



60 AMERICA STREET

Charleston, SC

An architectural and social history of 60 America Street, a property in the East Side neighborhood of Charleston, South Carolina.

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Historical Research Methods:
HP 8090 / HSPV 809

November 28, 2016

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Introduction

The story of 60 America Street is a quintessential American tale. From its colonial roots to its 21st century progression; it has persevered, evolved, and adapted to become a mainstay of its community. Through its many owners and architectural alterations, the building that stands on the southeast corner of Amherst and America Street today is truly significant to the historic fabric of the East Side neighborhood of Charleston, South Carolina. This research paper has been compiled to support and illustrate this considerable historical significance, by attempting to research every facet of the buildings history. This includes its architectural development, its ownership record, and most importantly of all, the trials and tribulations of its various inhabitants.

Naturally with any research project spanning back into the 18th and 19th centuries, there are some holes and inconsistencies and some of the information gathered poses more questions than answers. However, every effort has been placed in seeking the truth and representing it in the most objective way possible.

Moreover, there is certainly room for further research and development of the information collected in this report. Barring the Charleston Museum sponsored project *Between the Tracks* in 1987, there has been little to no true scholarly research into the East Side, which means reports such as this one are vital in building up resources for future investigations.¹

¹ The Charleston Museum. *Between the Tracks*. (Charleston: The Charleston Museum, 1987)

Charleston, Hampstead, and the East Side

Charleston

To begin with some geographical and historical context, 60 America Street is located in what is referred to in the 21st century as the East Side of Charleston. Charleston was originally founded in 1670 as Charles Towne, a city in the newly founded colony of South Carolina.² As a port city, it quickly became an integral piece of the British colony in North America, and the planters and traders of the city began to reap the rewards.³ The upper levels of Charles Towne's society looked to land to invest their money, and the untouched areas surrounded the city begun to become more and more appealing to the wealthy and business savvy elite.⁴

Hampstead and the East Side

In 1769, a “prominent merchant and slave broker” by the name of Henry Laurens procured and resurveyed land along the eastern shore of the peninsular to create the village of Hampstead.⁵ As seen

in this 1769 plat of
Hampstead, Laurens
laid out the town
around a square in
the center, with
corresponding lots
circled around in a



Figure 1

² Thomas D. Wilson. *The Ashley Cooper Plan*. (Chapel Hill: University of North Carolina Press, 2016), p. 31.

³ The Charleston Museum. *Between the Tracks*. (Charleston: The Charleston Museum, 1987), p. 8.

⁴ The Charleston Museum. *Between the Tracks*. (Charleston: The Charleston Museum, 1987), p. 9.

⁵ The Charleston Museum. *Between the Tracks*. (Charleston: The Charleston Museum, 1987), p. 10.

grid system. Unfortunately for Laurens, the village of Hampstead became the front line during the siege of Charleston in the Revolutionary War, preventing the village from truly developing until the start of the 19th century.⁶

It wasn't until the 1820's that Hampstead became an established Charleston neighborhood and became the working class, diverse area that it has remained as to this day.⁷ Immigrants, manufacturers, merchants, and people of color found modest dwellings in amongst the larger lots of the planters and social elite.⁸ Hampstead ultimately remained this way right up until the late 19th century and with the introduction of the cigar factory and the economic plight of many of Charleston's planter class following the Civil War, the East Side began to emerge as the neighborhood we know today.

60 America Street

Location

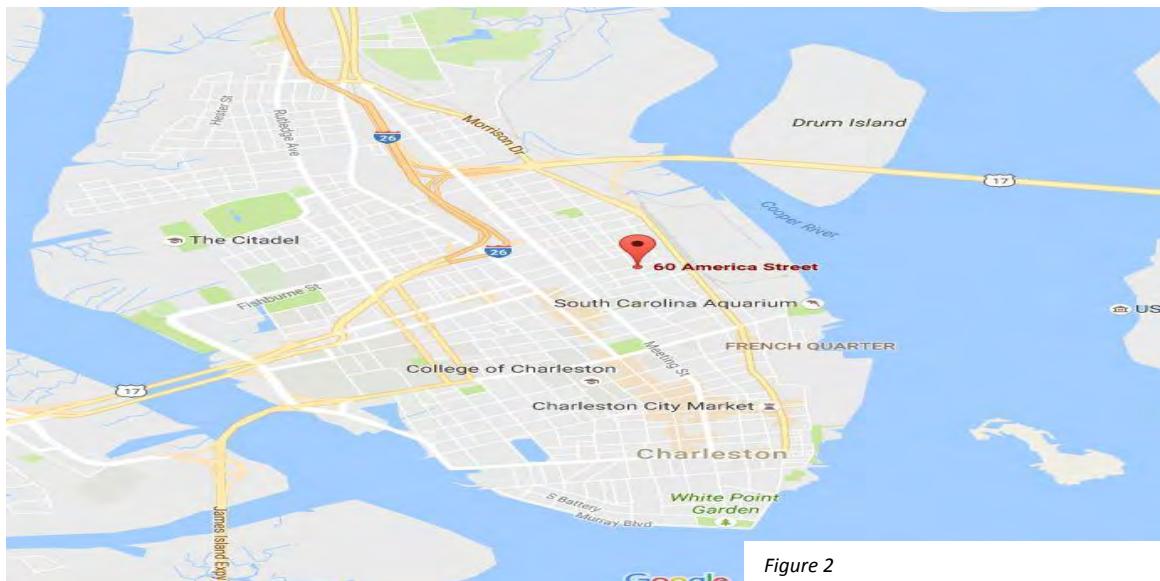


Figure 2

⁶ Susan Millar Williams. *East Side History Series: Hampstead*. (Charleston: Palmer News, 2016). <http://ttcpalmernews.blogspot.com/2016/10/east-side-history-series-hampstead.html>

⁷ The Charleston Museum. *Between the Tracks*. (Charleston: The Charleston Museum, 1987), p. 9.

⁸ The Charleston Museum. *Between the Tracks*. (Charleston: The Charleston Museum, 1987), p. 9.

The property at 60 America Street today has witnessed and been very much a living part of the history of Hampstead and the East Side. There is no evidence of the building being moved from its current location, and historic maps have proved incredibly useful in illustrating the geographical context of the property and how it relates to Charleston and its immediate neighborhood. You can see from the 1872 birds eye map of Charleston that compared to Figure 1 it has remained central to its urban setting throughout its life-span.⁹



Figure 3

⁹ C.N. Drie. "1872 Birdseye View of Charleston." Library of Congress, South Carolina: 1872. <<http://www.loc.gov/item/75696567/>>

Architectural Description

By all accounts, the building that stands on the lot today is the original and has maintained its structural integrity into the 21st century. The core architectural identity of the building is that it is a two story wooden framed single house, with a gabled roof and boxed



Figure 4

cornice. A two story piazza stretches across the south side of the building as is the custom across the city to allow for optimal air circulation and sun exposure throughout the day.



