

HISTORIC CHARLESTON FOUNDATION
ANSONBOROUGH

ANALYSIS

March 1959 - March 1965

<u>REAL ESTATE STATEMENT</u>	<u>Dwellings</u>	<u>New Improved Living Units</u>
HCF HAS SOLD	17	13
HCF HAS IN RENTAL ENDOWMENT (Improved or Unimproved)	5	9
HCF HAS FOR SALE (2 under contract to purchase)	5	
IMPROVED BY OWNERS ALREADY IN AREA IN 1959	8	6
PURCHASED & IMPROVED INDEPENDENT OF HCF	<u>16</u>	<u>47</u>
	<u>51</u>	<u>75</u>

(5 buildings have been purchased and razed for area improvement and,
in all, HCF has processed 32 properties.)

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FINANCIAL STATEMENT

INVESTED BY HCF IN AREA	\$ 539,792.00
SPENT BY OWNERS IMPROVING PROPERTY BOUGHT FROM HCF	270,000.00
SPENT BY INDIVIDUALS INDEPENDENT OF, BUT ENCOURAGED BY HCF	492,000.00
EARMARKED TO BE SPENT FOR IMMEDIATE IMPROVEMENT	<u>50,000.00</u>
	<u>\$1,351,792.00</u>

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<u>RENTAL ENDOWMENT</u> - INVESTED IN 3 RESTORED PROPERTIES	\$168,352.00
<u>INCOME</u> - BETWEEN 7 AND 8% - FROM 9 UNITS	\$ 12,000.00

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WENTWORTH STREET - IMPROVEMENTS IN PAST TWO YEARS

SIX BUILDINGS BOUGHT BY HCF AS CATALYST FOR NEIGHBORHOOD
DEVELOPMENT - PRICE: \$44,250.00

SOLD BY HCF AS PRIVATE RESIDENCES FOR	\$ 48,000.00
IMPROVED BY OWNERS FOR A TOTAL OF	140,000.00
THREE OTHER HOUSES, BOUGHT & IMPROVED INDEPENDENTLY	<u>50,000.00</u>
SPENT IN TWO BLOCKS OF WENTWORTH ST. IN LAST 2 YEARS	<u>\$238,000.00</u>

(No. 15 Wentworth is under contract to HCF and is for sale for
\$15,000.00. Considerable interest in property.)

Property Number	Name of Owner	Housing Status				HCF Investment	Bought from HCF for:	Estimate of Individual Investment in property other than sum paid to HCF
		Bought & Resold by HCF	Rental Endowment	Bought & For Sale HCF	Under Contract of Sale by HCF			
37	K.N. McLean	X						\$ 50,000
40	C.Fletcher Carter		X	2				20,000
41	R.B.Rustin, Jr		X	2				26,000
42	Alex C.Logan		X	3				30,000
43	Col.Glen Cole		X	1				50,000
52	Mrs.Ethel G. Bennett		X	1				20,000
<u>MINIMUM STATUS</u>								
3	Harold Weltzer		X	1				10,000
8	Warren Shattuck	X		1	\$ 5,000	% 5,500	22,000	
10	C.Alien Smith	X		1	9,250	9,500	18,000	
12	C.Beauchamp		X	3	8,000	8,500	30,000	
17	B.L.Tucker		X	1			21,000	
18	James Langdon	X		2	4,500	5,000	22,000	
23	Sarah C. Slough		X	1	12,000	13,500	20,000	
27	Ivan Watson		X	1			15,000	
32	Mrs.Dale W. Harris	X		1	5,500	6,000	14,000	
53	Russell Wragg		X	3			20,000	
			44,950	48,000	14,000			
							50,000	
							190,000	

MEMORANDUM: (From notes prepared by Bill McIntosh
not checked out by FRE)

March 1, 1972

Frances R. Edmunds
Historic Charleston Foundation
51 Meeting Street
Charleston, S. C.

Ansonborough as identified in the Zoning Ordinance of 1966 and delineated on the Zoning Map as an Old and Historic District contains 181 properties. Most of these properties are included in a DR-1 Residential area - others are in sections zoned light industrial, most along East Bay.

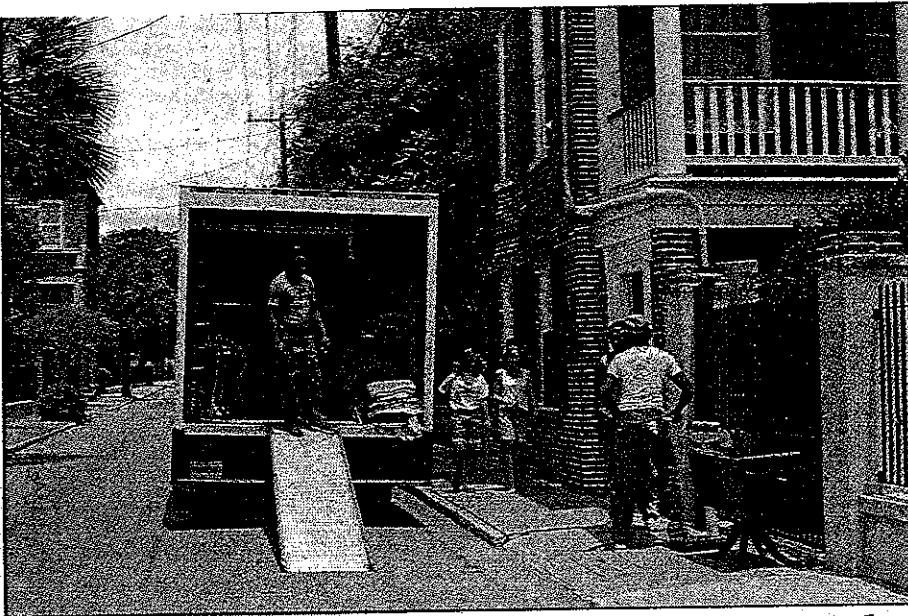
In the DR-1 Residential area within the Old and Historic District of Ansonborough are 138 properties. Of these properties only 16 are now considered "not in satisfactory condition", 3 of these are owned by Historic Charleston Foundation so are secured. A breakdown of the current use is as follows:

1. Owner occupied - - - - - - - - - - - - - - - - - 79
(50 of these are occupied by only one family
15 by the owner with one other apartment
14 by the owner with several apartments)
2. Income Producing Rental Properties - - - - - 37
(21 of these are in two apartments
16 of these are in more than two apartments)
3. Church or government owned - - - - - - - - - - - 12
(include Commissioner of Public Works building
and a parking lot owned by City as well as
ten church properties)
4. Commercial - - - - - - - - - - - - - - - - - 4
(A contractors office on Anson; Credit Bureau
on Hasell; A Lodge Hall on Society; a grocer
on Hasell)
5. Miscellaneous or unrestored and empty- - - - - 3
(75 Anson - 50 Laurens - 66 Hasell)

Ansonborough

Street scenes

Kathleen Grant (above, left) and Margaret Milner use colored chalk as they sketch out their view of Ansonborough and the surrounding areas on the sidewalk on Wall Street's dead end. Meanwhile around the corner, employees from Devine's Moving and Storage Co. help the McIntosh family at 66 Anson St. move some furniture west of the Ashley as Karan Estee and Hayden McIntosh walk up.



