

(This does not include buildings that were demolished)

WILBOUGH

47 Anson Street
 51 Anson Street
 54 Anson Street
 56 Anson Street
 57 Anson Street
 60 Anson Street
 62 Anson Street
 66 Anson Street
 71 Anson Street
 72 Anson Street
 74 Anson Street
 75 Anson Street
 82 Anson Street
 83 Anson Street

5 Alexander Street

42 Laurens Street
43 Laurens Street
45 Laurens Street
46 Laurens Street
49 Laurens Street
61 Laurens Street

45 Hasell Street

5 Maiden Lane

8 Wentworth Street
10 Wentworth Street
12 Wentworth Street
13 Wentworth Street
15 Wentworth Street
18 Wentworth Street
22 Wentworth Street
24 Wentworth Street
23 Wentworth Street
30 Wentworth Street
32 Wentworth Street

32 Society Street
40 Society Street
42 Society Street
44 Society Street
55 Society Street
56 Society Street
59 Society Street
66 Society Street

ANSONBOROUGH

8 George Street
5 George Street
7 George Street

289 East Bay
307-309 East Bay
311 East Bay
321 East Bay
328 East Bay
329 East Bay
332 East Bay

OUTSIDE OF AREA

8 Queen Street
51 Meeting Street
52 Meeting Street
44 Charlotte Street
2 Amherst Street
635 East Bay
6 Judith Street
185 Rutledge Avenue
156 Rutledge Avenue

Ansonborough: An

100-Plus Properties Have Been Restored

Thirteen years have passed since the trustees of Historic Charleston Foundation made their decision to sponsor the reclamation of the mid-town Ansonborough district.

It was an adventurous decision that many local people with small sympathy for historic preservation may have derided at the time. The years, however, have proved that the improbable was not impossible and that many homeowners were eager for the challenges and quite ready for the demands to be found in the formerly derelict eight-block Ansonborough neighborhood.

Today both area residents and preservation officials are calling the Ansonborough project an obvious, undeniable success that has seen the better part of a 35-acre district physically transformed and has attracted more than \$8.5 million in private investments. The foresight of the Historic Foundation and of many private citizens has paid off for the entire city, according to local preservationists.

Not only have more than 100 properties — many of outstanding architectural value — changed owners, been restored and utilized, but the property values in several cases have increased as much as 100 per cent. The rehabilitation has brought national recognition for the city, and the successful upgrading and increased stability of the neighborhood indirectly have laid a solid foundation for the future revitalizing of nearby areas including the King Street shopping district.

While officials admit there is still much to be accomplished in Ansonborough and a number of trouble pockets that need attention, there appears to be a general feeling that the first difficult phase of reclaiming the district has ended in decisive victory. The value of this victory will become clearer as Ansonborough's influence is felt more thoroughly on its periphery.

The Ansonborough rehabilitation area, as it is known today, follows only in part the historical boundary of old Ansonborough, by tradition, said to be the city's earliest suburb. Today the boundary follows that of the area zoned Old and Historic in 1966 and as set out as such by the city's zoning maps.

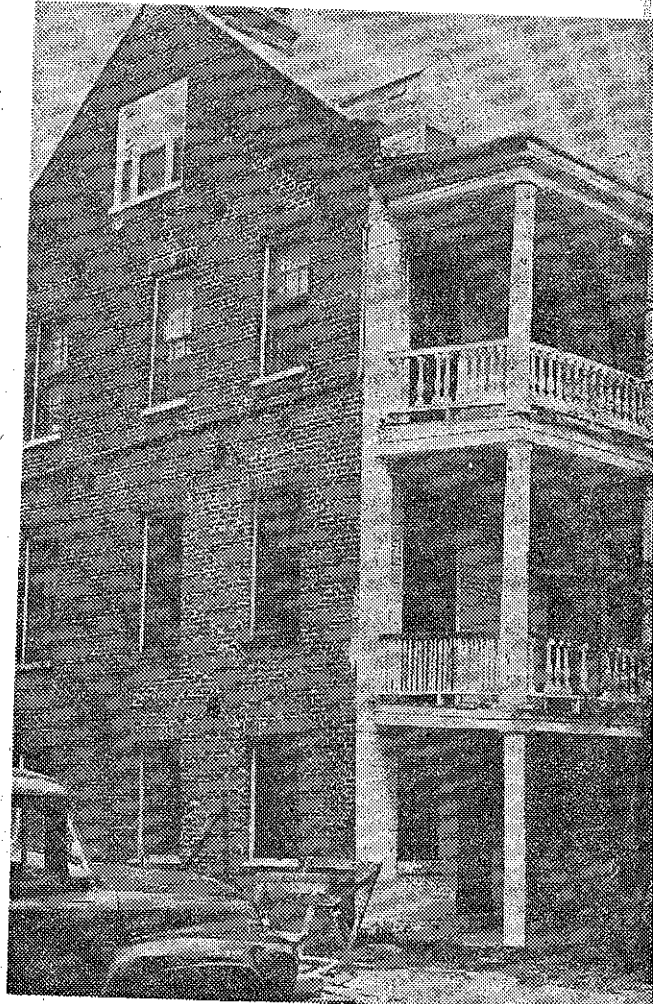
This gives Ansonborough roughly the limits of Pinckney Street on the south, East Bay on the east, a portion of George on the north (in addition to two parcels north of George), and the rear portions of the lots on the east side of Meeting Street as a western line. Historically this includes portions of old Ansonborough, Gadsden Lands or "Middlesex", Laurens Lands and Rhettisbury.

In total the accepted limits of Ansonborough today include 186 pieces of property, of which approximately 135 are occupied by structures with sufficient historical or architectural merit to be worthy of attention and, hopefully, of salvation.

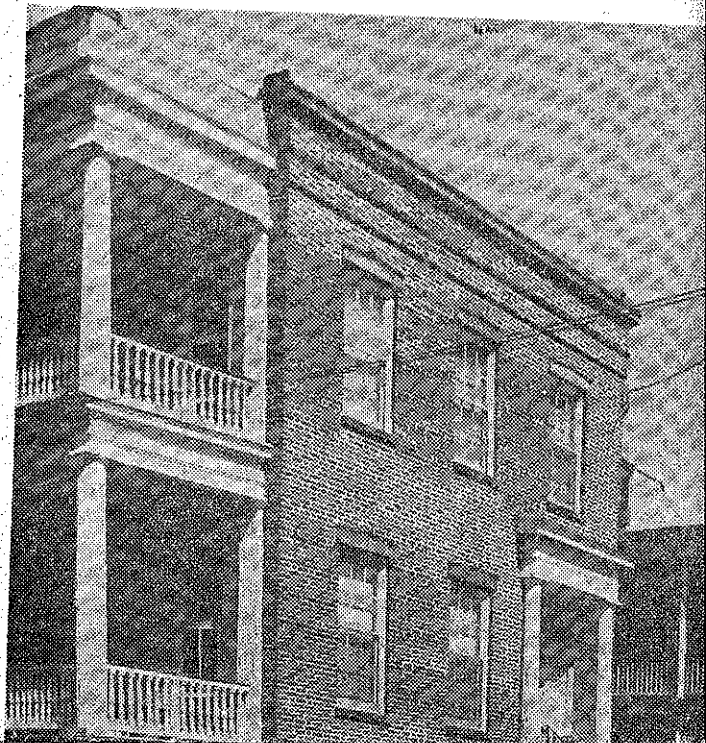
The old Ansonborough, extending as far west as King Street, bounded on the south by Society, on the east by Anson and the north by Calhoun, took its name from a dashing British naval officer, George Anson, who came to Charleston in 1724 and won the property from Thomas Gadsden (according to the writings of Dr. Joseph Johnson, a 19th century resident of Ansonborough).

The property was laid out as a suburb in 25 lots in 1746, with individual lots selling for an average of 250 pounds currency. Many large homes were built here as the property was developed, divided and redeveloped to judge from the early dwelling houses that survive. Plats of many properties show that many of the residences of the 18th and early 19th century were of wooden construction.