Figure 5

The exact construction date of the property cannot be explicitly pinpointed to an exact year, but a structure is visible at the location on the 1852 Bridges and Allen map in Figure 5.¹⁰ Even though the war of 1812 had no direct involvement with Charleston, the East Side was

¹⁰ R.P Bridges and Robert Allen. "An Original Map of the City of Charleston, South Carolina." Hayden Brother & Company: 1852. Charleston County Public Library.

again used to create a buffer zone in case of British invasion meaning the destruction of numerous properties.¹¹ The fact that 60 America Street is a plat of land on the corner of what has always been a major intersection, has meant that the property has always been used for commercial purposes on the street level. This fact has proven to be both helpful and confusing throughout the research process, but in the case of determining a possible date of construction it may help narrow the potential time frame. The property was historically a grocery store throughout the 19th century, as displayed by the 1888 Sanborn Map and the information in numerous city directories.¹² It isn't until the 1849 city directory that grocers begin to appear as professionals working on America Street, so it may be relatively safe to assume that the property was constructed no earlier than 1845 and no later than the Bridges and Allen map of 1852.¹³

There have only been a handful of major architectural alterations to the structure. Naturally roof systems have evolved since the 19th century, and the wood shingled roof mentioned in the 1886 earthquake survey has since been replaced with a standing seam metal roof at some point during the 1900's.¹⁴ The two story piazza that is visible in both the 1888 and 1902 Sanborn Maps has also been bricked up at some point before 1985 as the picture used in the East Side national register nomination survey illustrates in Figure 5.¹⁵ Also clearly visible on

¹¹ Nic Butler. The Lot and Neighborhood. (Charleston: Follynot Blog, 2013). <https://follynot.org/lot-and-neighborhood/>

¹² Sanborn Map Company. *University of South Carolina: 1888*. "Sanborn Fire Insurance Maps" <<http://library.sc.edu/digital/collections/sanborn.html>> (Accessed November, 2016).

¹³ Charleston City Directory, 1849, South Carolina Room, Charleston County Public Library, Charleston, S.C.

¹⁴ Winham & Lester. "City of Charleston South Carolina, Record of Earthquake Damages," Atlanta: 1886. Charleston County Public Library.

¹⁵ Sanborn Map Company. *University of South Carolina: 1888 and 1902*. "Sanborn Fire Insurance Maps" <<http://library.sc.edu/digital/collections/sanborn.html>> (Accessed November, 2016).

Figure 6 compared to Figure 4 is the interior chimney that is set on the ridge at the rear of the gable end. This more recent renovation could have been made for numerous reasons, but most likely the fact chimneys have become

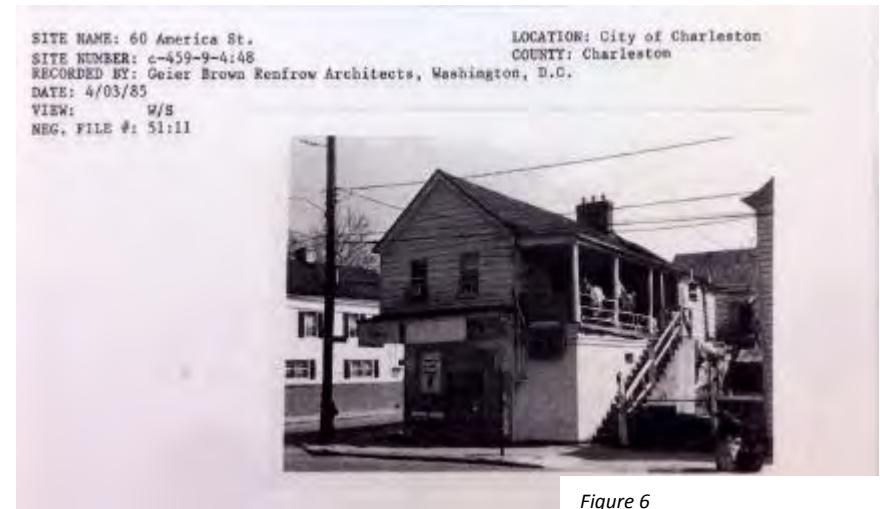


Figure 6

redundant to modern buildings and could be viewed as causing an unnecessary risk of water infiltration into the house could have led to its removal.

History

18th Century

60 America Street and its owners can be distantly traced back to Henry Laurens himself when he laid out his plat for Hampstead in 1769.¹⁶ On this original plat, 60 America is listed as lot 53 and would have been most likely sold to a currently unknown land investor to divide up or build

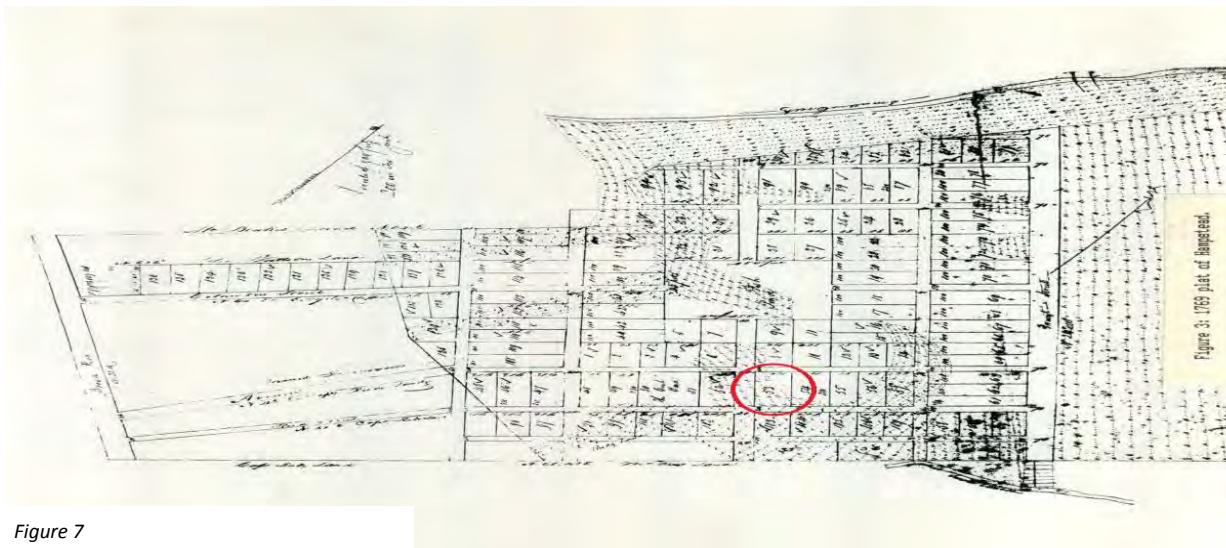


Figure 7

¹⁶ The Charleston Museum. *Between the Tracks*. (Charleston: The Charleston Museum, 1987), p. 10.

on as they pleased. As previously mentioned, the Revolutionary War and the War of 1812 caused Hampstead to stutter before truly establishing itself from the 1820's onwards. It isn't out of the realm of possibility that a property was built on lot 53 and torn or burnt down over the course of the next 50 years, but the earliest mention of ownership is that of Robert Martin who is believed to include the land of modern day 60 America Street in his will to his wife Milberry in 1852.¹⁷

19th Century

From the information available, it is fair to surmise that it was most likely Robert Martin who was responsible for building the corner store on the corner of America and Amherst Street, as this falls between the period previously mentioned between the Bridges and Allen map in 1852 and emergence of grocery stores on America Street in the 1840's.¹⁸ Martin's will also mentions instructions for his children to not start receiving interest from his estates "until the age of twenty-one," and to not receive their monetary inheritance until the "age of thirty."¹⁹ The fact he is listed in the 1830 city directory as a "merchant" based out of "Boyce's Whf." would also help confirm that Martin was a wealthy man who could have easily owned numerous estates in Hampstead, so when his wife sold 60 America Street to Richard Flemming and James Doolan in 1859 it completes the circle of ownership.²⁰

¹⁷ *Wills and Miscellaneous Probate Records, 1671-1868*; "Will of Robert Martin," Book L 1851-1856 p.126. South Carolina Room, Charleston County Public Library.