Staff Photo by Charles Francis

Ansonborough marks anniversaries

By CHARLES FRANCIS 9/29/81
Post-Courier Reporter

There are three celebrations under way in Ansonborough:

Residents have scheduled events to observe the birthday of the founder of the neighborhood, Lord George Anson, who was born in May 1698.

They are also comparing and contrasting the neighborhood as it is and as it was in 1959 when the Historic Charleston Foundation began the Ansonborough Rehabilitation Project to restore the houses.

And the Ansonborough Neighborhood Association was founded 20 years ago.

Lord Anson was a British naval officer for whom the six-block neighborhood is named. It is said that Anson won the land in a card game in 1725.

Each year members of the neighborhood association meet in June to celebrate his birthday, which coincides with their last meeting of the summer.

Ansonborough was one of the finest

residential areas in antebellum Charleston. It later became a slum.

In 1959, the Historic Charleston Foundation began its Ansonborough Rehabilitation Project, which saw the renovation of more than 100 pre-Civil War houses.

The area was chosen by the foundation as its first project, primarily because it contains one of Charleston's richest concentrations of early architecture, said Lawrence Walker, executive director of Historic Charleston Foundation, former president of the Ansonborough Neighborhood Association and a resident of Laurens Street.

Houses in the area include the William Rhett House at 54 Hasell St., which is the oldest dwelling in the city; the James Jersey House at 55 Laurens St.; the Robert Primerose House at 332 East Bay St. and the Gadsden House at 329 East Bay St.

The foundation purchased homes in the neighborhood while others were donated to the organization. Many of the

homes were renovated by the foundation and sold and some were sold by the foundation for renovation.

The project was financed with money from individuals and other foundations.

Walker said the project was done without any tax rehabilitation credits to the homeowners.

The foundation didn't have any problems finding buyers for the homes that sold for \$5,000 to \$10,000.

Suzanne McIntosh, president of the Ansonborough Neighborhood Association 1979-80, who lives at 66 Anson St., said the whole neighborhood was in bad shape, but the size and price of the building was too good to pass up.

Mrs. McIntosh said the house she bought had holes in the plaster, and a tombstone in the living room. All the shutters were closed.

Anson Street also had the highest crime rate in the city, but the house was

Please see ANSON, Page Two

ANSON

from Page One

6/29/81

what she and her husband wanted.

"Some of our friends thought we were crazy for buying the house, but my husband's dream was to restore a house and live in it," she said. "However, we didn't envision the neighborhood the way it is today."

She thinks similar rehabilitation projects could be done, but it would depend on the neighborhood and the size of the homes, Mrs. McIntosh said.

Walker said, "The high cost of real estate would make the project more difficult to do today, even with tax credits. I don't know if the foundation would undertake such a project today."

The foundation is doing similar projects on a smaller scale on the city's west and east sides, but it's for low-income housing, he said.

"Homes we renovate on the city's east and west sides are sold to people who live there and people who grew up there and want to move back to the area," Walker said.

The Ansonborough project brought the neighborhood back to life, but it displaced tenants who lived in the homes before they were sold and renovated, Walker said.

The Historic Charleston Foundation is being careful not to displace residents in the city's west and east sides, he said.

Mrs. William Prewitt, president of the association 1984-85, who lives at 33 Hasell St., said preserving the residential integrity of the area has always been the association's primary goal.

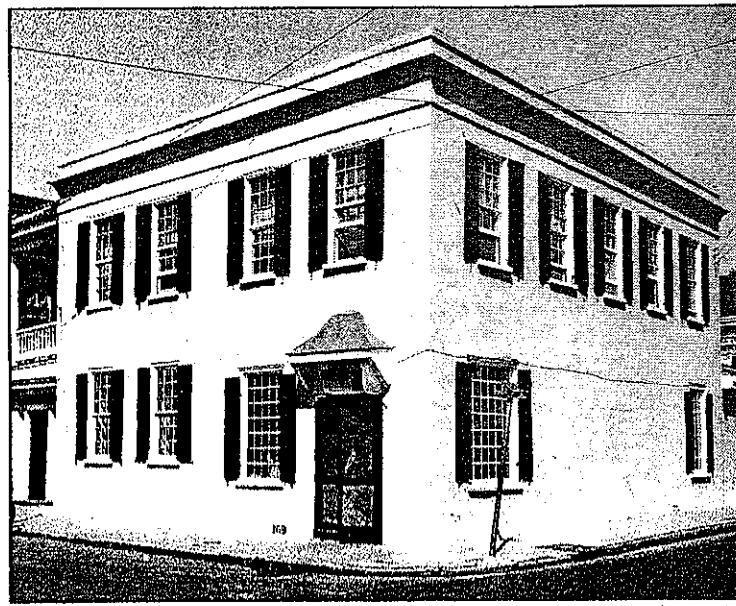
"We were the first organization to recognize what developers were doing to the peninsula and we complained about it loudly," Mrs. Prewitt said. "We fought to get businesses compatible with our neighborhood and it has worked."

Jerry Nuss, president of the association 1975-76, who lives at 58 Anson St., said Ansonborough is squeezed between business areas on East Bay and Meeting streets.

The association is constantly aware of development on the neighborhood's boundary, Nuss said.

Elizabeth Inabinet, president of the association, who lives at 74 Anson St., said, "We're not trying to put a wall around us, but we're trying to maintain our quality of life."

Ms. Inabinet said the association



File Photos

Then and now: 48 Society St.

48 Society St. in Ansonborough, the former Kestler's Market, as it looked before and after renovations that were made in 1964.

has worked with the city in many endeavors, which include creating residential parking districts.

Inabinet said.

Ms. Inabinet said why tourists stand by the neighborhood, but real handle only a limi

January 1, 1967

PROPERTIES FOR SALE BY HISTORIC CHARLESTON FOUNDATION

5 Alexander Street

Three story clapboard house built about 1810. This property consists of the main house and a wooden out-building.

Dimensions - 45' on Alexander; 100' deep. Price - \$10,000.

Note that Alexander Street is to be made a dead-end court. There will be 4 houses including the two corner houses on it so this would be quite a choice piece of property.

