

STREET,

FROM

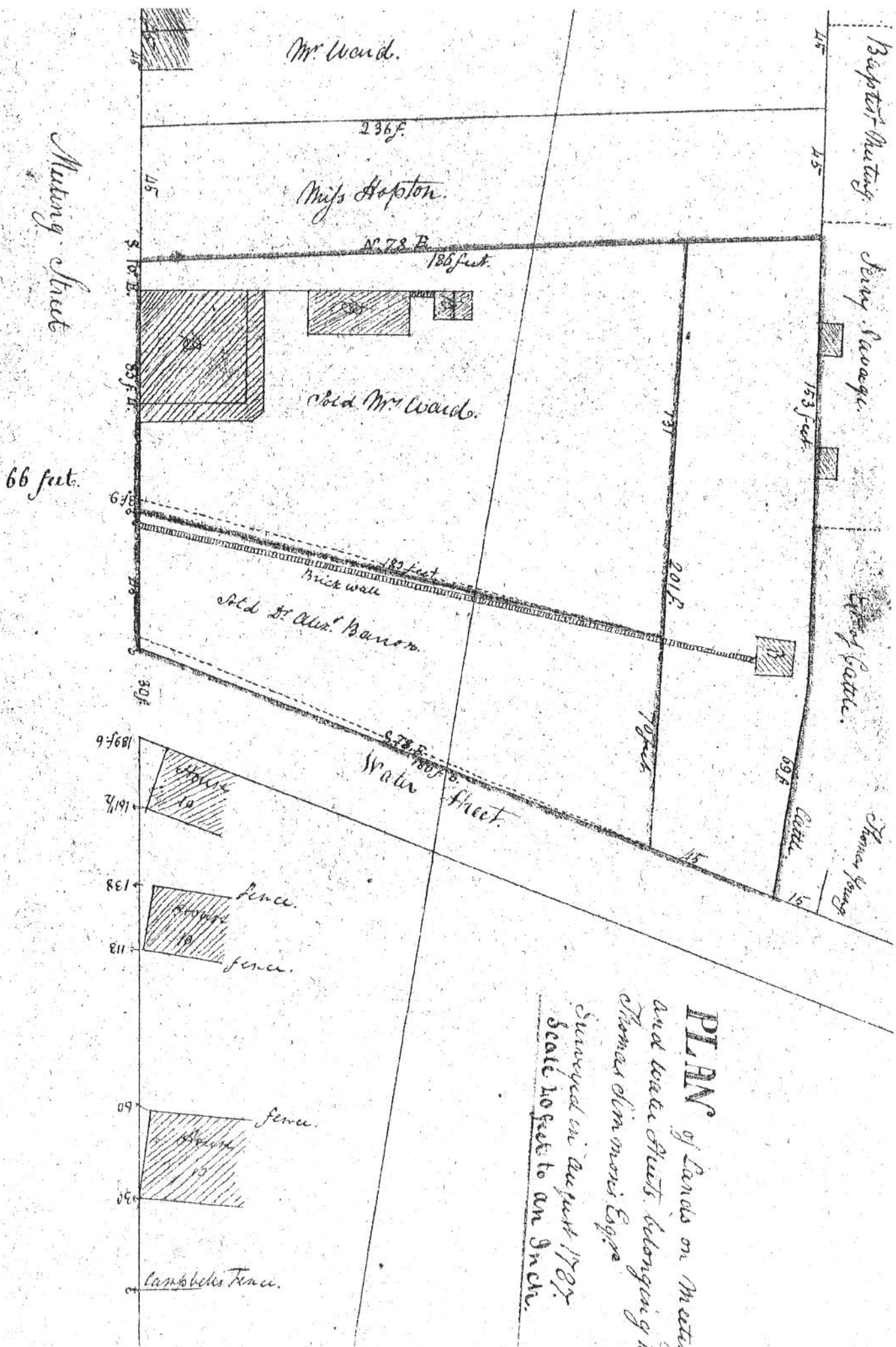
East Bay

STREET TO

Meeting

STREET

NO.	NAME OF OWNER	KIND OF BUILDING		DIMENSIONS OF LOT		TRANSFER		TOTAL 1945	VALUE		ASSESSED VALUE				REMARKS	NO.
		D	W	FRONT	DEPTH	Back and Front	Condition		Land	Buildg.	1945	1947	1948	1949		
16	Estelle R. Christman			247'	80'			1200			1200	✓	✓	✓		19
18	Francis M. Wilkinson			227'3"	47'11"			900			900	✓	✓	✓		
18 1/2	Mary H. Baines Frank B. Kibbe			212'6"	76'5"	irregular a 6/267		750			750	✓	✓	✓	See Plat No. 63	
21	Est. John W. Boser			15'	171'			225			225	✓	✓	✓		21
22	Do		3													
				43'	200'											
24	Do		22					1700			1700	✓	✓	2000		
26	Edmund G. Osterman Frederick William Eckhardt			11'35'	72'			2700			2700	✓	✓	✓	by will	
28	Do			151'	72'45"										Assessed on Meeting St.	by will
															Meeting St.	