¹⁸ R.P Bridges and Robert Allen. "An Original Map of the City of Charleston, South Carolina." Hayden Brother & Company: 1852. Charleston County Public Library.

¹⁹ *Wills and Miscellaneous Probate Records, 1671-1868*; "Will of Robert Martin," Book L 1851-1856 p.126. South Carolina Room, Charleston County Public Library.

²⁰ Charleston City Directory, 1830, South Carolina Room, Charleston County Public Library, Charleston, S.C.

The prominence and economic strength of the Martin family during the early to mid-19th century is well represented by two primary sources. The most telling source can be found

Figure 8

in the 1800-1889 cross index, as it shows the sheer number of properties that Milberry had inherited from her husband and decided to sell following his death in 1852.²¹

The second and arguably

more interesting of the two sources is that of a Confederate application for presidential pardon that Mrs. Martin filed after the civil war in 1866 to President Johnson. This application for a pardon was not something that was expected from every citizen of a confederate state, so suggests either Mrs. Martin's direct public and financial support of the Confederate army, or her considerable economic position which meant that this request was required by law.²²

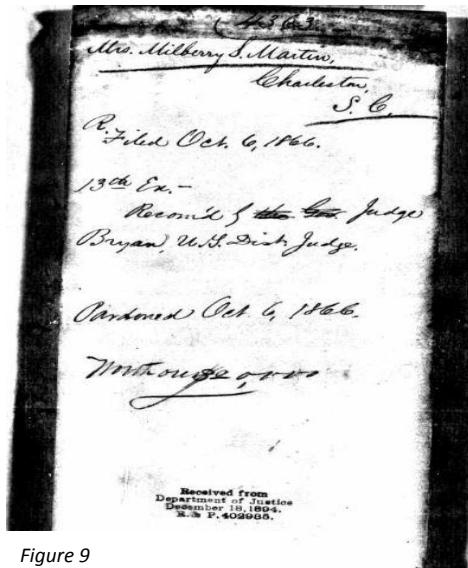


Figure 9

²¹ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Cross Index 1800-1881.

²² Milberry S. Martin. "Application for Presidential Pardon" (Charleston, 1865-1867). Accessed through: Ancestry.com. *Confederate Applications for Presidential Pardons, 1865-1867*.

The main source of confusion across the whole chain of title occurs from 1852 – 1880. A plat drawn by a man named Charles Parker in 1853 that's mentioned in all the conveyances between widowed Mrs. Martin and the lessees of her late husband's property would solve all of the confusion, but is unfortunately unavailable at this time.²³ Consequently, two transactions occur in the 1850's between Mrs. Martin and two separate families who both go on to have direct association with the address 60 America Street in the following decades. The most likely solution to this problem is that either the grocery store and the living quarters above it were sold separately, or there are two properties on the plat of land, and one of them became modern day 60 America Street, and the other took on another address at a later date.

In line with the demographic of the Hampstead community as identified by *Between the Tracks*, the two grantees of the land during this period were Irish and German immigrants.²⁴ This proves even more fitting as *Between the Tracks* goes as far as to discuss the significant trend of German's becoming shop keepers in the area, and the relationships between the diverse cultures living in Hampstead:

Groceries and grog shops often owned and operated by German immigrants, proliferated on the Neck. Neighborhood businesses provided a place to meet, to purchase supplies, and to barter. The relationship between shopkeeper and customer was mutually beneficial. In general, German immigrants enjoyed a more congenial relationship with the city's colored residents than did their Irish counterparts, who competed directly with blacks for jobs.²⁵

²³ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book V12, p. 39. & Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book L14, p. 23.

²⁴ The Charleston Museum. *Between the Tracks*. (Charleston: The Charleston Museum, 1987), p. 9.

²⁵ The Charleston Museum. *Between the Tracks*. (Charleston: The Charleston Museum, 1987), p. 20.

The first to buy land on the plat of modern day 60 America Street was a German by the name of John Tiencken in 1853.²⁶ The land was purchased for \$2200 and measured 40 feet out onto America Street and 100 feet along the border of “neighboring lot 54.”²⁷ This aligns up well with Figure 7 and the original plan for Hampstead by Mr. Laurens as modern day 60 America is on lot 53. This purchase is further supported by the city directories of 1855 and 1860 as John Tiencken is clearly labelled as being a grocer on the corner of America and Amherst Street.²⁸

The second grantees of land from Mrs. Martin were Irish immigrants by the names Richard Flemming and James Doolan as of June 22nd 1859.²⁹ The lot size is very similar to that of Mr. Tiencken's purchase 6 years earlier, measuring 33' by 100', again raising logistical questions as to who lived where exactly on the lot.³⁰ Why the two men purchased the house together is yet to be determined, but it is certain that in 1861 Richard Flemming is listed as the only person at the property.³¹ In addition, the 1870 census reveals even more information about Mr. Flemming,

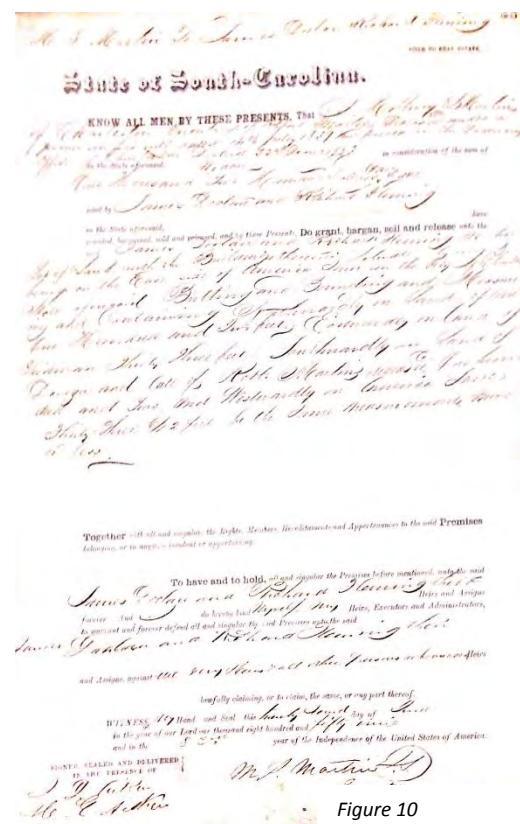


Figure 10

²⁶ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book V12, p. 39

²⁷ RMC. Charleston, S.C. Deed Book V12, p. 39.

²⁸ Charleston City Directory, 1855 & 1860, South Carolina Room, Charleston County Public Library, Charleston, S.C.

²⁹ Charleston County, Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book L14, p. 23.

³⁰ RMC, Charleston, S.C. Deed Book L14, p. 23.