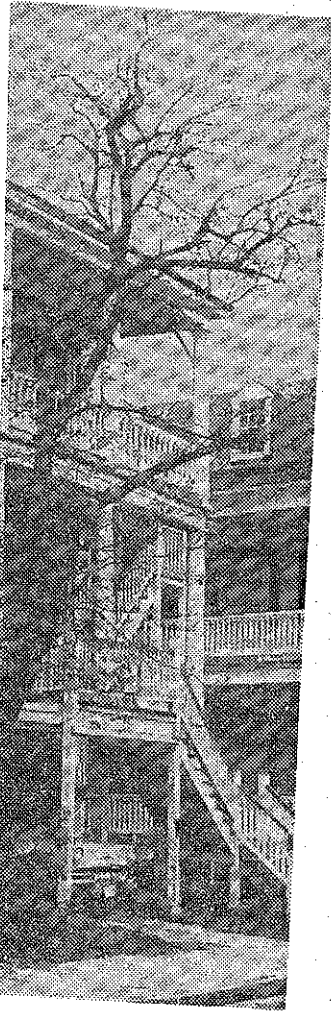
A major influence in the development of Ansonborough as we know it today was the extensive fire of 1800, which



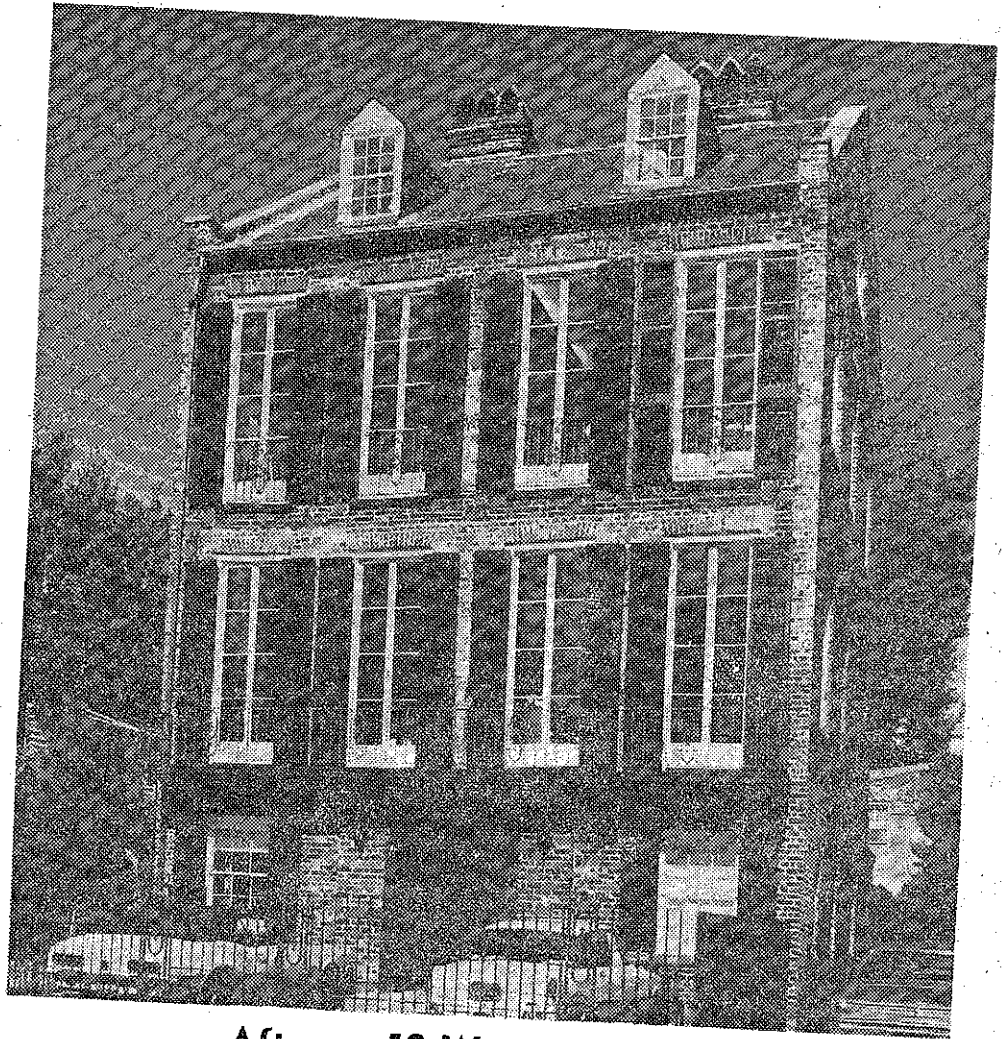
Before — 12 Wentworth



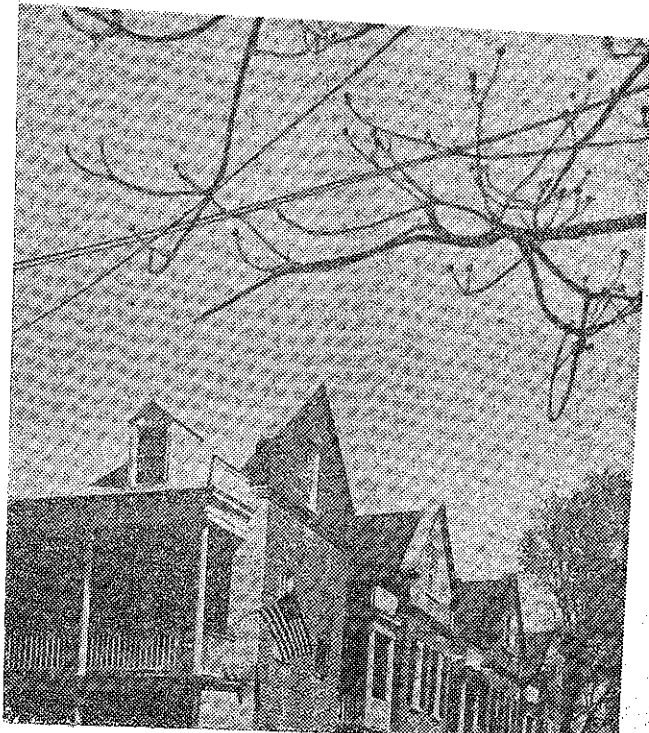
Undeniable Success



St.



After — 12 Wentworth St.



Story By W. H. J. Thomas
Photos By Bill Jordan

Mrs. Edmunds pointed out that Ansonborough, in both its restoration and promotion, has been a united community effort by its actual residents rather than by preservation officials since the initial steps were taken to begin work on the area.

"The saving of Ansonborough was started off by our work and assistance but its real salvation has been achieved by the many families who moved in, did the work and made the project come true," she said.

William McIntosh III, president of the Historic Ansonborough Neighborhood Assn., a group which seeks to foster and promote the continued development of the Ansonborough community, said that despite the district's growing popularity, he feels many local people still do not understand what has been achieved there.

"Basically Ansonborough is now a success story," McIntosh said. "But many people don't realize that it has become a wonderful residential area. When you mention Ansonborough many people think the whole thing is falling down. This simply is not true."

McIntosh, who began restoration work on his own Anson Street residence in 1962, added that...

at Fulton and King streets, it burned across town to the Cooper River, destroying more than \$3 million worth of property including the east ends of Hasell, Wentworth and Society streets and much of Anson Street. The larger portion of today's Ansonborough dates from after this fire.

The legacy of the fire may be seen in the unusually heavy concentrations of brick dwellings now in the area and in the consistency of the Greek Revival style as used in the design of these homes and of the several Ansonborough churches. The Greek Revival was in vogue during reconstruction. Bricks were required by the new "fire loans".

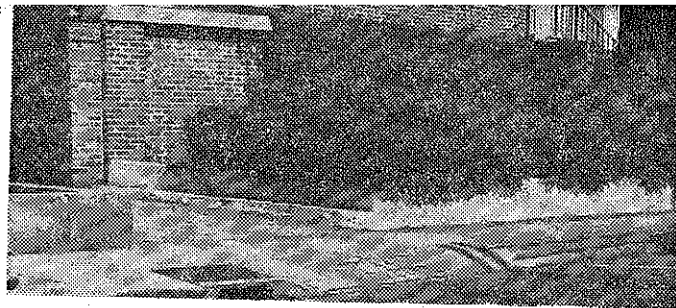
By the start of the Civil War, the present Ansonborough had taken on its familiar look. Its decline seems to have occurred — along with much of the uptown — after 1900, accelerating after World War I and again after World War II, according to families with long associations in the area.