34 Anson Street

Three story brick house. To be sold as a single family residence. The exterior has been completely restored.

Dimensions - 40' on Anson; 52' deep. Price - \$15,000.

38 Anson Street

Vacant lot. Dimensions - 55' on Anson; 63'6" on northern line; 53' on southern line; 54'6" on back line. Price - \$7,000.

42 Anson Street

Dimensions - 31' x 46' - priced at \$7,000.

Plans for the remodelling of this building are being prepared. Will sell as a single family house or to be restored into two units.

50 Anson Street

Dimensions - 31' on Anson; 46' deep. Price - \$7,000.

74 Anson Street

Two-and-a-half story clapboard building; built about 1812 by Michael Foucoud. Recently moved from the auditorium area. For sale as a single family residence.

Dimensions - 51' on Anson; 76'4" on south line; 45' on east line. Asking price - \$17,000.

75 Anson Street

Large three story frame house with a number of brick out-buildings.

Dimensions - 230' x 80'. Foundation has some \$45,000 invested in this property. There is no asking price. We should be interested in having offers and plans for the overall development of the property submitted to our committee. I think the committee would sell the main house and some land separately from the rear portion.

78 Anson Street

Dimensions - 57' x 77' - asking price \$28,000.
(Number 82 Anson, 56' x 97', is to be razed and the tall brick house at 86 Anson moved down to its lot.)

289 East Bay Street

Vacant filling station - for sale for \$30,000.

Dimensions - 103'5" on East Bay; 78'5" on Wentworth. Would consider commercial use with design of building to be approved by HCF.

5 George Street

Dimensions - 75' x 85'. Can be developed for apartments with additions to rear of house. For sale for \$17,000.

45 Hasell Street

Large three story building with grocery store on first floor.

Dimensions - 33'10" on Hasell Street; 114' on Anson Street. Price - \$15,000. Can be developed as single family residence. Suggested plans available.

43 Laurens Street

Dimensions - 44.6' x 47.4'. Asking price - \$7,500.

45 Laurens Street

Dimensions - 60' x 146'. Price - \$15,000. To be developed as a single family house with one or two rental units in rear.

61 Laurens Street

Two story frame house built in 1795 by James Mackie. Recently moved from the auditorium area.

Dimensions - 84'6" on Laurens; 61' on Anson; 59'4" on the east line. Price - \$17,000. Held for sale as single family residence.

32 Society Street

Two-and-one-half story brick building with unusually large and well proportioned rooms and a large kitchen building.

Dimensions - 50' on Society; 114' deep. Price - \$12,500.

Held for sale to be restored in no more than two units. Rough plans for the interior are in the Foundation's office.

59 Society Street

Dimensions - 40' x 100'. Asking price - \$37,500.

Three story dwelling in five apartments.

22 Wentworth Street

Three story brick houses with common wall. For sale as a single family residence. Both 22 and 24 Wentworth have a pedestrian entrance on Wentworth Street and a driveway entrance from Anson Street.

Dimensions - approximately 23' x 104' plus driveway entrance from Anson Street. Price - \$12,500.

24 Wentworth Street

Three story brick houses with common wall. For sale as a single family residence. Both 22 and 24 Wentworth have a pedestrian entrance on Wentworth and a driveway entrance from Anson Street.

Dimensions - approximately 31' x 94' plus driveway entrance from Anson Street. Price - \$14,500.

June 5, 1969 FRE

TALLY SHEET

PROGRESS REPORT ON ANSONBOROUGH

The Foundation itself has bought and processed 57 pieces of property, of which two are not in the Ansonborough area; of the others --

THIRTY ~~✓~~ Resold, renovated and now occupied as residences or in process of renovation.

34, 42, 50, 53, 60, 63, 66, 71, 72 Anson

32, 40, 42, 44, 55, 56, 66 Society

8, 10, 12, 15, 18, 23, 30, 32 Wentworth

45, 48, 61 Laurens

5 George; 5 Alexander; 5 Maiden Lane

SIX - Renovated into apartments by the Foundation and held for rental income.

18 apartments and 1 business -- all rented

321, 328, 329, 332 East Bay

59 Society; 44 Charlotte (two blocks north of area)

ONE - Currently being restored as part of Rental Endowment or for sale.

82 Anson

TEN ~~✓~~ ELEVEN - Currently offered for sale

289, 311 East Bay; 38, ~~24~~, 75 Anson; 43 Laurens

45 Hasell; 13, 22, 24 Wentworth; 7 George

NINE - Cleared of substandard buildings and combined with adjoining properties to improve appearance, provide off-street parking and open space -- or to be used to place period buildings moved from Auditorium area.

56, 64, 73, 74, 76, 78, 82; 42 Laurens

Providing to date 57 restored living units, of which more than 50% are substantial owner-occupied single family dwellings. Others are principally owner-occupied with one, or two, smaller rental units.

IN ADDITION

As a direct result of Foundation activity and influence, 44 properties have been acquired or renovated by private home owners or investors to provide 75 living units,

FOR A GRAND TOTAL OF 101 PROPERTIES PROVIDING 132 NEW, QUALITY LIVING UNITS.

Historic Charleston Foundation in the last ten years has spent about one million dollars to bring this about. However, because this is a Revolving Fund and properties are resold and rented, much of this

June 5, 1969

money has been recovered and used again and again. A relatively small working capital has brought this about.

But even more significant, in addition to the one million Historic Charleston Foundation has invested in the area, individuals, not including their purchase price from the Foundation, have invested in property improvement and purchase from private owners in excess of two million,

FOR A TOTAL OF THREE MILLION SPENT IN THIS SIX BLOCK AREA.

6/5/69

In progress at this moment in Ansonborough is more than \$600,000 being spent only in property improvement. This will bring, in a matter of months, substantial new business and more than 20 new families into the area, 75% of whom will be living in their own owner-occupied single family dwellings. Some houses selling at \$10,000 or \$12,000 will now become \$40,000 to \$80,000 investments.