³¹ City of Charleston, Census of the City of Charleston 1861, Frederick A. Ford, Charleston, S.C.

significantly that he was born in Ireland c.1832 and lived at the property with his wife and children.³²

James Doolan on the other hand seems to disappear from record after the purchase of the property in 1859, and the only logical explanation for this is that he died during the ensuing Civil War. Figure 11 depicts a February 24th 1862 Charleston Mercury report that lists a "James Doolan" as being part of the 10th company of Irish Volunteers, so this theory seems to be the only plausible reason for his disappearance from future deeds and records.³³

Figure 11

Evidently in 1871, Richard Flemming took out a mortgage on the property, which required him to pay two payments of \$292.50 over the course of a year.³⁴ A note was then inscribed horizontally over the top of the mortgage stating that the following year on 5th April 1872 Richard Flemming had paid in full the price of the mortgage, which will be “forever

³² Ancestry.com. 1870 United States Federal Census. Charleston, 1870. Accessed online, Nov. 2016.

³³ Public Advertisement, Charleston Mercury, February 24, 1862, from America's Historical Newspapers

³⁴ Charleston County, Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book Z15, p. 55.

discharged" from this moment on.³⁵

However, Richard Flemming stops showing up in records past the 1870 census and 1871 mortgage deal with W.M. Muckenfuss who was the special referee for the transaction. His grave stone at Saint

Lawrence Cemetery in Charleston, SC confirms that he died in 1872, and the unavailability of the Will has proved quite troublesome to truly cementing the chain of title.³⁶



Figure 12

60 America Street truly aligns itself with the Tiencken family when it falls into the hands of a John August Tiencken on July 27th 1875.³⁷ The property was purchased at a Sheriff's auction

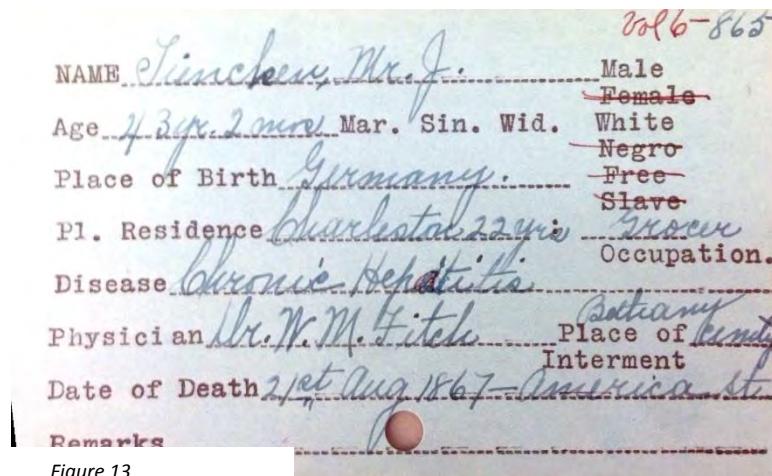


Figure 13

by decree of a judge in the Court of Common Pleas for \$1435, and the deed itself offers far more questions than answers as to how it arrived at that point in time.³⁸ The sequence of events listed in the conveyance begins with his

death in 1867, as pictured in Figure 13 at the age of 43 at a property on America Street (most

³⁵ RMC. Charleston, S.C. Deed Book Z15, p. 55.

³⁶ Find a Grave. Grave of Richard Flemming, located through findagrave.com, November 20114.

³⁷ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book G16, p. 88.

³⁸ RMC. Charleston, S.C. Deed Book G16, p. 88.

likely 60 America).³⁹ His Will decreed that his wife Magretha Sabina Elizabeth Tiencken get “one third of my real and personal estate,” and that the residue go “to my beloved two children who are named respectively John Hinrich Tiencken and Chathrina Maria Elizabeth Tiencken.”⁴⁰ The 1875 deed states that Magretha S.E. Orphan, who has now re-married to a man named John Orphan, filed a bill of complaint with the court of common pleas.⁴¹ The complaint seems to be against the ownership of the property by the two children who were at that point still minors, ultimately leading the court to declare the property go to auction.⁴² Why Magretha filed this complaint or whether it was to do with her new marriage to John Orphan is unclear, but it finally ends with John August Tiencken owning the property who must be a cousin or extended family member of Mr. Tiencken who was just 19 years his senior.⁴³

Census reports and ward books in the coming decades continue to confuse the matter of outright ownership of what is now modern day 60 America Street, but it is ultimately John A. Tiencken who leaves the 19th century with sole control of the property. The 1876 ward book lists John A. Tiencken at “SE 60” America Street in reference to the store being on the south east corner of the intersection.⁴⁴

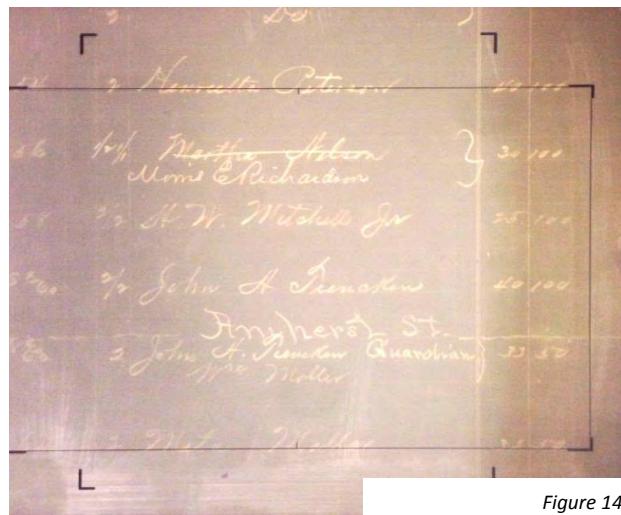


Figure 14

³⁹ Charleston County Public Library. Death Cards 1819-1926. John Tiencken. SC Room, Charleston, SC.

⁴⁰ *Wills and Miscellaneous Probate Records, 1671-1868*; “Will of John Tiencken,” Book 180, p.23. South Carolina Room, Charleston County Public Library.

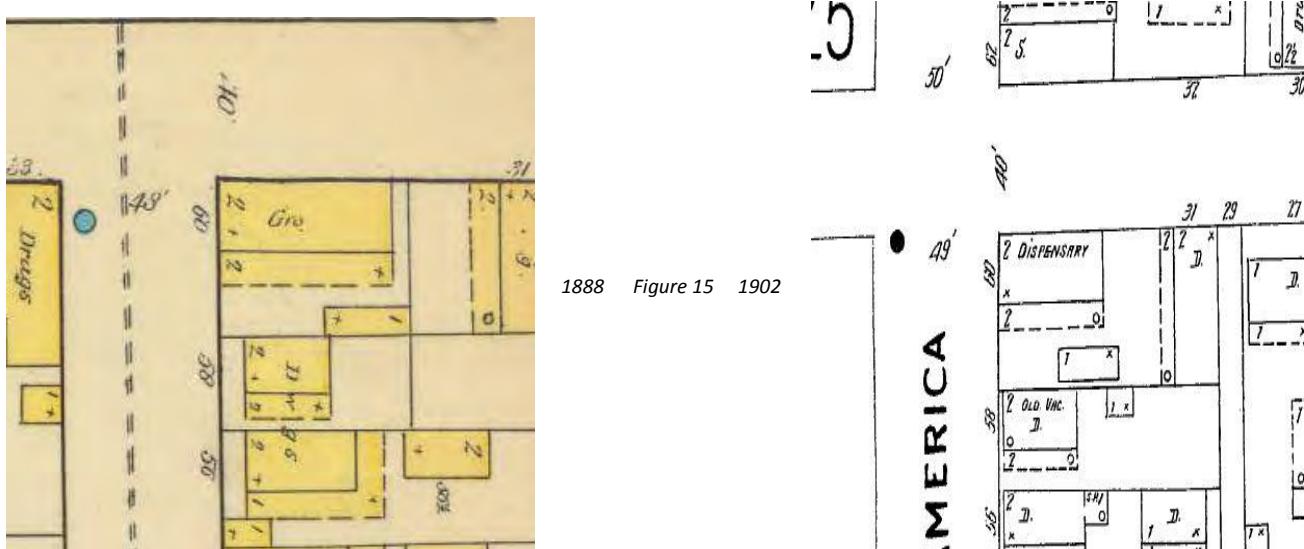
⁴¹ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book G16, p. 88.