It appears ironic that the 1940s saw a stepping-up of slum conditions in Ansonborough, as this was the same period in which two pioneer restorations took place in the district, projects which long served as anchors for their streets and as rather brave attempts in what must have seemed dismal territory. These were the restoration of the Col. William Rhett House (built 1712) on Hasell Street undertaken by the Kittredge family at the start of World War II and the purchase and restoration of the James Jervy House (built 1818) at 55 Laurens by John D. Muller in the late 1940s.

Valuable, but isolated projects, these two restorations were reminders that Ansonborough could still have a future, but they took place at a time when the neighborhood was losing its most stable element. Many of the older Irish and German families of the area were leaving for new developments in the suburbs and the large antebellum dwellings were becoming crowded Negro tenements.

During the late 1950s, the trustees of Historic Charleston Foundation were conducting studies of several neighborhoods north of Broad Street to determine which was in greatest need of a concentrated preservation effort. As late as December, 1958, the Foundation officials were considering projects on Bull Street, East Bay, Anson and Wentworth.

In February of 1959 it was determined that the west side of Charleston, that area which has come to be known as Harleston Village, would be able to hold its own but Ansonborough was nearing a point of no return. It was decided the Foundation's newly-created \$100,000 preservation revolving fund, made up of gifts and bequests from both individuals and foundations, should concentrate on the intersection of Society and Anson streets as a beginning.



Row On Hasell

It was also at this time that the Historic Foundation received as a gift the historic Gadsden House (built 1800) at 329 East Bay, only a few blocks from the Anson-Society point and forming part of the northeastern limits of the Ansonborough district.

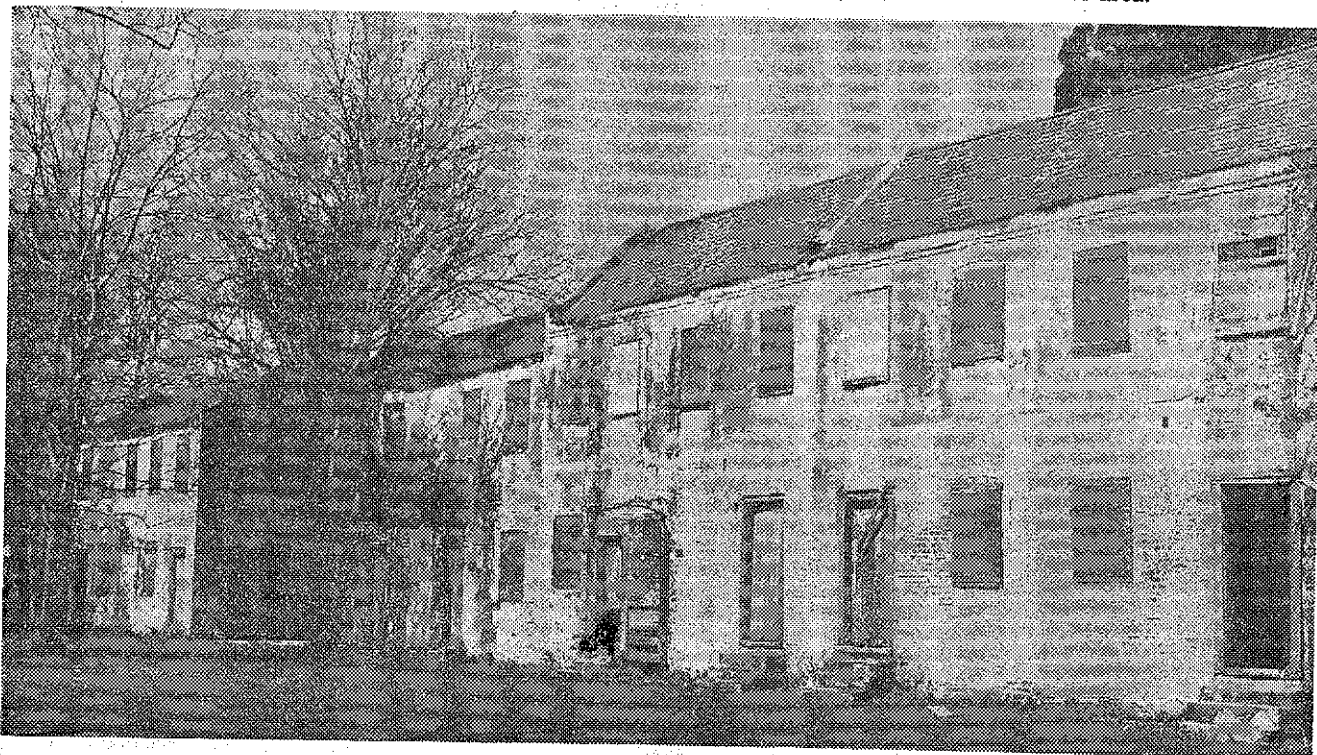
The Foundation trustees began purchasing properties, and by May of 1959 had sold one dwelling to one of its own trustees and had contracts to purchase five others. The Ansonborough plans were announced, the restoration of the Gadsden House was completed and its apartments rented. Restoration was started on several other properties.

Mrs. S. Henry Edmunds, director of the Historic Foundation, recalls that approximately a year and a half went by before the second sale was made to a private individual following the purchase by the Foundation trustees. The second sale was made Oct. 11, 1960, to Dr. and Mrs. James O'Hear. They purchased the Simon Jude Chancogne House (built 1815) at 48 Laurens St.

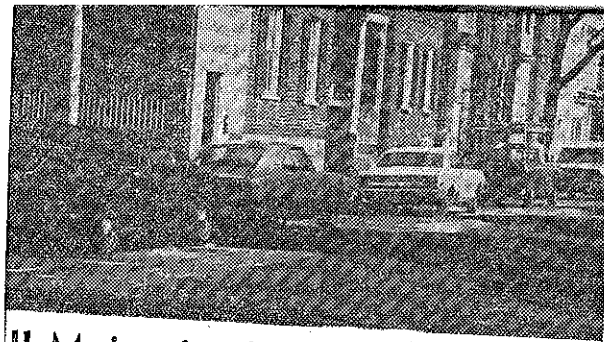
"It was actually about three years after our announcement of Ansonborough before any momentum really picked up," Mrs. Edmunds said. "But then, as we suspected, sales began taking care of themselves and independent sales started without our prompting."

The clearing of the large area on the northern limits of Ansonborough for the construction of the Municipal Auditorium gave the rehabilitation project a great boost by removing many of the city's worst slums and adding a valuable facility within short walking distance of the Ansonborough residents.

Today almost all sales are made independent of the Historic Foundation and reflect the new popularity of Ansonborough as a good, in-town residential area.



Legare House Dependencies Off Anson St.



Well Maintained

As an example of this popularity, the sales figures on the homes are steadily increasing. A home which was purchased in 1962 for \$12,000 and was restored at a cost of approximately \$33,000 recently resold for \$69,000; another which was bought for \$12,000 in 1966 and was restored at a cost of \$24,000 recently was purchased for \$63,000; a Hasell street residence bought in the early 1960s for \$25,000 (and required no restoration) was resold for \$32,500 (and then renovated at a cost of \$1,000) and then resold again for \$50,000.

Almost all the properties purchased since 1961 in Ansonborough have showed a value increase from 30 to 100 per cent. Area residents report that inquiries about properties are constant and many persons who have the option to live in one of Charleston's many good neighborhoods are choosing Ansonborough.

These sales have continued through the end of 1971, with 17 dwellings of 19th century origin being purchased from January 1, 1971, through December. The total sales figure for 1971 exceeded \$250,000.

neighborhood with all the positive qualities: an in-town "garden district" with homes that could be considered landmarks in any other American city, a neighborhood close to the center of city functions and within walking distance of the main retail shopping area.

"It generally has everything a neighborhood is supposed to have," he said. He added that the association is presently petitioning City Council to upgrade Ansonborough zoning from its current DR-1 to STR to prevent the addition to the neighborhood of one-family attached houses, fraternity houses or dormitories independent of campuses, and tourist homes.