As follows:

Foursen

~~Twelve~~ Buildings Presently Being Restored or Much Improved:

321 East Bay
12 Wentworth
28 Wentworth
44 Hasell
49 Hasell
50 Hasell -- St. Johannes Parsonage
48 Hasell -- St. Johannes Lutheran Church
66 Society
55 Society
43 Society
36 Society
61 Laurens
74 Anson
82 Anson

Eight

~~Nine~~ Buildings on Which Restoration Plans Are Nearing Completion and Should Begin Shortly

34 Anson
42 Anson
48 Anson
50 Anson
~~52 Anson~~
37 Hasell
5 Alexander
5 George
34 & 36 Wentworth -- Catholic Convent to be built

	Date Acquired	Date Sold	Purchase Price	Foundation Improvements	Selling Price	Purchasers Improvements	Owned
Ho 60 Anson	7/23/64		\$9,000				HCF
Ho 63 Anson	6/16/59		6,750	✓	3,250	8,000	J. T. Bell
Ho 66 Anson	6/9/60		8,000		10,000	18,000	Wm. M ^c Intosh, III
Ho 71 Anson	6/19/59		21,000	✓	21,000	25,000	Peter Marignault
Ho 72 Anson	5/12/59				12,000	40,000	Mrs. Hugh Walker
Ho 75 Anson	9/23/63		31,500	✓			HCF
Ho 76 Anson	4/5/62		12,500	325			HCF
Ho 48 Lawrens	10/15/59				12,000	3,000	Mrs. James O'Hear
Ho 32 Society		✓	7,700				HCF
Ho 40 Society	7/17/59		12,300		8,250	15,000	Mrs. James B. Leland
Ho 42 Society	7/13/59				31,500	10,000	Mrs. J. Blake Middleton
Ho 44 Society	10/10/59		11,200		29,000	5,000	Horam Kronsberg
Ho 55 Society		✓	2,000		2,000		Gordon Langley Hall
Ho 56 Society	5/13/60				13,000	70,000	Gordon Langley Hall
Ho 66 Society					8,350		William J. Bridges, Jr.
Ho 8 Wentworth			5,000		5,500	22,000	Warren Shattuck
Ho 10 Wentworth	4/15/63		8,750		9,500	18,000	C. Allen Smith
Ho 12 Wentworth			8,000		8,500		Charles Beauchamp
Ho 18 Wentworth	3/30/62		4,500		5,000	22,000	James Langdon
Ho 23 Wentworth					13,500	14,000	Sarah C. Slough
Ho 32 Wentworth			5,500		6,000	14,000	Mrs. Dale W. Harris
Ho 341 East Bay	10/22/62		18,000	Rental End			HCF
Ho 321 East Bay			24,650		Rental End		HCF
Ho 328 East Bay					Rental End		HCF
Ho 329 East Bay					Rental End		HCF
Ho 332 East Bay					Rental End		HCF
Ho 64 Anson	5/29/59		6,000		Razed		Wm. M ^c Intosh, III
Ho 68 Anson			6,750		Razed		
Ho 73 Anson	9/12/63		8,000		Razed		Mrs. Hugh Walker
Ho 74 Anson	3/14/62		5,000	300	Razed		HCF
Ho 42 Lawrens			8,000		Razed		HCF

2

Hasell Street

No. 27 - R. H. MacEwan

Bought House by HCF	Rental Endorsement	Bought for Sale by HCF under contract of sale	Contract Purchase	Rent House Impartial by HCF	Impartial by owner HCF	Number Impartial Housing units	HCF Investment	Bought HCF 261	Estimate of individual investment in Project other than sum paid to HCF
			✓			6			50,000
No. 40 - C. Fletcher Carter				✓		2			20,000
No. 41 - R. B. Rustin, Jr.			✓			2			26,000
No. 42 - Alex C. Logan			✓			5			30,000
No. 43 - Col. Glen Cole			✓			1			30,000
No. 52 - Mrs. Ethel G. Bennett				✓		1			20,000

Wentworth Street

No. 3 - Harold Meltzer

No. 8 - Warren Shattuck ✓

No. 10 - C. Allen Smith ✓

No. 12 - C. Beauchamp

No. 17 - B. J. Tucker <sup>colony
residence</sup>

No. 18 - James Langdon ✓

No. 23 - Sarah C. Slough ✓

No. 27 - Ivan Watson

No. 32 - Mrs. Dale W. Harris ✓

No. 33 - Russell Wragg

No. 44

4	2	8	2	26+6	45,000	[48,000]	318,000
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3

Society Street

	Bought from HCF	Gifted by HCF	Gifted by Endowment	Bought for sale by HCF	Under contract of sale-HCF	Contract to Purchase HCF	Purchased and improved because of HCF	Improved by owner because of HCF	Number of improved living units	HCF Investment	Bought from HCF for	Estimate of individual property in other than sum paid to HCF
No. 32 - H.C.F.					✓				Unimproved	7,700		
No. 35-37 - H.E. Geer, Jr.						✓			9		50,000	
No. 36 - John Gruber							✓		1		10,000	
No. 40 - J.B. Leland	✓							1		12,300	8,250	15,000
No. 41 - J.B. Middleton	✓							1		41,225.00	31,500	10,000
No. 43 - Mrs. E.P. Brady					✓							20,000
No. 44 - P. Kronsberg	✓						✗	1		42,489.00	29,000	5,000
No. 50 - Kestler's Grocery							✓	1				7,000
No. 51 - Catholic					✗		✓					3,000
No. 52 - Patrick Alberta						✓		1				15,000
No. 54 - H.E. Johnson, II						✓		3				26,000
No. 56 - Langley Hall	✓							1		16,726	13,000	70,000
No. 57 - Heely J. Smith, Jr.							✓					5,000
No. 64 - J.W. Fenner						✓	✗	1				25,000
No. 66 - William J. Bridges	✓								unimproved	8,350	8,350	
No. 55 - H.C.F. Lawren's Street					✓				unimproved	2,000		
No. 40 - Williams Wilson							✓	1			13,000	47,000
No. 48 - Mrs. James O'Hear	✓							1		15,500	13,000	3,000
No. 55 - S.D. Blazer						✓	✗	10				60,000
	6			2	16	5	33		146,290	103,100		328,000

INTRODUCTION TO ANSONBOROUGH TOUR

Ansonborough lies in a seven block area on the lower peninsula of Charleston. The area was a portion of a land grant made in 1769 to a Huguenot named Isaac Mazyck. In 1626 the land was acquired by Captain George Anson, the British commander of an anti-piracy patrol stationed in Charles Town. Tradition relates that the Captain won the land in a game of cards with Thomas Gadsen, the King's collector for the port. Historic Charleston Foundation now designates Ansonborough as the area comprised of the four historic suburbs - Ansonborough, Rhettsbury, Lauren's Lands and Gadsen's Lands.

Ansonborough is an architecturally interesting district. Its northern boundaries include buildings from the late 18th and early 19th century, most evenly divided between brick and clapboard construction. The southern two-thirds is almost a period piece. The Great Fire of 1838 devastated the area, leaving only one significant and a few accessory buildings. Block after block was completely rebuilt with brick or brick-stuccoed construction. Today there are more than 135 ante-bellum homes concentrated in this area, and they elegantly attest to the fact that Ansonborough was one of the finest residential sections of that period. By the 1940's, however, large areas had deteriorated into slums.