⁴² RMC. Charleston, S.C. Deed Book G16, p. 88.

⁴³ Charleston County Public Library. Death Cards 1819-1926. John A. Tiencken SC Room, Charleston, SC.

⁴⁴ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Ward Book 1870-1875.

However, the 1880 federal census has Ann Flemming living at 60 America Street with her children. It isn't out of the realm of possibility that John A. Tiencken allowed them to continue to live there following Richard's death but it is also possible that they were on a separate building from the main corner store but still on the lot of 60 America.⁴⁵ The 1880 census also has John A. Tiencken living at 46 America Street, with the 1877 city directory also claiming him to be a working grocer at that location.⁴⁶ This information makes the goings on at the 60 America Street during this period particularly unclear, but Figure 15 comparing the 1888 and 1902 Sanborn maps certainly suggest not only that the building is being maintained as a grocery store, but that Mrs. Flemming could be living at the smaller outbuilding on the property.⁴⁷



⁴⁵ Charleston County Public Library. Federal Census of Charleston 1880. SC Room, Charleston, SC.

⁴⁶ Charleston City Directory, 1877, South Carolina Room, Charleston County Public Library, Charleston, S.C.

⁴⁷ Sanborn Map Company. *University of South Carolina: 1888 and 1902. "Sanborn Fire Insurance Maps"* <<http://library.sc.edu/digital/collections/sanborn.html>> (Accessed November, 2016).

By 1887, records only mention John A. Tiencken at 60 America Street. The earthquake that rocked Charleston in 1886 has left an incredibly useful paper trail for researchers including brief structural surveys as well as damage assessments.⁴⁸ The survey conducted by the city of the property at 60 America lists John A. Tiencken as the store owner as well as the dweller, and includes a brief architectural description, as well as offering a damage assessment of \$25.⁴⁹ Ultimately, despite his store being described as being in “good condition” he received a total of \$48 dollars from the government, \$33 for earthquake relief and \$15 for plater work.⁵⁰ The actual vouchers for 60 America Street are no longer available, but Figure 16 is a sample voucher for work done that would have been identical to the one Mr. Tiencken received on November 3rd 1886.

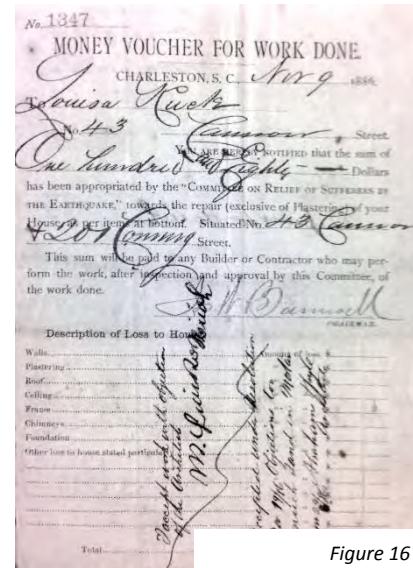


Figure 16

20th Century

60 America Street enjoyed a period of stability to start the 20th century, with John A. Tiencken holding onto the property until his death in 1922.⁵¹ Maybe in acceptance of his growing age and in an effort to clear up the lay of the property for future sales, Figure 17 is a plat of Mr. Tiencken’s property drawn by a surveyor by the name of D.C. Barbot, which remains consistent with the previous two Sanborn’s depiction of the area.⁵² The 1920 Federal Census

⁴⁸ Winham & Lester. “City of Charleston South Carolina, Record of Earthquake Damages,” Atlanta: 1886. Charleston County Public Library. p.153

⁴⁹ Winham & Lester, pub. 1886, p.60

⁵⁰ Ibid., 70

⁵¹ Charleston County Public Library. Death Cards 1819-1926. John A. Tiencken SC Room, Charleston, SC.

⁵² D.C. Barbot. RMC, Charleston, SC. Recorded Dec 12 1911. Book D, page 189.

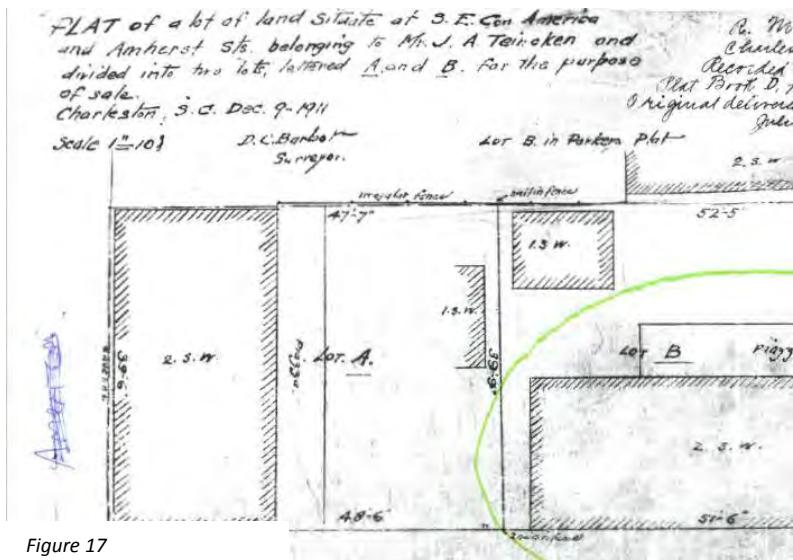


Figure 17

captures J.A. Tiencken just before his death 2 years later, not only cementing his location on 60 America, but offering valuable information about his life, particularly a set age and designating his birth place as Germany.⁵³

On November 9th 1922, 60 America Street passed on to John. A. Tiencken's grandson, Mr. John F. Sughrue.⁵⁴ John Tiencken's daughter Annie had married John's father James E. Sughrue, whose son John had evidently got into the grocery trade as he is listed in the 1914 city directory as a grocer at 31 Amherst.⁵⁵ Thus ended the longest period of single ownership of the property, at just under 50 years by John August Tiencken, who is responsible for reinforcing the buildings central role in Hampstead as a corner store for much of the 19th century.