McIntosh said the old multi-family units which once made Ansonborough infamous have yielded in the natural revival of the area and 79 properties are now owner occupied (65 of which are occupied by no more than two families). Of 37 rented properties, 21 have no more than two apartments in them.

"There is still a tremendous amount to be done here," McIntosh said, "but we want to continue the present trend rather than going backwards."

Mrs. Edmunds agreed that the Ansonborough story is really only beginning: "The quality of the restorations, of the entire project, has been excellent and I believe the residents are moving in the right direction by tightening their zoning."

"But like all areas that are making a comeback, as the south-of-Broad area did earlier, there are still a few squalid spots. There is still over-density in certain properties. There are problem properties whose future needs to be resolved. There should be more area beautification and a lot of tree planting," Mrs. Edmunds said.

"Despite these problems," she said, "all of which I think we'll take care of in time, Ansonborough is on its way and has become a model for other cities in making area rehabilitation work."



54 And 52 Hasell Both Restored

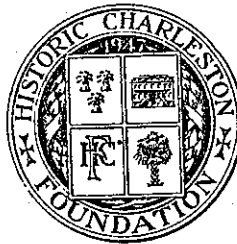
PROGRESS
in
ANSONBOROUGH



Highlights of the Annual Report
of
The Area Projects Committee
to
The Board of Trustees

HISTORIC CHARLESTON
FOUNDATION

First March
As of the end of ~~November~~, 1965



THE RECORD

The Foundation itself has bought and processed twenty-six pieces of property, of which:

- * **NINE**—Resold, renovated, and now occupied as residences.
(63, 66, 71, 72 Anson; 40, 42, 44, 56 Society)
- * **TWO**—Resold and in process of being renovated as residences.
(8 and 32 Wentworth)
- * **THREE**—Renovated into apartments by the Foundation and being held for rental income.
(328, 329 and 332 East Bay—9 of 9 apartments currently occupied)
- * **FIVE**—Cleared of substandard buildings and combined with adjoining properties to improve appearances, provide off-street parking.
(64, 68, 73 and 74 Anson; 42 Laurens)
- * **THREE**—Held pending Foundation decision to renovate for rental income or offer for sale.
(75 Anson, 311 East Bay, 66 Society)
- * **FOUR**—Currently offered for sale.
(76 Anson; 10, 12 and 18 Wentworth)

Providing to date TWENTY restored living units.

IN ADDITION

As a direct result of Foundation activity and influence:

- * **TEN** properties have been acquired and restored by private homeowners or investors to provide 24 living units.
(on Anson, Society, Laurens, Hasell and Wentworth)
- *** **FOR A GRAND TOTAL** of 36 properties providing 44 quality living units.

PLUS

The prospect of approximately 25 additional units, within the next few months, in properties already purchased, but not yet renovated.

PLUS

Providing new security for dwellings in the area which owners had not allowed to deteriorate before the Foundation's project began.

THE ACCOMPLISHMENTS

PRESERVATION

HERE—in the heart of the city now stand, restored and in modern use, buildings of authentic historical atmosphere and national architectural significance.

ECONOMIC IMPACT

HERE—just two blocks from the heart of our major downtown shopping area.

NOW live ¹⁵ new middle to upper income families in buildings where only four years ago were found neglect, abandoned property, transient occupants of low income.

IS an additional tourist attraction, already visited and studied by numerous individuals and organized groups; potentially an area of historic beauty and interest in walking distance of the center of the in-town motel and hotel complex.

IS a sounder tax base and new security and protection for property values.

ARE informed and representative citizens as city taxpayers and customers for the mid-town area, who concentrate their business, their buying potential, their civic leadership, in the mid-city area where they have chosen to live and invest.

IS a combined program of preservation and urban rehabilitation, so far sighted it has been studied and adapted in many other cities.

IS the most extensive, concentrated, permanent slum clearance or urban rehabilitation in Charleston by ANY organization, governmental or private source, since World War II.

ALL a result of Foundation and private investments working together to maintain our city's unique flavor and to renew a once prosperous in-city residential area.

THE BACKGROUND *and*

WHAT IS ANSONBOROUGH?

A six-block area in the mid-city, bounded by Hasell, Meeting, George, Laurens and East Bay Streets, and a portion of East Bay from Laurens to Calhoun, comprising parts of four of the historic boroughs—Ansonborough, Rhettstbury, Laurens' Lands and Gadsden's Lands.

WHEN AND WHY?

Here, for the past ^{five} ~~four~~ years, Historic Charleston Foundation has worked to re-establish this residential section so that sound financial value will assure its architectural preservation.

HOW?

The Ansonborough Project is financed by ~~Foundation~~ funds received as gifts and bequests from individuals, businesses and other foundations. Because of the non-profit, cultural and educational character of the Foundation's work, gifts to it are income-tax deductible.

The project fund is called a "Revolving Fund" because the properties purchased and restored are all either re-sold or rented, and part of the original outlays are recovered to be used again and again on other properties in Ansonborough and, eventually, in other areas of predominantly early architecture.

THE CHALLENGE *and*

IN ANSONBOROUGH ?

Still unrestored are more than 100 ante bellum houses of sound construction and architectural importance, rounding out a neighborhood complex both historically significant and adaptable to pleasant, modern, in-town living.

IN THE MID-PENINSULA AREA

Other sections of beauty, of architectural significance, and of economic importance to the future of the city are threatened by deterioration and erosion.

WITH UNITED COMMUNITY SUPPORT, THESE REMAINING AREAS CAN BE RE-VITALIZED TO THE LASTING BENEFIT OF CHARLESTON.

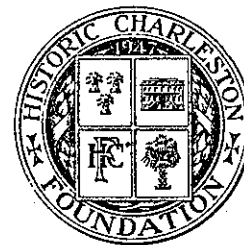
PROGRESS in ANSONBOROUGH



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HISTORIC CHARLESTON FOUNDATION

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Rather, the Seventh Avenue tailors study them inch by inch for hours, finally produce the piece patterns, and put them all together on the basis of minute calculations.

Then come the press shows and the public showings, with society and show business well represented. At Alexander's, half the third floor of the new store at 58th Street and Lexington Avenue will be roped off and a U-shaped runway erected. Two models will promenade at the same time, one wearing the original, the other the copy.

Though dress and skirt lengths are any woman's guess this year, there are definite trends, not only to belts, but in the attention paid to the waist, and in the overall softness of fit, particularly in skirts. Says Alexander's Lorrie Eyler: "This year's styles are soft but still architectural. Instead of boxy little shapes à la Courrèges, the skirts are flared. Suits and the waist are really back. And we see the princess silhouette as the most important line coming out of Paris."

THE CITY

Bringing Back the Heritage

A decade ago, the six-block Ansonborough district in downtown Charleston, S.C., was a virtual slum. Most of its two- and three-story town houses, once the fashionable city residences of 19th century planters, tradesmen and aristocrats, were in varying stages of decay. Some were tenements occupied by as many as a dozen families. Anyone without a keen eye for early-American architecture could easily have strolled Ansonborough's streets and missed its charm, which included the city's oldest house and first public high school. Indeed, the stroller might have considered the area a fine candidate for mass demolition.

Marbles & Mantels. But for those who looked hard enough, the charm was there. And in 1959, the Historic Charleston Foundation decided that it was there in sufficient quantity to justify something different in urban restoration. Started in 1947 mainly to preserve an occasional home or mansion of exceptional quality, the foundation suddenly saw in Ansonborough the chance, or challenge, to save an entire residential district, not as a community museum restoration like colonial Williamsburg, but as homes occupied by people who had taste and a yen for the convenience of downtown living. With a \$100,000 revolving fund created by private donors, Mrs. S. Henry Edmunds, the foundation's director, and the 24 citizens on its board began buying up the pre-Civil War houses and reselling them to single families for as little as \$5,000 each. Under 75-year restrictive covenants, it retained control over all changes made by the owners in the exteriors of the houses. It also reserved the right to match, within a period of 96 hours, any offer to buy.



PATIO OF CHARLESTON'S HITT HOUSE

The charm was there—for anyone who looked hard enough.