In 1959, Historic Charleston Foundation undertook the rehabilitation of seven blocks of this area, noted for its concentration of period architecture. The Foundation initiated this rehabilitation through the use of a revolving fund, a revolutionary concept at the time in the field of preservation. The success of this pilot project has caused it to be adapted by historic cities elsewhere. Approximately 110 houses have been purchased and resold; half by the Foundation, half by private investors influenced by the momentum of neighborhood rejuvenation. The result has been the transformation of a dilapidated historic area into one of the loveliest residential neighborhoods in the country.

Your walking tour should take about two hours.

ANSONBOROUGH TOUR

Park your car in the city lot next to the Gaillard Municipal Auditorium and walk to the corner of George and Anson Streets. The land obtained for the Auditorium was covered with deteriorated buildings, among them a few small but architecturally interesting homes. When this property was condemned, the Foundation acted as an independent contractor and relocated four houses from this area to a block south in Ansonborough. The skyline reveals a remarkable 18th century backdrop surrounding this 20th century auditorium. The successful juxtaposition of periods in one locale is an important example of preservation efforts: an example of harmony between the city's past and her ambitious entry into the future.

When you look to your right, you see the St. John's Reformed Episcopal Church, built from 1848-1850. It is an interesting Gothic Revival building. To the south is a tall yellow house, built before 1800, which serves as a rectory of the church. On the corner is an unusual parish house in the Vernacular Gothic style.

Ahead of you, on George Street to the right and left, you will see Nos. 8, 9 and 11 George, three houses that were purchased and resold by the Foundation for restoration.

If you are particularly interested in architecture, we suggest you walk down George as far as 14 George. Currently utilized by the city as the Commission of Public Works office, it was built in 1797 as a private dwelling. Known as the Middleton-Pinckney House, it is an excellent example of adaptive use. In this process, historically or architecturally outstanding buildings, too grand in scale to permit single family living in the 20th century, become banks or office buildings, and are thus preserved for future generations. This is the only building in Charleston reminiscent of the Nathaniel Russell House at 51 Meeting Street, headquarters of Historic Charleston Foundation. Although the Middleton-Pinckney House was built 12 years earlier than the Russell House, the silhouettes of the two are quite similar.

Ahead of you and across Meeting Street is the handsome Masonic Temple, c. 1870, one of the few ~~Vernacular~~ Gothic buildings constructed in Charleston after the Civil War.

Walk back down George and turn right on Anson Street.

On the left at 82 Anson is the Miss Mary Smith House, built in 1799 by a successful merchant for his spinster daughter. A good example of the traditional Charleston single house, ^{the large brick building} originally stood in the middle of the present George Street. In 1964-65, the city cleared this land for the ~~the~~ Municipal Auditorium, and the house was condemned. The building had deteriorated into dreadful condition - the main house had been divided into at least eight miserable dwelling units. Porches were enclosed to provide baths and kitchens; partitions were everywhere. The kitchen building was also divided into several apartments, and along the south property line was another brick building with an indeterminate number of units. Rescued by the Foundation with the cooperation of the city, the building was moved about 100 yards south to its present location. The western rear wing was not sound enough to move, and was replaced by the present addition of approximately the same proportion. It was too costly and sufficient land was not available to move the kitchen building. The land where the house now stands was littered with other slum properties - a wooden house covered in red asbestos shingles, a ^{new} ~~3~~-story corner grocery topped by apartments - all of which were purchased and then razed by the Foundation. The house stands as the gate post of Ansonborough, a definitive beginning and end of this area rehabilitation project.

On the right is 79 Anson, c. 1760. The pre-Revolutionary dwelling, built by ~~Daniel~~ Legare, is the oldest house in the original boundaries of Ansonborough. (In the Foundation's Ansonborough Rehabilitation area, the William Rhett House, c. 1712 at 54 Hasell, is about 50 years older. However, it stands in what was originally known as Rhettisbury.) The house was purchased and restored as a contractor's office in 1956, marking a pioneer reclamation effort in the neighborhood.

Turn Left and walk almost to the end of Laurens Street.

On your right is the James Mackie House, c. 1800. This and the wooden house adjacent to it at 74 Anson were moved by the Foundation from the Auditorium area, rehabilitated on the exterior, and sold to private owners, who then renovated the interiors.

57 Laurens Street is a fine example of the Greek Revival period, built about 1804. The house, which has never been painted, is constructed of black cypress, a wood almost impervious to deterioration. Take a moment to look into the lovely garden. A geometric patterned garden remains from the 1850's, and the present owners have created a horticulturist's paradise from many of our area's indigenous plants and some experimental hybrids.

Beyond 57 Laurens, with the exception of two unfortunate 20th century efforts on your left, you will see a variety of late 18th and early 19th century homes.

55 Laurens was built in 1818 by James Jay, president of the State Bank of South Carolina. It is a most impressive building, especially when viewed from across the street. The interiors are unusual, the high point being a splendid Regency-style staircase.

To your left is Wall Street, a small cul-de-sac which formerly extended through the Auditorium area to Calhoun Street.

52 Laurens, on the corner of Laurens and Wall Streets, is another building of the Greek Revival period, built around 1850. The family living here before the restoration project began is still in residence; the condition of this house improving in correlation with the area's rehabilitation.

On your left is 3 Wall Street, built circa 1800, with unusual primitive Adam-style woodwork. 1 Wall Street is a restoration in progress.

Go back to Laurens Street and proceed to your left.

Across the street on your right is 53 Laurens, constructed shortly after 1800 and notable for its excellent woodwork. The family living here has been in residence for the better part of a century, sharing in the neighborhood's initial prosperity, suffering through its subsequent decline in the first quarter of this century, and now participating in its recent revival. The existence of a few homes such as this, sturdily maintained by conscientious residents, encouraged the Foundation's investment in Ansonborough.

51 Laurens Street, c. 1804, was one of the most derelict housing units the Foundation encountered, with several families living in extremely adverse conditions. Two distinct periods are discernible in this house: the two-story frame portion was built c. 1804, and the two-story brick portion in front built in the 1850's.

50 Laurens, on your left, was built between 1795 and 18___. A good example of a double house, it's two-storied porches were in terrible condition when purchased by the present owner. The roof of the upper piazza was removed during restoration. The beautiful fanlight above the front door was brought from an old home in New York. The steps and wrought iron fencing are original.

49 Laurens, the William M. Monies House, c. 1804. This three-story frame dwelling, one of Ansonborough's most interesting examples of the Adamesque, was extensively restored after its purchase from the Foundation. For many decades the building was an apartment dwelling. It still retains its Adam plasterwork in the front rooms of the first and second stories, as well as four fine Adamesque mantels and original twin wrought iron balconies.