John Sughrue would continue this tradition through the great depression into the 1930's, as the Ward Books list him as living at SE 60 America Street presumably still as a grocer up until he decided to sell the

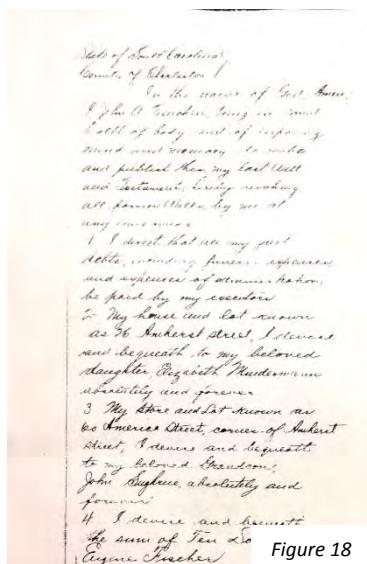


Figure 18

⁵³ Federal Census of Charleston 1920. Accessed through ancestry.com. November 2016.

⁵⁴ Will of John August Tiencken. Will A.A. p.86. Accessed from Probate court of Charleston November 24

⁵⁵ Charleston City Directory, 1914, South Carolina Room, Charleston County Public Library, Charleston, S.C

property in 1934.⁵⁶ The purchase in 1934 by Aman Realty Company for \$1700 sparks a string of successive transactions that would spell a period of disuse for the property as a functioning store.⁵⁷ By 1937 Aman Realty unloads the property to Hyman Lipman, for “\$5 and other valuable considerations,” in a deal which included 26 Amherst Street.⁵⁸ It is fairly safe to presume that Hyman most likely paid full price for 26 Amherst and the realty company threw in the corner store property of 60 America Street to complete the deal.

Like with most of the grantees of 60 America Street throughout the years, Hyman had a history as a grocer in the area, a status which is confirmed by his World War I draft registration card in 1918, as pictured in Figure 20.⁵⁹

Seeing as the card dates September 12th, 1918 it is highly



Figure 20

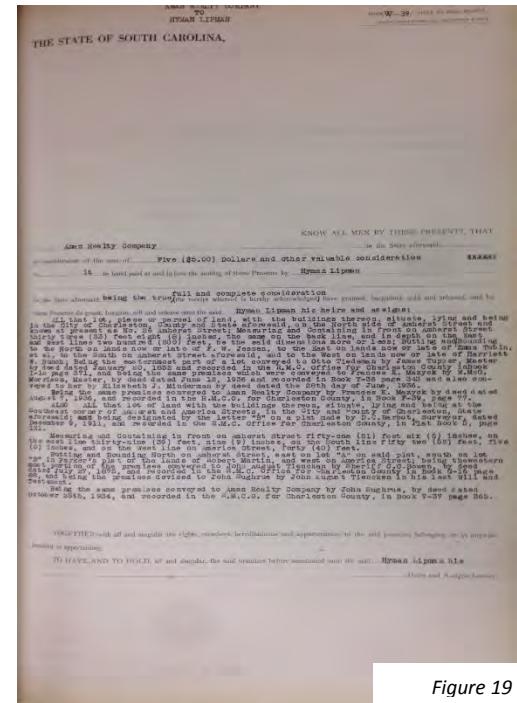


Figure 19

unlikely that Hyman’s military duty stretched beyond that of registering for the draft itself, but being 38 at the time it meant that he would be too old to be called into action for the Second World War which spans the time of his ownership of 60 America.⁶⁰

⁵⁶ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Ward Book 1930-34.

⁵⁷ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book V37, p. 365.

⁵⁸ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book W39, p. 144.

⁵⁹ Hyman Lipman, WW1 Draft Reg. *South Carolina*; Registration County: *Charleston*; Roll: 1852499; Draft Board: 2

⁶⁰ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book W39, p. 144.

Just before wars close in 1944, Lipman sold the property to Henry Finkelstein for \$4000.⁶¹ Mr.

Finkelstein has proven to be one of the better documented residents of 60 America Street over the course of its life, primarily because of his successful petition for naturalization in 1939.⁶²

Born in Kalushyn, Poland in 1910, Finkelstein immigrated to the United States via New York on December 5th, 1920.⁶³ A Jewish man, his race on

the document was listed as “Hebrew,” he is also listed as declaring his intent to become a U.S. Citizen in New York in 1932, so would have arrived in Charleston in the coming years before citizenship was granted in South Carolina in 1939.⁶⁴

As far as his seven year tenure at 60 America Street goes, he is described on his biographical page made by his living relatives on findagrave.com as being a “retired grocer,” so it is again safe to assume that he purchased the property to continue Hyman Lipman’s grocery operations.⁶⁵

In 1969 Mr. Finkelstein sold the property for a \$3000 dollar profit at \$7000 to Theodore R. Foster Sr., the largest profit margin in the properties history.⁶⁶ Such a large profit margin in



Figure 21

⁶¹ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book Z44, p. 671.

⁶² Petition for Naturalization. Henry Finkelstein, Charleston SC, 1938. Accessed through ancestry.com

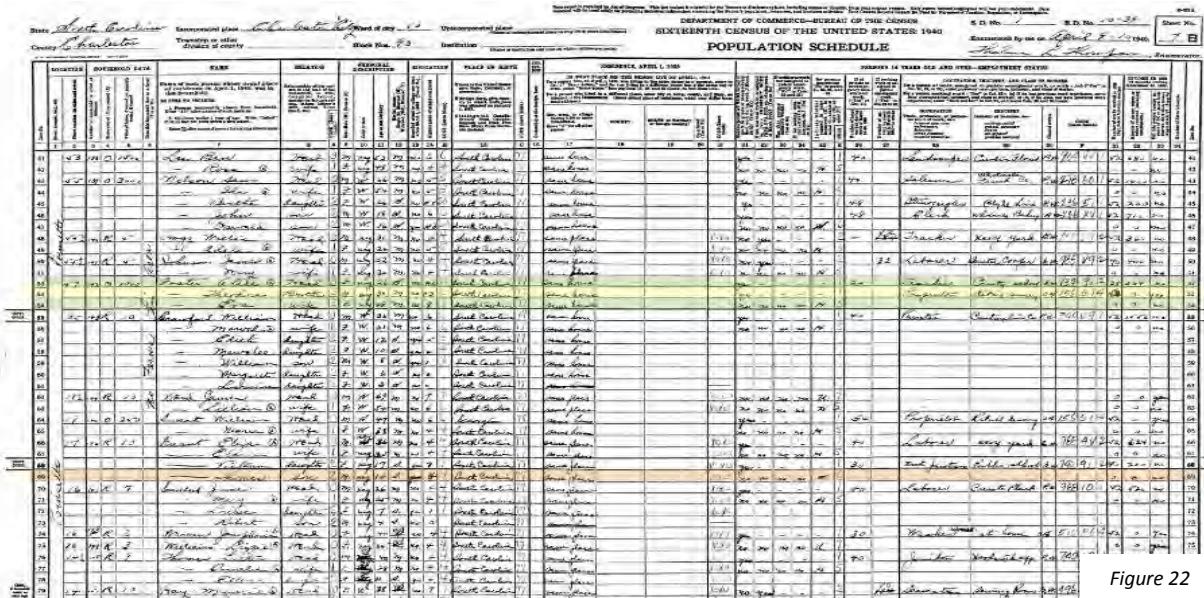
⁶³ P.F.N. Finkelstein, 1938.

⁶⁴ Ibid.

⁶⁵ Find a grave. Henry Finkelstein, 1910-2004. November 2016.