SECOND FLOOR LIBRARY

One of the more charming buildings that the foundation bought and then resold was the three-story brick house at 60 Anson Street, built in 1851 by Planter R. M. Venning and occupied later by an up-and-coming young merchant named Claus Spreckels, who went on to make millions in sugar in California and Hawaii. When Robert M. Hitt Jr., 53-year-old editor of the Charleston Evening Post, bought it for \$10,000 in 1965, not much of its original elegance was left. The ground floor, used as a grocery store by Spreckels, was empty, and the porch was crumbling. On the top two stories, where several poor Negro families occupied apartments, the floors and walls were rotting. Outside, the yard was filled with trash, and the walls were covered with stucco fragments, peeling paint and faded ads.

"Right after I bought the place, I thought maybe I had lost my marbles," Hitt recalls. But he did not think so for long. Four and a half months later, he had changed some of the inner walls, installed modern heating, cooking and bathing facilities, as well as air conditioning, replaced the sagging porch with a marbled patio, got special approval from the foundation for a set of strictly un-Charleston French doors, built a nine-foot wall along Anson Street out of old bricks from two discarded chimneys, and decorated the interior with 18th century antiques and Oriental throw rugs. In all, he put \$35,000 into the renovation. What he could not buy, he got with ingenuity. Rummaging through several other old houses about to be demolished, he came up with just the right number of old steps, as well as banisters to adorn the otherwise new stairway he had to reconstruct between the first and second floors. The foundation helped him find several good period mantels.

Surpassing the Prototype. The same sort of restoration process is taking place in more than 80 of Ansonbor-

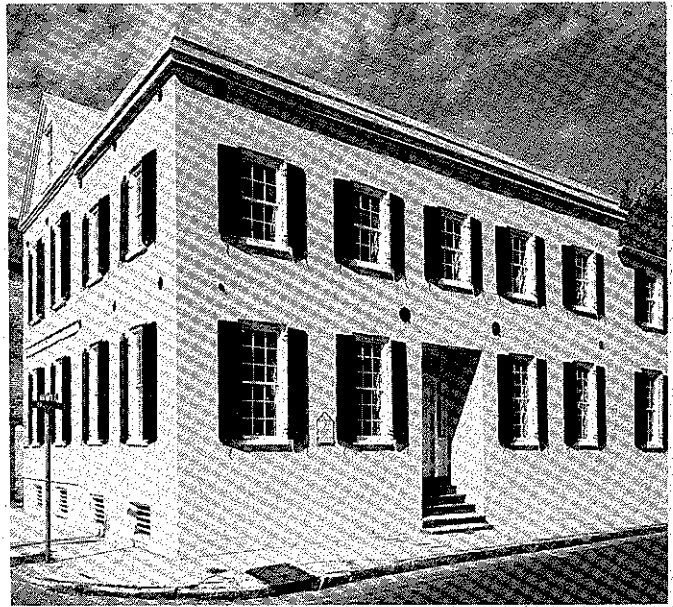
ough's 125 pre-Civil War houses. More than 100 new families have moved into the district, a few taking over apartments in the five structures that the foundation did not consider suitable for one-family living.

What Charleston has done for its characteristic "single" houses—which are turned toward enclosed gardens at the side, with the gabled, one-room-wide end facing the street—has not gone unnoticed by other cities of the South, which share its desire to stay committed to the past without sacrificing the future. There are similar historic foundations in Richmond, Savannah, Ga., Mobile, Ala., and Wilmington, N.C., and interest is keen in half a dozen other Southern cities.

Most notable of the Charleston imitators is Savannah, whose historic Pulaski Square-Jones Street area (13 acres of brick, high-stooped, iron-trimmed houses dating from 1842 to the 1860s) surpasses Ansonborough in scope. Here, as in Charleston, much of the thrill of restoration has come from little discoveries. Wayne Cunningham, a 28-year-old shipping agent, and his wife discovered a valuable Chippendale mirror in the shaft of an old dumbwaiter in their three-story house on Pulaski Square. And J. Reid Williamson Jr., 32-year-old executive director of the Historic Savannah Foundation, found that a structural addition on the back of his house on the same square covered a quaint 1840 garden wall of brick, and that several Victorian cornices concealed the original dormer windows. "It's greatly different from building a new house," says Williamson. "Working with the old materials—wood, brick and plaster—is a lot more fun than working with the new synthetic stuff. There's more of an emotional involvement. I can get more top people in the city to sit down and talk about restoration in the downtown area than about new industry or highways."

Saving a neighborhood through historic preservation

—a nonprofit corporation
with limited resources is
providing impetus for restoring
Charleston's historic
Ansonborough





by PETER J. McCAHILL, advisor on planning and urban renewal, Historic Charleston Foundation, Charleston, South Carolina.

Mr. McCahill entered the housing field in 1960 as a housing intern in the Urban Renewal Administration. He served as an urban renewal field representative in New Jersey and as a project coordinator for the Redevelopment Authority of Philadelphia before joining the Historic Charleston Foundation last year.

The Ansonborough area rehabilitation program was initiated in 1959 by the Historic Charleston Foundation, a nonprofit corporation dedicated to preserving and using "the architectural and historic treasures of the Charleston (South Carolina) area." In the eight years that it has been operating in Ansonborough, the foundation has provided the impetus for transforming a six-block area of fine but badly deteriorated old homes into a choice, in-town residential neighborhood. At the same time, it has succeeded in saving many of the best examples of America's architectural past.

By the way of historic interest, Ansonborough derives its name from Captain George Anson, who commanded a Royal Navy anti-piracy patrol at Charles Town in the 1720's. During his stay, he is said to have won at cards what was then a sizeable suburban property. Later, in the war with Spain, he was to conduct a brilliantly successful round-the-world raid on Spanish treasure ships and to become, successively, an admiral, a baron, and First Lord of the Admiralty. He also managed to turn a good profit by subdividing and selling his South Carolina property. Two streets in the neighborhood, George and Anson, commemorate his lordship's name.

Despite its seedy condition at the time the project began, Ansonborough contained one of the rich concentrations of historically important architecture in the city of Charleston. Here was the oldest dwelling in the city, Colonel William Rhett's house (circa 1712), and a number of early 19th

century buildings in the highly sophisticated Adam style. Unfortunately, a disastrous fire in 1838 had destroyed most of the colonial and early American period buildings. The neighborhood, however, still contained 135 pre-Civil War structures, four churches, and the city's first public high school.

The foundation, which had been incorporated 12 years earlier, had raised a \$100,000 revolving fund at the time restoration of the neighborhood began. Raised through gifts, bequests, and grants from private groups, the money was to be used for acquisition and, in some cases, partial restoration of properties in Ansonborough. Realizing that these funds would only provide seed money to get the job started, the trustees and staff of the foundation had worked out a 10-point program designed mainly to attract private investment into the rundown neighborhood. Announced in the spring of 1959, the program provided:

1—That the foundation would concentrate on restoration of a specific area, rather than individual buildings. By partially restoring an area of architectural importance, it would be able to attract private investment, which would be used to restore the remainder. The theory was that, as more and more of an area was restored by the foundation and private investment, the enhanced property values would encourage more investment and the complete rehabilitation of the area.