One of the Foundation's earliest purchases was 48 Laurens, on your left, built in 1816. Notice the very fine detailing of the cornice on the inside as well as the outside of the piazza. These piazzas were the resident's outside living rooms during the warm seasons, and the 19th century skyline would have afforded them a lovely view of the Cooper River. Built by Simon Jude Chancognie, the house has elaborate Adam decoration and carved marble mantels.

There are several interesting houses on Alexander Street, to your left. This street, like Wall Street mentioned earlier, formerly continued through the area now occupied by the Municipal Auditorium.

5 and 6 Alexander Street were built around 1803. Both contain primitive Adam style woodwork. The builder of 6 Alexander was a ship's carpenter, and most of the carvings are attributed to him.

As you walk back toward Anson Street you will have a particularly handsome view of 75 Anson, the Joseph Legare House, c. 1800. When this house was purchased by the Foundation, there were nine one-room furnished units in the front house and 11 units in the back, with only a single water tap in the yard. The Foundation held the home for a number of years and sold it, with protective covenants in the deed, and it was restored as a residential investment.

The idea of protective covenants was basic to the success of the Ansonborough project. The covenants guaranteed that individual properties would not be adversely altered in the restoration process, thereby insuring broad-based protection for the entire neighborhood. These covenants became a part of every deed that passed through the Foundation's auspice. There are three major provisions: (1) no exterior changes, additions or demolitions were to be made to the building without the approval of the Foundation; (2) the Foundation had the right to purchase back property optioned for sale to insure that there would be no inappropriate future use, and (3) the number of dwelling units into which the building could be divided was limited. These covenants run with the deed for a period of 75 years. Thus, each subsequent owner must abide with the covenants throughout his tenure as owner. The use of protective covenants has been adapted as a major preservation tool in numerous other programs in this country.

The main building at 75 Anson is a handsome residential unit, with an apartment in the basement. There are four units in the long string of kitchen and carriage buildings behind, another good example of adaptive use. In 1838, the roofline of the main building had been raised and altered with a Greek Revival parapet which was out of proportion to the building. The Foundation's contract of sale required that the owner restore the original 18th century roofline.

On your right, 71 Anson, c. 1806, is the Thomas Doughty House. Thomas Doughty built this house during building boom that began in Charleston at the beginning of the 19th century and continued until the War of 1812. This was the first house purchased by the Foundation which was resold for private restoration. When restored, five rundown apartments were incorporated into this one private residence. The house is north of the line of the devastating fire of 1838 which destroyed the southern portion of Ansonborough. Of particular interest is the Dutch gable treatment on the entrance piazza and the Belgium blocks used in the driveway.

67 Anson, St. Stephen's Episcopal Church, c. 1835. The church was designed and built by Henry and Edward Horlbeck, whose ancestors had built the Exchange Building 75 years earlier. It was utilized as a parish of ease by Bishop Theodore Dehon, a son-in-law of Nathaniel Russell and whose family lived in the Russell House from its construction to 1870. Mrs. Dehon and Mrs. Russell were great benefactors of the church, who had it constructed to provide a properly modest and

private chapel for pregnant Episcopal parishioners. In 1923 it became the property of the Mount Moriah United Methodist Church when it united with the Protestant Episcopal Church.

As you continue walking south, you pass from the portion of Ansonborough built in the late 18th and early 19th century unscathed by the fire of 1838 and into a period piece of the 1840's and 1850's. After the fire, residents were extremely cautious in their rebuilding, and local banks refused to issue loans for any construction that was not masonry. Consequently, southern Ansonborough was rebuilt with only brick or brick-stuccoed buildings.

On your left is 72 Anson, the Benjamin Simons Neufville House, built in 1846 during the Greek Revival period. When the Foundation purchased this house it had been badly damaged by an interior fire and was vacant. The now-spacious garden and piazza make it difficult to believe the house suffered any misfortune. Looking into the driveway across the rooflines of the houses on Laurens Street, one is impressed by the varied architectural characteristics of the neighborhood.

Here on Anson and also on Society Street, just around the corner, you see some of the first purchases of the Foundation: 63, 66, 72 and 71 Anson and 40, 42 and 44 Society. These seven houses were purchased through the newly raised revolving fund and chosen because of their proximity to one another, enabling the Foundation to create a center core and build out from it. This was considered essential to success in an area as destitute and dangerous as Ansonborough was in the late 1950's.

63 Anson, c. 1838, was literally falling down when purchased from the Foundation in 1963. Originally a brick-stucco outbuilding, it was rebuilt after the fire of 1838.

66 Anson, to your left, c. 1840. When the Foundation purchased this house there was a sink on the first floor, a toilet on the second and a tub on the third. The new owners began with basic repairs, such as: rewiring, repairing the exterior and porches, adding central heat and plumbing. After these initial changes, the house was restored room by room over a twelve-year period.

Cross Society Street and continue straight down Anson.

You will return to Society from Meeting Street as you make your return to the Municipal Auditorium.

60 Anson, c. 1851, the R. M. Venning House. For more than a century a small grocery called the "Egg Market" was located here. When the Foundation purchased the property in 1964 the store had been abandoned and the rest of the property had been divided into several apartments. A complete rehabilitation was required and entailed removing the piazzas and constructing a courtyard behind the open gate.

Continue down Anson, then turn left on Wentworth Street.

As you turn left onto Wentworth Street you will see the results of the second phase of the Foundation's area rehabilitation efforts in Ansonborough. In 1962, after having sold several of the initial core of seven houses, the Foundation focused on this block of Wentworth Street. Many houses were vacant; the remaining were in various stages of disrepair. The Foundation purchased nine houses and began again the cycle of buying, then selling (with the restrictive covenants) for restoration by private citizens. Today the entire block has been restored. The markers on the buildings indicate that the homes were among the Foundation's transactions.

On your left, 22-24 Wentworth, is a double tenement built by Francis Quinlan McHugh around 1841. When the Foundation claimed this house it had been used as a plumber's warehouse for the previous thirty years, and was filled with rusted, unwieldy debris. When the Foundation arranged to have three garbage trucks haul away the contents, more than 100 outmoded space heaters were lowered by ropes from the upper floor. The building was held for a number of years until it was repurchased by sympathetic buyers, who converted the back yard into a beautiful garden. The two sides of the original dwelling units have been opened to form a spacious single dwelling.

18 Wentworth, c. 1839, was sold with the stipulation that the front porch - added in the 1880's - be removed. The contrast between #18, a completed restoration, and its neighbor #20 is an apt illustration of the scope of the revitalization accomplished in the neighborhood.