⁶⁶ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book A93, p. 358.

relation to earlier sales can in much part be explained by the economic boom in America following the Second World War, and the growing demand for real estate. Despite being born in the same year as Henry Finkelstein, Theodore R. Foster Sr. has significantly less available information. The most prevalent document that is the basis for the majority of information about him is found in the 1940 Federal Census. Here, he is listed as a 30 year old "male negro," whose married and currently living at 57 Poinsett Street.⁶⁷



The image shows a page from the 1940 Federal Census for Charleston, South Carolina. The page is titled 'DEPARTMENT OF COMMERCE-BUREAU OF THE CENSUS SIXTEENTH CENSUS OF THE UNITED STATES 1940 POPULATION SCHEDULE' and includes a stamp 'Illustrations by use on April 1, 1940'. The census form is filled out for a household in Charleston, South Carolina, with the address 57 Poinsett Street. The household includes a male head of household, his wife, and their four children. The form contains various columns for age, sex, race, marital status, and employment information. The data is organized into several sections, with some rows highlighted in yellow and green.

Figure 22

It is again safe to assume from the form of the building that Mr. Foster's involvement with 60 America Street would have been as a proprietor of the corner store until his death in 1980 and the inheritance of the property by his daughter Annie.⁶⁸

When Annie finally inherited the property from her father in 1984 she would become the final private owner to date of 60 America Street. Described as "Ms. Annie Florence "Aunt Annie" Foster," in her obituary in The Post and Courier after her death in 2011, Annie's tenure

⁶⁷ Federal Census of Charleston 1940. Accessed through ancestry.com. November 2016.

⁶⁸ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book 80, p. 462.

of the property was brief.⁶⁹ This is most likely been due to the fact that she did not live or have any real stake in the property, so selling it in 1987 to put it back into commercially minded ownership makes plenty of sense.

The East Side Neighborhood Council purchased the property from Ms. Foster for \$22000, most likely to help save the store from falling into disrepair or to take first hand control of community affairs.⁷⁰ Whether the council chose to lease the property to businesses to continue to run a commercial operation out of the building or whether they just held on to the property waiting for the right opportunity is currently unclear.

The neighborhood's reputation quickly developed following the Second World War from a diverse community of various races and backgrounds to a hub of crime and poverty. According to a 2011 Post and Courier article, "By 1990 median household income in the area had fallen to less than \$10,000 a year," with "three quarters of kids under the age of 5 living in poverty."⁷¹ So transitioning into the 21st century, the use and function of central buildings in the community such as 60 America Street became more and more crucial to direction of the neighborhood going forward.

21st Century

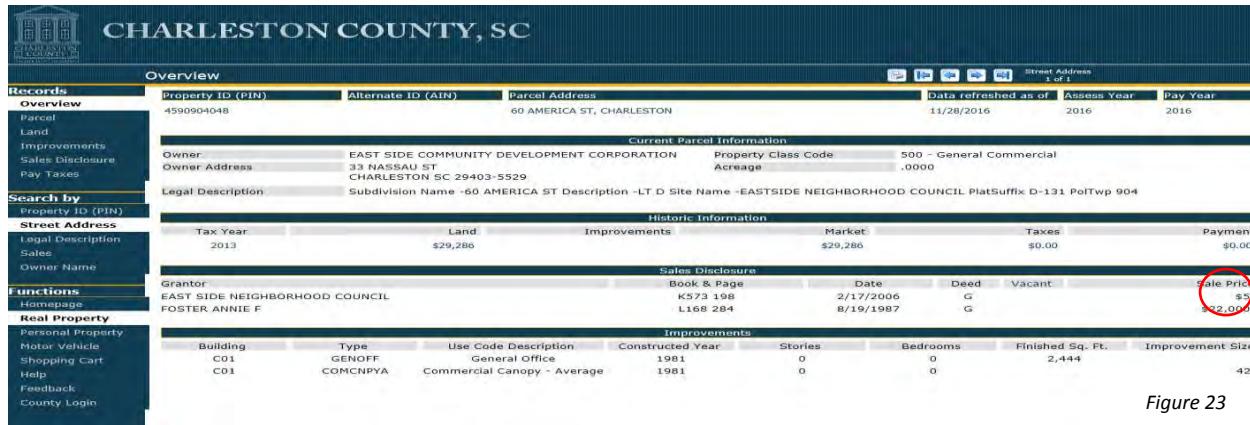
The decision was made in 2003 to start a "community based organization" to help act as a "liaison" between the community's citizens and city officials in order to "sustain" the

⁶⁹ The Post and Courier. Annie Florence Foster Obituary. August 19, 2011.

⁷⁰ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book L168, p. 284.

⁷¹ The Post and Courier. Revival of America Street. Wade Spees, Sep 10, 2011.

community by “providing economic and social services.”⁷² The East Side Neighborhood Council was able to do this by gifting the property to the newly formed organization for just \$5 as displayed in Figure 23.⁷³



The company's Facebook page is very positively reviewed and is very active in organizing community events, with various initiatives to benefit the people and reputation of the area.⁷⁴ Such community events include teen cooking classes, monthly meetings, and reminders for citizens as to how and get involved with government meetings concerning the community.⁷⁵



⁷² Facebook. East Side Community Development Page. Mission Statement, Accessed November 2014.

⁷³ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book K573, p. 198.

⁷⁴ Facebook. East Side Community Development Page. Accessed November 2014.

⁷⁵ Facebook. Acc. Nov. 14

This proactive effort to revitalize the area has been considerably picked up in recent years, as frequently commented upon by the local press. The Charleston City Paper released an article in 2014 titled, “It’s hip, it’s getting safer, and the rent is going up in Charleston’s Eastside.”⁷⁶ The article’s author, Bowers, writes extensively as to how the area used to be a “bogeyman” for downtown developers, but has since seen a “real estate revival.”⁷⁷ Bowers credits this rise in much part to the gradual curbing in violence that has occurred in recent years, despite the odd exception to this rule such as homicides and drug deals that have been known to sadly still occur.⁷⁸

Thus ends the current tale of 60 America Street. Whether it will finally become a completely residential property is to be determined, but its status as a significant property historically and culturally has well and truly been established.

Conclusion

Having stood for the best part of two centuries, the original building at 60 America Street has undoubtedly been witness to history. It was there for the rise of Hampstead in the early to mid-19th century, housed all demographics of races and ethnicities synonymous with the area, withstood economic and natural ruin, and all the while been a constant servant of the community.

Despite countless hours of research, the tale of 60 America Street still has holes and inconsistencies to fill, and mysteries and treasures to discover. But the one undeniable factor

⁷⁶ The Charleston City Paper. Paul Bowers. East Side Story, January 22, 2014. Accessed November 2014

⁷⁷ Bowers. Charleston City Paper. 2014

⁷⁸ Ibid.

that has arisen from this investigation is that 60 America Street is both culturally and historically significant to the community and city as to which it resides. Research projects past and present such as this one are vital for not only documenting and understanding the past, but planning and preparing for an uncertain future.

For what it's worth, I personally have no doubt in my mind that 60 America Street has had, does have, and will have a central role in serving and stabilizing the community it has always strived to be such an integral part of.

Appendices

A. List of Illustrations

Fig. 1: Henry Laurens 1769 Plat of Hampstead, from *Between the Tracks*, 1987.

Fig. 2: Satellite view of Charleston, SC. Taken from Google Maps, November 2016.