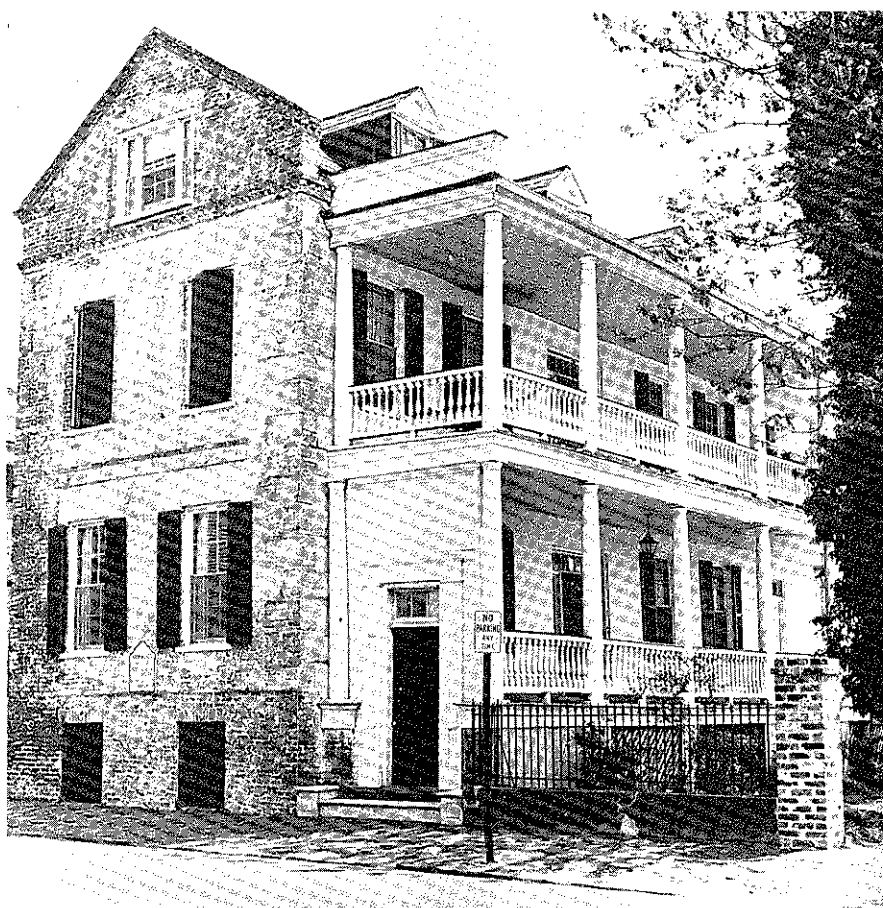
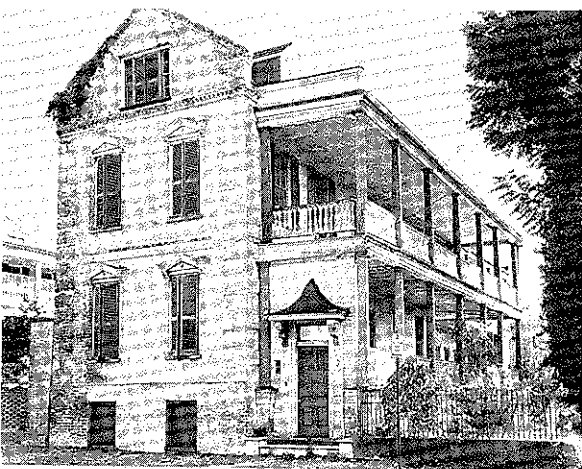
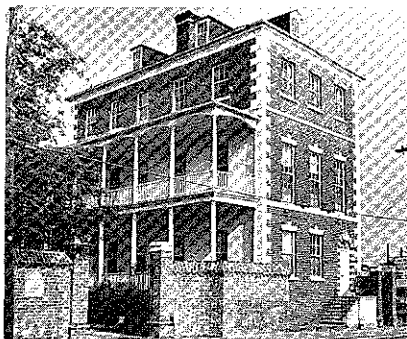
2—That some properties would be purchased and partially restored for resale, with restrictions concerning further alterations and use.

3—That properties in the area of no historic, aesthetic, or architectural value would be bought and torn down to create gardens, parks, or building lots. The removal of unsightly buildings would further enhance property values and attract more private investment.

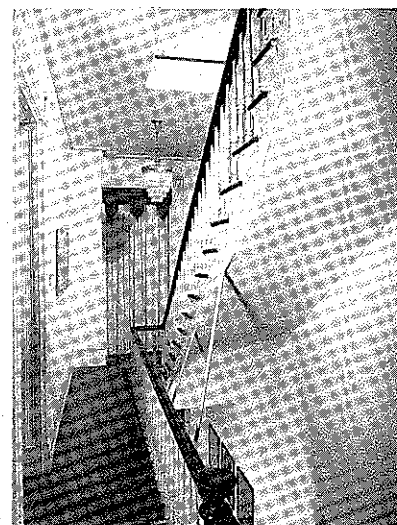
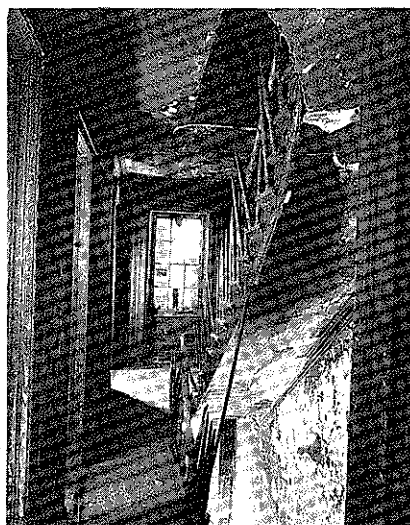
4—That any worthwhile properties purchased by the foundation that were not suitable for single-family residences would be developed into rental units such as apartments, offices, or stores, depending on the location.

5—That in some cases, where residents agree to sell or donate their property to the foundation, they would be permitted life occupancy, as was done in the restoration of Colonial Williamsburg.

6—That the foundation would make an effort to have properties in the



The photographs on this page and the cover all represent "before and after" scenes in the Ansonborough area



area willed or donated without restrictions and that these properties would either be sold to persons who would agree to maintain their architectural integrity or, if of sufficient architectural or historic importance, be maintained by the foundation.

7—That, where it might be impossible to secure money through normal lending channels, the foundation would make loans secured by mortgages to individuals to buy and restore houses of merit.

8—That, while it would not be necessary to operate at a profit, the foundation would, in all instances, follow sound business practices calculated to maintain the capital in the revolving fund.

9—That the foundation would employ qualified professional services in all of its operations and pay customary fees for such services, except where given gratuitously, in order to ensure responsible, competent, and business-like handling of all operations.

10—Finally, that the plan for restoration would be kept flexible in order to cope with individual situations as they might arise.

Why Ansonborough?

Before settling on Ansonborough for its first project, the foundation had conducted architectural studies of the entire peninsula on which Charleston is built. The foundation was seeking an area, or grouping of worthy structures, rather than individual buildings or even a street of overwhelming architectural and historic merit. The matter of realistic reuse or disposition was also recognized in the eventual selection of an area of small- and medium-sized homes that would satisfy the housing requirements of today's family. From this early period of policy formation, the emphasis has been on preserving historic buildings for contemporary uses, in contrast to converting them into museums.

In selecting Ansonborough, the foundation also considered the potential benefit to Charleston, as a whole. The successful rehabilitation of a neighborhood in the heart of the city would yield such significant bonuses as an increase in the municipal tax base; new customers for the nearby central business district; decent and safe housing for those who prefer in-city living; and, perhaps most important, the attraction and retention of citizens who could contribute most

to improving the quality of civic life in the community.

The first seven properties in Ansonborough were purchased simultaneously in 1959. Like most of the buildings in the neighborhood, these had been pleasant, single-family homes that had been converted into cheap rooming houses or tenements. One good block in the area remained, however, but it was in jeopardy because of the deterioration around it.

In the early stages, the foundation recognized that it would have to absorb losses in the resale of its properties in order to attract private investors into the rundown area. In order to conserve its remaining resources, the foundation has, in its later purchases, concentrated on exterior renovation, thus giving the area an outward appearance of prosperity by removing unsightly eyesores. This has attracted buyers who, in consultation with the staff of the foundation, have completed the interior renovation. The foundation has also insisted on putting restrictive covenants in the deed of conveyance that give it permanent control over any exterior alterations.

Rental Properties

Not all buildings are offered for resale. Within the revolving fund, the foundation has set up a rental endowment for certain properties not suitable for single-family residence. The interiors of these large buildings have been converted into spacious apartments while keeping their best architectural features. After living in rental endowment properties, a number of young families have become so interested in historic buildings that they have since invested in Ansonborough or other historic neighborhoods where they have restored their own homes.

Most of these large buildings were given as gifts, some even with funds for renovation and conversion to apartments. Others are heavily mortgaged but the rentals are sufficient to amortize the mortgage, maintain the buildings, and even leave an increment to be plowed back into the revolving fund. When the outstanding mortgages are retired, the annual income from these buildings should be substantial.