10 Wentworth, to your left, was built circa 1856, and is similar to the other houses on the block, all being constructed after the fire of 1838.

On your right at the end of the block is #9 Wentworth, Edward Winslow's tenement. It is one unit of a six unit brick tenement built c. 1841, modelled after European "row houses", of which there are many examples in Charleston.

This block actually consists of three groups of row houses. Numbers 22 and 24 comprise one, 18 and 20 another, and 9 through 1 the third. These units probably were the result of speculative construction following the fire. In contrast are the free-standing single houses, more often constructed by the builders for their families.

Return to Anson Street, noting the Foundation markers.

In essence, Historic Charleston Foundation's revolving fund was the seed money for the reclamation of the neighborhood. Turned over again and again, these funds have ultimately been responsible for the purchase and resale of sixty buildings. A residential neighborhood that is today one of the loveliest in America has been recaptured from an area where there was no market at all, where no one lived who had a choice. As the market began to firm up from the first few restorations, more individuals invested in the community, thus beginning a natural on-going process of revitalization.

Turn right on Hasell Street

On the corner to your right at 48 Hasell Street is St. Johannes Lutheran Church, designed by E.B. White in 18 . The building's exterior is Tuscan in design, with massive columns adding dignity to the comparatively small structure. The interior has galleries with balustered fronts, reminiscent of piazza railings, which impart a Charlestonian touch. The Rectory next to the church and 52 Hasell Street were all built at approximately the same time, as were the buildings across the street.

50 Hasell, c. 1843; Joel Smith's house. Notice the elaborate filigree screen in cast iron at the entrance to the house, one of the most elaborate examples of iron work in the neighborhood. This type of iron was originally forged in Philadelphia and New York for shipment south, where it was widely used in the Gulf Coast cities. By 1840, it was being manufactured in great quantities in Charleston; in fact, one important factory was located off Wentworth Street. The craft of iron founding continued to flourish until World War II, using the same patterns of a previous century.

Perhaps the most interesting building on the block, 54 Hasell is the only survivor of the great fire.

60 Hasell, c. 1847. This small house has a handsome Greek Revival portico. The twin towers on either side of the house were added in the 1860's. Note the cast iron decorations of finials and acanthus leaves used in the columns and capitals.

58 Hasell, c. 1847. A photograph of this house taken after the earthquake of 1886 shows the entire front piazza toppled into the yard. A jigsaw puzzle of fluted Ionic columns, it was carefully rebuilt by the owner.

Across the street and to your right is Maiden Lane, a small cobblestone street which leads to a commercial area.

Return to Anson Street and turn right, past two doors.

Pause to enjoy the picturesque view of the corner building on your left, reminiscent of Europe. A studio and art gallery are located in the front of the building; you may wish to take a moment to browse among the exhibits.

Cross Anson Street and turn right on Hasell, walking down about half the block.

Charleston was developed from the south to the north, initially settling on the tip of the peninsula and expanding upwards. Conversely, the deterioration of neighborhoods seems to progress from the north to the south. To stem this encroaching dehabilitation, Historic Charleston Foundation has directed its efforts northwards, extending out from the core of the historic district and reclaiming further areas lost to indifference and neglect.

42 Hasell, followed by a remarkable row of houses almost identical in shape and size, again the result of speculative building following the fire of 1838.

Return to Anson Street, turn right and continue toward Wentworth Street.

This block of Anson comprised one of the worst slums of the area before the attempts at renewal. The condition of many of the houses was so derelict that restoration was questionable.

42 Anson, on your right, is a striking example of new construction juxtaposed between dwellings built a century earlier. Constructed in 1973, the design and scale of the house and garden were carefully designed to complement its older neighbors.

46 and 50 Anson, c. 1845, are renovations.

Turn left on Wentworth Street

On your right you will see a group of three small houses very much alike, built shortly after the 1838 fire. On the opposite side of the street are another trio of homes of the same period (31, 33 and 35 Wentworth).

On your right is St. Katharine's Covenant, headquarters of the order of Oblate Sisters of Providence. Built in _____, its design was a result of careful planning and cooperation on the part of the Catholic Church, the city's Board of Architectural Review, and Historic Charleston Foundation. Again, the goal was to maintain a harmonic blending of the old and new.

Next door, to your right, is the William C. McElheran house. The market on the house will explain its history. The building was scheduled to be demolished by St. Andrews Lutheran Church to make way for a larger parking lot; however, the strenuous efforts of the Ansonborough Neighborhood Association and the Foundation persuaded the Church to retain the building.

The owner faced an enormous task in his efforts to save the bulding, as there was little more than a shell of four walls remaining when he purchased the house.

On your left is St. Andrews Lutheran Church, built in 1853. One surmises that Ansonborough at that time was heavily populated by German families, as there were two Lutheran churches (St. Johannes on Hasell street being the other) erected in the same period, with their back property lines almost touching.

Continue down Wentworth and Turn Right on Meeting Street

On your right you will see one of seven fire stations built in Charleston around 1887, after the city had garnished windfall taxes from the development of phosphate mining, begun shortly after the Civil War. The gazebo of Charleston-made ironwork was erected at the same time, and harbors one of Charleston's ever-flowing artesian wells. Try a drink of this crystal-clear water which springs from a layer of underground streams that run under the city. There are several of these wells downtown - one in the old museum park on Rutledge Avenue and one in Marion Square on Calhoun Street. Some determined old Charlestonians refuse to use any other drinking water. However, if you are not a determined old Charlestonian you might find the sulphur content of this water a bit disconcerting.

For a distressing glimpse of a failure in adaptive use, look across the street at the building now called the "Coffee Cup". This was once a handsome 18th century residence.

Although the problems of the fringes of Ansonborough have not all been solved, there have been notable improvements. One example, at 266 Meeting Street on your right, is a recent renovation of a deplorable hotel with a notorious reputation. It is now an office building, with modern apartments above. The present owners have been among the pioneers

in this technique of revitalization, in which commercial offices are located on the ground level of old buildings, with modern residences above. This approach to restoration is expected to solve many chronic inner-city problems, creating an active neighborhood with retail and residential pedestrian traffic by day and night, thereby assisting in the reduction of crime. Meeting Street is one part of the King Street Revitalization Project, a civic effort to restore the downtown commerical center. A great renaissance of this area is anticipated in the future.

Walk to the corner of Society Street

On your left, across the street at 275 Meeting, is Trinity Methodist Church, built in 1848-50 by architect E. C. Jones. The exterior of this church has been compared to that of the Church of the Madeleine in Paris. The windows, undoubtedly insisted upon by the Church's benefactors, must have been an embarrassment to the meticulous Jones, who endeavored to achieve a consistent Neo-classic design.