**PLAN** of Lands on Meeting and Water Streets belonging to Thomas dimmoris Esqre

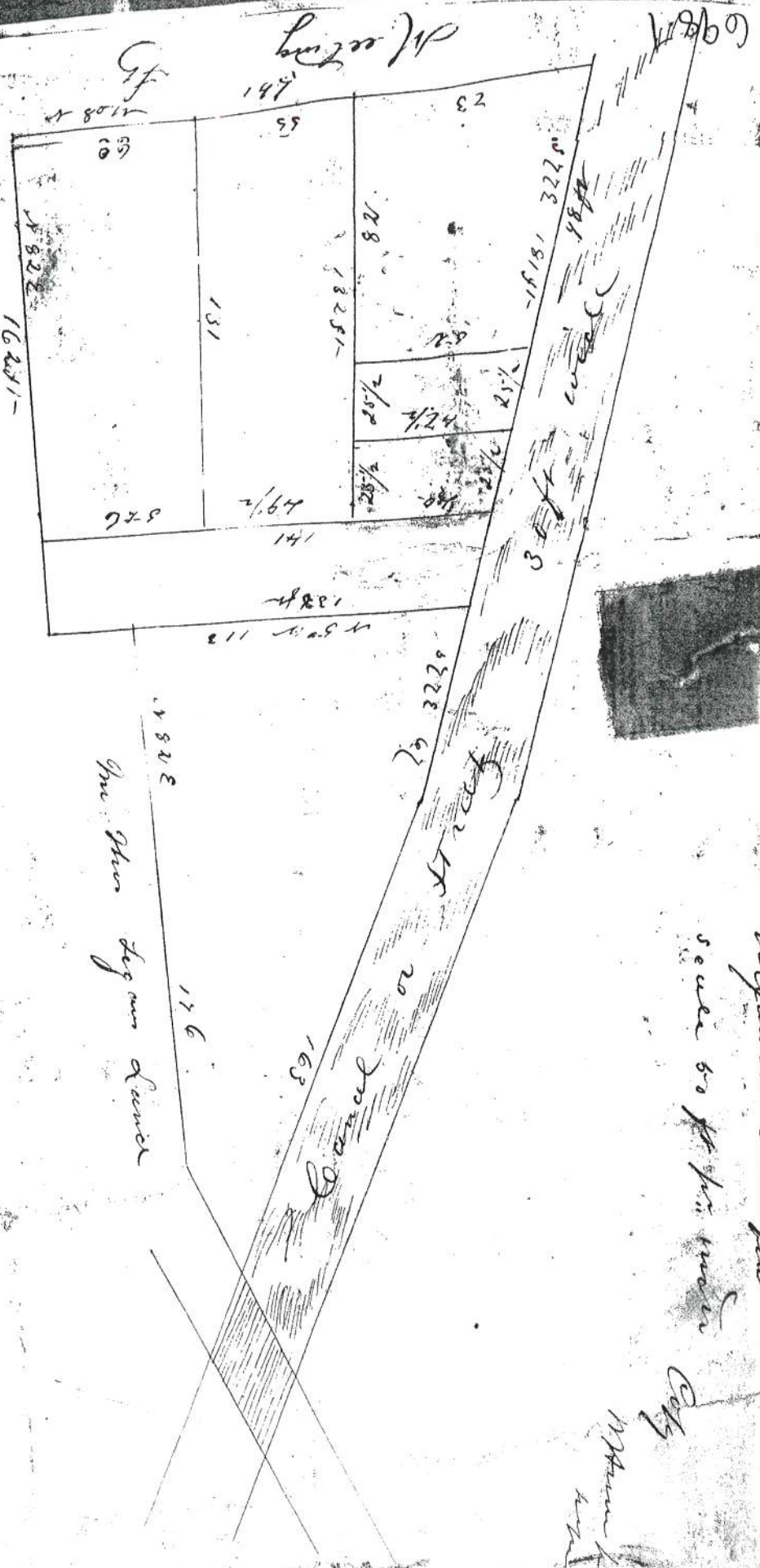
Surveyed in August 1787.

Scale 10 feet to an inch.

Don't want to stay in the city - E. C. 11/16

P

don't want to stay in the city



the 1st is from the property  
separate the property  
see 50 ft from the

Alleyway

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