Fig. 3: 1872 Birdseye View of Charleston with 60 America highlighted.

Fig. 4: Photo of 60 America Street, taken by Matt Amis, November 2016.

Fig. 5: 1852 Bridges and Allen Map of Charleston, SC Room, Charleston, SC.

Fig. 6: Picture on 1985 Survey of the East Side. SC Room, Charleston, SC.

Fig. 7: Henry Laurens 1769 Plat of Hampstead with 60 America St location highlighted.

Fig. 8: RMC, Charleston, S.C. Milberry Martin Cross Index 1800-1881.

Fig. 9: Mrs Martin's Confederate Applications for Presidential Pardon, 1865-1867

Fig. 10: Deed: Mrs Martin - R Flemming and James Doolan. RMC, Charleston, SC. Book L14, p.23

Fig. 11: James Doolan listed as Irish Volunteer. Charleston Mercury, 1862.

Fig. 12: Mortgage: W. Muckenfuss - R. Flemming. RMC, Charleston, S.C. Book Z15, p.55.

Fig. 13: Death Cards 1819-1926. John Tiencken. SC Room, Charleston, SC.

Fig. 14: SE 60 America St. J.A. Tiencken. RMC, Charleston, S.C. Ward Book 1870-1875.

Fig. 15: 1888 and 1902 Sanborn Map. Sanborn Fire Insurance Maps Charleston, SC.

Fig. 16: Example of money voucher, 1866 earthquake, Charleston County Public Library.

Fig. 17: 1911 Plat of J.A. Tiencken's land. RMC, Charleston, S.C. Book D, page 189.

Fig. 18: Will of John A. Tiencken. Taken from Probate Court, Charleston, SC.

Fig. 19: Deed: Aman Realty - Hyman Lipman. RMC, Charleston, S.C. Book W39, p. 144

Fig. 20: Hyman Lipman's WW1 draft registration card. accessed through ancestry.com.

Fig. 21: Picture of Henry Finkelstein provided by family member through ancestry.com.

Fig. 22: 1940 Federal Census of Charleston, accessed through ancestry.com.

Fig. 23: Charleston County overview of property information, 60 America St. 2016

Fig. 24: East Side Community Development Corporation Facebook Page. 2016

B. Annotated Chain of Title

December 12/1852

Grantor: Robert Martin
Grantee: Milberry Martin
Book & Page: L – 126
Type: Will
Price: N/A
Lot: N/A

Will very specifically leaves instructions to divide Robert's financial fortune up equally between his children, but they are not permitted to earn interest on his properties until they are 21, and can't get the money he has left them until they are 30 and married. His will is incredibly specific and accounts for many scenarios. He leaves his home on Charlotte Street and its possessions including house slaves to his wife Milberry Serena Martin. The will was written on July 14th 1839, but was not proven by his wife until his death in 1852. I believe the land that modern day 60 America sits on today was originally owned and built upon by Robert Martin.

December 12/1853

Grantor: Milberry S. Martin
Grantee: John Tiencken
Book & Page: V12 – 39
Type: Sale
Price: \$2200
Lot: 40' by 100'

Land purchased for \$2200 and measured 40 feet out onto America Street and 100 feet along the border of "neighboring lot 54."

June 22/1859

Grantor: Milberry S. Martin
Grantee: James Doolan and Richard Flemming
Book & Page: L14 - 23
Type: Sale
Price: \$1200
Lot: 33' by 102'

Interesting joint purchase from two Irish immigrants. 1861 and 1870 Census confirms that Richard Flemming is the owner. Also should be highlighted that the 1855 and 1860 city directories states that John Tiencken was the grocer at 60 America, James Doolan disappears from records following this transaction.

April 21/1871

Grantor: Richard Flemming

Grantee: W.M. Muckenfuss (special referee court of common pleas)

Book & Page: Z15 - 55

Type: Mortgage

Price: \$585 (2 payments of \$292 ½)

Lot: N/A

The mortgage itself that is at the RMC has writing over it stating that the mortgage has been paid in full. 1871 ward book confirms Flemming to be in ownership of property.

July 27/1875

Grantor: Sheriff C.C. Bower

Grantee: John August Tiencken

Book & Page: G16 - 88

Type: Sheriff Sale

Price: \$1435

Lot: 40' by 100'

Plot of land sold at Sheriff auction by decree of judge in the court of common pleas. Magretha Sabina Elizabeth Orphan (former wife of John Tiencken) and her new husband John Orphan filed a complaint with the court to have the land taken away from John Tiencken's children (John H T + Chatherine T) who were minors at the time. It was decided that the land would be sold by sheriff sale on 27th July 1875, at which time John August Tiencken bought the property for \$1435. The will of John Tiencken that caused this controversy is found in book number 180, page 0023 in the SC room. 1876 ward book has J.A.T owning 60 America. 1886 Earthquake also has John A Tiencken as store worker and dweller. 1898 Ward book has John A Tiencken at 60 America as does 1920.

November 29/1922

Grantor: John A. Tiencken

Grantee: John F Sughrue

Will & Page: A.A – 86

Type: Will

Lot: N/A

John A Tiencken left 26 Amherst to his daughter Elizabeth Mindermann and 60 America St to John F Sughrue, his grandson. 1930-34 ward book has John Sughrue at 60 America

October 25/1934

Grantor: John Sughrue
Grantee: Aman Realty Company
Book & Page: V37 - 365
Type: Sale
Price: \$1700
Lot: N/A

Property was listed without a street number just simply S.E. in Ward book 9 from 1930's going backwards, under America Streets section.

June 15/1937

Grantor: Aman Realty Company
Grantee: Hyman Lipman
Book & Page: W39 - 144
Type: Sale
Price: \$5 and other "valuable considerations"
Lot: 51'6 east, 39,9 south, 40' north, 52'5 west + 26 Amherst St

Was sold by the real estate company for "\$5 and other valuable considerations," most likely package deal with 26 Amherst.

July 19/1944

Grantor: Hyman Lipman
Grantee: Henry Finkelstein
Book & Page: Z44 - 671
Type: Sale
Price: \$4000 cash
Lot: 51'6 east, 39,9 south, 40' north, 52'5 west

Deed contains first reference to Platt by D.C. Barbot from 1911.

August 6/1969

Grantor: Henry Finkelstein
Grantee: Theodore R. Sr. Foster
Book & Page: A93 - 358
Type: Sale
Price: \$7000
Lot: N/A

Straightforward sale between two unrelated men.

1984

Grantor: Theodore R. Sr. Foster

Grantee: Annie F. Foster

Book & Page: 80 - 462

Type: Will

Lot: N/A

Theodore R. Sr. Foster died in 1980, left the property to his daughter Annie Florence Foster.

August 19/1987

Grantor: Annie F. Foster

Grantee: Eastside Neighborhood Council

Book & Page: L168 - 284

Type: Sale

Price: \$22 000

Lot:

This is the highest price paid for this property that I have discovered so far. Was \$22 000 a lot of money in the late 1980's for a property? If not was the property damaged?

February 17/2006

Grantor: Eastside Neighborhood Council

Grantee: Eastside Community Development Corporation

Book & Page: K573 - 198

Type: Sale

Price: \$5

Lot:

Current owners have owned the property since 2006 and have used it as a community center. From the records of street view on Google Maps it has become clear that it has been renovated during this ownership.

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