Altogether, since the inception of the Ansonborough area rehabilitation program, the foundation has purchased 47 properties. Twenty of these have been resold to individuals who have or are in the process of restoring them. A few of no architectural interest or which could not be made com-

patible with surrounding structures have been razed and their lots added to adjoining properties for gardens. The balance have only recently been acquired and plans for their future use have not been decided. Among the latter properties are some homes obtained from the local urban renewal agency. These have been removed from the municipal auditorium renewal project area to sites purchased by the foundation in Ansonborough.

The improved physical appearance of Ansonborough is not the only indicator of progress in the neighborhood. With gifts of money and buildings and income from sales and rentals, the foundation has increased its original investment in the neighborhood by more than eight times. The effect of its original "seed money" has been even greater.

Of all the properties purchased, only two that were offered for sale have been fully restored by the foundation. All the others have been improved by their purchasers to the extent that their present value is now two to three times the purchase price. In addition, it is conservatively estimated that for each house purchased by the foundation, one and a half houses have been improved by individuals who bought in the area independently or by persons already in the area who have spent considerable amounts of money in upgrading their deteriorated property. The investment of private individuals actually more than equals the cumulative outlay of the foundation thus far, making the total outlay of new investment in the neighborhood at least 1.6 million dollars.

City Cooperates

From its inception, the foundation has worked in a close degree of harmony with the city government, which has long been concerned with historic areas. This concern was manifested as early as 1931 when, through a planning and zoning ordinance, Charleston became the first city in the United States to define and establish controls for an "historic district." The 1931 ordinance has since become a model for other cities.

The historic preservation provision of the 1931 ordinance applied only to the area included in the "Grand Modell," or city plan, developed probably before 1673. It took in about 22 blocks at the tip of the Charleston peninsula. Rebuilt, in part, several times, the area has attracted nationwide historic interest because of its beauty, its wealth of good architec-

ture, and the completeness of its preservation. It represents, however, only a portion of Charleston's architectural heritage.

Recognizing the need to strengthen existing controls in the city's original historic district and to extend these to other older areas, such as Ansonborough, the foundation in 1964 retained a local attorney to study existing zoning laws and compare them with those of other cities. At the same time, staff members and trustees conducted surveys of historic and architecturally valuable structures in all of the older portions of the city. The foundation was thus able to identify groupings of historic buildings, their relative importance, their condition and that of nearby buildings.

The following year, 1965, the city undertook the preparation of a complete new zoning ordinance for the entire city. A special committee of the foundation and its attorney met on several occasions with the city's zoning and planning commission to discuss the findings of their studies. As a result of these meetings and consultation with other groups interested in historic portions of the city, the planning and zoning commission recommended that historic preservation provisions in the new zoning ordinance be applied to an area nearly triple the size of the area covered under the 1931 ordinance.

In addition to expanding the area of historic preservation, the new ordinance gave the city's board of architectural review authority to prohibit the demolition of any building in this area if, in the opinion of the board, the building's preservation was in the public interest. The board was also given authority to initiate action requiring the owner of an historic building to keep up its maintenance, thereby preventing the building from reaching that stage of deterioration where demolition would be necessary.

These new administrative procedures should do a great deal to safeguard Charleston's remaining historic buildings from the abuses perpetrated against older portions of many cities in the name of profit or progress.

Tie-in With Urban Renewal

Prior to the new zoning ordinance, the city had undertaken its first urban renewal project, which involved clearing an area on the northern perimeter of Ansonborough for construction of a municipal auditorium and convention center. In planning the project, the city and the local hous-

ing authority and their consultants were careful to ascertain what the interests and future plans of the foundation would be in the project area. As a result, the project now serves to identify physically the formerly vague northern boundary of Ansonborough. It also has eliminated one of the most severely blighted sections of the city, which had been, to some extent, inhibiting Ansonborough.

The housing authority has in many ways shown its appreciation of the foundation's efforts in Ansonborough. As noted previously, it cooperated in permitting the removal of several buildings of architectural value to new sites in Ansonborough. It has also helped plan extensive landscaping to shield the northern edge of Ansonborough from the automobile traffic that the new auditorium and convention center will generate.

The city's architects have also cooperated in landscaping and other matters. For example, they recently helped save a fine, old brick arch building which the city subsequently leased to the foundation for 21 years. The foundation will restore the building and the Chamber of Commerce will use it as a tourist center.

Future Needs

Although excellent progress has been made in restoring Ansonborough, a great deal remains to be done. An immediate problem for the foundation is what to do with certain problem properties that have not yet been improved. Some of these are too large for use as single-family homes and converting them into apartments would be extremely costly. In addition, either the foundation or sympathetic private investors will need to acquire additional buildings in order to eliminate the few remaining pockets of deterioration.

The foundation, working with many individuals in the neighborhood, has pointed the way and has done an exceptional job in rejuvenating one of the older portions of the city by its program of rehabilitation of residences of historic or architectural value. Of itself, this program has been successful in stemming the tide of the adjacent slums but there are problems in Ansonborough that are beyond the power of the foundation. To realize the full potential of Ansonborough, it will be necessary for the public and private sectors working in tandem to deal with problems that have their sources outside the neighborhood. For instance, the new civic auditorium rising on the northern boundary of

the area could generate large numbers of automobiles, which may intrude, either coming or going, upon the residential streets of the neighborhood. There are other traffic problems caused by the commercial and industrial uses on the periphery of the neighborhood. Means must be devised to mitigate or eliminate the effects of the uses and the traffic that results.

A plan for improving the appearance of Ansonborough's streets is now being developed. In the main, the neighborhood is blessed with an abundance of mature trees, except on the periphery where land uses change from residential to commercial and industrial. In these places, a full landscaping and tree planting program is needed. Also under consideration are plans for changing street lighting and putting up new street signs to enhance the aesthetic and historic character of the neighborhood.

Another problem has to do with the changing demographic character of Ansonborough. Since the inception of the foundation's program, the average age of the residents has been going steadily down as more families with young children have moved in. No provisions have been made for small parks and playgrounds, however. The judicious placement of such facilities could have the collateral benefits of rectifying some of the incompatible, nonresidential land uses and eliminating some of the traffic problem, not to mention making the area still more attractive to private investment. The window dressing aspects of the remaining job to be done could be taken care of, in part, through the capital improvements program of the city and, in part, through the beautification and open space programs of the Department of Housing and Urban Development.

What remains to be done in Ansonborough adds up to a considerable task, but persons who have observed the program at close range have little doubt that it will be done. The spirit and determination which will make it happen are best expressed in a statement by Mrs. S. Henry Edmunds, director of the Historic Charleston Foundation:

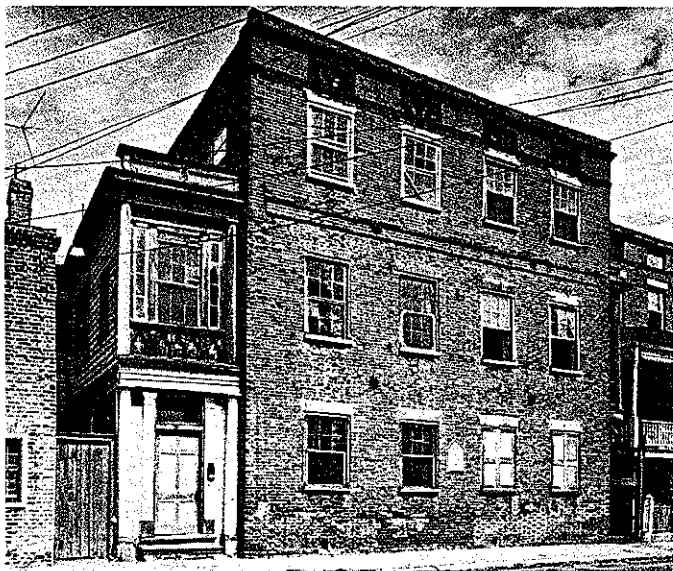
"... a defeated area, a pocket of desolate beauty in the heart of the city, is now vibrant with life and hope. Neighbor greets neighbor discussing the future of Ansonborough. An area and its complex of fine buildings have been saved through the leadership of the foundation and the investment of the individual."