Turn right on Society Street

When the Foundation began its work, Society Street was lined entirely with derelict buildings. On the periphery of the area, specifically the Meeting Street and East Bay Street corners, one is afforded an overall view of preservation in its varying stages - buildings in advanced states of deterioration stand adjacent to buildings that have been restored to almost perfect condition.

Continue walking down Society towards Anson.

Of particular interest is the large building with a portico projecting out to the sidewalk, on your right. This is the old high school building, built in 1840 by the renowned architect E.B. White, who also designed St. Philip's steeple. The columns originally had elaborate Corinthian capitals, imported from Massachusetts. Apparently the combination of the Massachusetts terra cotta and the South Carolina climate was incompatible, for the capitals disintegrated and were replaced by an incomprehensible substitute.

This building was sold by the Foundation to an owner who made the building weathertight, but who has not yet fulfilled his obligation to restore the property.

56 and 58 Society, c. 1835-1840, are two of the more impressive homes built after the fire. No. 56 has two large rooms on each of its three floors and is an excellent example of the Charleston single house. The Foundation bought this house in 1956, restored, for \$14,000. In 1979 the house next door (58 Society), of comparable size, was sold - unrestored - for \$100,000. This huge increase in market value is an apt illustration of the success of the Ansonborough restoration and the desirability of the neighborhood.

Continue down Society towards Anson Street

On your right you will see a large building painted beige, originally part of a convent which fronted on Wentworth Street. The Catholic Church sold this part of the building and it is being restored as a private residence.

The building on the corner on your right is one of the few in Ansonborough that has not been resold or significantly improved since the project began.

The building on the northwest corner of Anson and Society was a former grocery store, now converted to a business on the ground floor, with apartments above.

Cross Anson

On your left is 46 Society, the Jonah M. Venning House. This house, like most of the others on the block, was built c. 1840, and is another example of the basic single house plan. It has been in the same family since its construction and has been well cared for. Prior to restoration in 1970, however, it was in rather rugged condition: the only bathroom was on the upstairs piazza, making it necessary to walk out onto the piazza in order to use the facilities! The building in the yard contained several small apartments for servants, and the unrestored brick building was used as a sweet shop.

44, 42 and 40 Society Street. These three houses were among the first seven "core" houses purchased by the Foundation. Nos. 42 and 44 were completely restored by the Foundation in an effort to demonstrate the potential of the area.

44 Society, c. 1840. When purchased by the Foundation the roof was in dilapidated condition, the floors were unsafe for walking upon, and all the windows were knocked out. The house is a good example of the transformation of a historic but deteriorated residence into a delightful home suitable for modern living.

42 Society, c. 1854. Notice the lovely garden here and the view of the handsome James Jersey house on Laurens Street in the background. When purchased by the current owners, the back yard was still a coal pile.

35 and 37 Society Street, on your right, had been divided into apartments, long since vacated because of their neglected condition. The building was restored and a succession of owners have improved the apartments.

On your right are a pair of houses which were built in the latter part of the 19th century.

32 Society Street, on your left, was a boarding house in the early 20th century. Before it was purchased by the Foundation, it was not uncommon to see inebriated individuals draped on the front steps and piazzas. The current owners are pioneers in the rehabilitation of this eastern boundary of the Foundation's project.

Turn left on East Bay Street and walk back toward the Auditorium. As you stroll you will see a group of handsome 18th century houses that are the last remnants of an avenue of houses that lined East Bay from Amherst Street down to the Battery. The Cooper River is to your right. The property on that side of East Bay is zoned commercial and industrial; these are the marshland yards of the State Ports Authority. When these large homes were built, of course, there was nothing but marsh between them and the river. Today the conditions are quite different, and it is a testament to the desirability of the homes themselves that their owners are quite willing to accept the traffic and noise associated with this location in order to live in these fine period buildings.

301 East Bay, c. 1816, possesses one of the most beautiful interiors in the city, with extravagant and intricate woodwork in all the rooms. Note particularly the "cheveaux de frise" ironwork on the corner of the piazzas and the detail of the doorway. The house is particularly interesting because it is a microcosm of the evolutionary manner of restoration. At one time a fine mansion, it deteriorated into a slum, then apartments, then slums once

again, and now it has been converted into studio apartments for local college students. It is expected that the house will soon be restored to the level of grandeur of the other homes you see here on East Bay.

Next, on your left, is a house built about the same time, dreadfully abused, with its side panels filled in to make multiple apartments. Many of the now-restored houses had their piazzas closed in for this reason prior to restoration.

As you approach George Street, note two small houses near the corner. Purchased and restored on the exterior by the Foundation, the houses have been restored on the interior by their current owners. The corner house is an 18th century building that was moved from the Auditorium area. The house originally had piazzas facing south. In order to accommodate its new location, the house had to be turned around and a new east facade was built for it, since that had originally been the back of the house.

Cross Laurens Street

311 East Bay, the Stephen Shrewsbury House, built in 1809, was bought and resold by the Foundation and represents one of the most ambitious restorations in the Ansonborough area. The house has been converted by its owner into a business office and residence, and its interiors are of outstanding quality.

Beyond 317 East Bay - another significant house that we expect to be soon rehabilitated - you come to a group of four buildings purchased by the Foundation as part of a rental endowment which was established for large properties that were simply out of the economic context of the area. They were restored and leased to recover some of the cost of purchase.

Across George Street at 321 East Bay, the William Blake house, c. 1789, has been beautifully restored and is currently utilized as leased office space.

On your right are 328 East Bay, the Andrew Moffett House, and 332 East Bay, the Primerose House. both restored and now part of the Foundation's rental endowment.

329 East Bay, the Gadsden House, c. 1800. This handsome brick house is a fine architectural period piece, embellished with marble quoins, windowsills and keystones. The house suffered a long period of ill use and neglect until restored by the Foundation in 1959. This spearheaded the rehabilitation of Ansonborough, and it was the first house to be restored on East Bay Street.

Turn around and walk back to George Street. As you look north to Calhoun Street, you can visualize the site of the most recent reclamation area of the Foundation, Wraggborough and Radcliffeborough, beyond Calhoun. This is an extension of the northerly direction of preservation efforts in Charleston.

Your parking lot is ahead of you.

1. 50 Laurens - was built between 1795 and _____.

2. 48 Hasell, St. Johannes Luthern Church, designed by E.B. White
in _____.

3. 54 Hasell - only survivor of fire of 1838. Built in 1812 it
is considered the oldest dwelling house in Charleston.
It was the home of Colonel William Rhett, vice-admiral of the
province and famous for his capture of Stede Bonnet during
the early 1700's. ???

4. ST. KATHARINE'S CONVENT, BUILT _____