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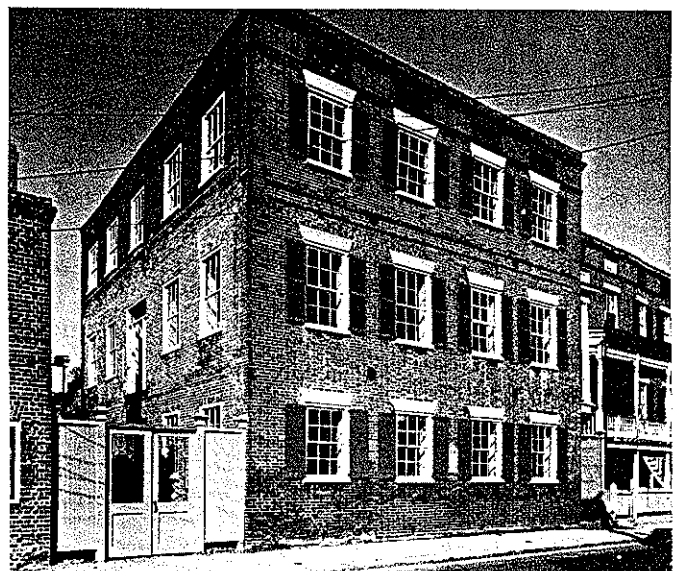
ANSONBOROUGH

An Historic Residential Area in Old Charleston

AREA REHABILITATION PROJECT OF
HISTORIC CHARLESTON FOUNDATION
CHARLESTON, SOUTH CAROLINA



22 and 24 Wentworth Street
Before Exterior Restoration



22 and 24 Wentworth Street
After Exterior Restoration

Ansonborough as it exists today is the result of a plan conceived, financed, and administered by Historic Charleston Foundation, a local non-profit organization dedicated to the preservation of Charleston's historic and architectural heritage. Headquarters are in the Nathaniel Russell House, 51 Meeting Street.

The Ansonborough area in the heart of the city has enjoyed an amazing face lifting since 1959 when the Foundation first began its area rehabilitation project. Some 80 houses have been restored and modernized or are in the process of restoration and more than 100 new families have moved into the area. The "before and after" picture above, the latest in our file

of restorations, will give the newcomer an idea of the rebirth of the fine old buildings in the section.

In Ansonborough, Historic Charleston Foundation has assembled a number of fine parcels of real estate which it offers for sale. This folder is intended to give to the interested observer or the prospective purchaser, information that will be helpful to their appraisal and understanding of the Ansonborough area.

The Trustees of the Foundation hope that a visit to these reclaimed buildings will serve as inspiration, encouragement and example for restorations throughout the entire city.

ANSONBOROUGH

Yesterday and today

In the seventeen-twenties, Captain George Anson, of the Royal Navy, commanded an anti-piracy patrol stationed at Charles Town. While here, he allegedly won at cards a sizeable suburban property. Generally this included the land now lying between King Street and the Cooper River and running south from Calhoun to a line half way between Society and Wentworth Streets.

Later, in the war with Spain, Anson conducted a brilliantly successful round-the-world raid on the enemy's treasure ships. In consequence he became an admiral, a baron, and First Lord of the Admiralty. Meantime he turned a tidy profit subdividing and selling his South Carolina suburb, part of which was called Ansonborough. Two of the streets in the area, George and Anson, still commemorate his lordship's names.

As now used by the Foundation in connection with its project, "Ansonborough" applies to a six-block area in the mid-city bounded by Hasell, Meeting, George, Laurens and East Bay Streets, plus the portion of East Bay between Laurens and Calhoun, and comprising parts of four of the historic suburbs — Ansonborough, Rhettbury, Laurens' Lands and Gadsden's Lands.

This area was chosen by the Foundation as its first project primarily because it is one of Charleston's richest remaining concentrations of early architecture. It contains the oldest dwelling in the

entire city, the 1712 William Rhett House at 54 Hasell St., a few other 18th century houses, and a number of early 19th century houses in the highly sophisticated Adam style. But because of disastrous fire in 1838, most of its buildings date from the 1840's.

In all, it contains more than 125 pre-Civil War houses, plus four churches and one public building, the first public city high school, at 55 Society Street.

Another factor in the choice of the area was that, from one of the finest residential areas in ante-bellum Charleston, it had gradually declined to a point where tenements and slums were beginning to predominate. It was felt that a few more years of deterioration would have meant irretrievable loss of its fine architecture.

Other deciding factors were a large number of medium and small sized houses which are especially adaptable to modern living, a general predominance of unusually large and shady yards, and proximity to the major shopping streets of Charleston. It was felt that these qualities provided excellent potential, not only for the preservation of the city's special character, but also for the creation of the kind of in-city residential areas so necessary to solution of the urban revitalization problems Charleston faces, in common with nearly every city in America today.

The Role of Historic Foundation

The basic goal of the Foundation, established in 1947, is practical contemporary use, rather than destruction and replacement, of the large number of Colonial and Early American buildings still standing in Charleston. These buildings give our city the unique flavor and beauty which attract visitors from all over the world and are constant sources of pleasure and pride to her own citizens.

With the accent on use, in contrast to preservation, in a museum sense, the Foundation is acting through a concept of area rehabilitation, financed by a "revolving fund".

Ansonborough is the pioneer project under this concept.

The Ansonborough Project is being financed by Foundation funds received as gifts and bequests from individuals and foundations. Because of the non-profit, cultural and educational character of the Foundation's work, gifts to it are income-tax deductible.

The fund is called a "revolving" one because the properties purchased and restored by the Foundation are all either resold or rented, and part of the

original outlays are recovered to be used again and again on other properties in Ansonborough, or, eventually, in other areas of predominantly early architecture.

The foundation recognizes that in the rehabilitation of a rundown area, its resales may sometime be at a loss. This deficit is considered the contribution of the Foundation — and of its benefactors — to the cultural heritage and urban vitality of our city. The basic reason for the Foundation's existence is to take the financial burden of "showing the way" to practical modern use of fine old buildings before it is too late.

From the beginning, of course, it was the Foundation's hope to stimulate activity in the area entirely independent of its own purchases and resales. This hope materialized handsomely. Many significant ante-bellum homes are being used and improved in accord with Foundation goals, both by newcomers following the Foundation's example and by earlier residents encouraged by the area's changed outlook to remain in their city dwellings.

ANSONBOROUGH PROPERTIES FOR SALE

Historic Charleston Foundation has assembled a group of houses to offer for sale. It now has 18 properties of various types, ranging from a two bedroom house of the late 18th century to an eleven room property with four masonry out-buildings, and including a vacant lot for residential building as well as one that might be used for commercial purposes. Included in the properties are several parcels of investment property but the large majority of the houses are essentially single family residences.

There are five dwelling houses, the exteriors of which have been restored by Historic Charleston Foundation:

61 Laurens Street	24 Wentworth Street
74 Anson Street	34 Anson Street
22 Wentworth Street	

There are several buildings on which suggested plans for interior remodelling as single family residences have been prepared by our architects:

45 Hasell Street	24 Wentworth Street
42 Anson Street	61 Laurens Street
50 Anson Street	74 Anson Street

5 Alexander Street

Three story clapboard house built about 1811. 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. Price—\$7,000. Dimensions — 41' x 53'

42 Anson Street

priced at \$7,000. Dimensions — 34' x 92'

Fine plans for the remodelling of this building are available.

50 Anson Street

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

Plans for remodelling being prepared.

74 Anson Street

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

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.

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.

The following, because of their unusual size, are suitable for rental property.

75 Anson Street
5 George Street
78 Anson Street

All prices quoted are based on acceptance of the properties in their present condition. Additional costs for renovation should be obtained from your contractor. Some assistance in financing may be available from the Foundation.

The Foundation office, telephone 723-1623, is glad at any time to provide information on its properties. It also has considerable information on the availability of other excellent old houses in the area and throughout the city.

Brokers are protected, and the Foundation works closely with local real estate firms to keep them posted on the project.

A call to the Foundation or to your real estate broker will bring you full information about properties currently available and prices.

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

Three story brick building.

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. Exterior restored.

Dimensions — 84' 6" on Laurens; 61' on Anson; 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 kitchen building.

Dimensions — 40' x 100'. Price — \$12,500. Held for sale 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 — \$37,000.

Three story brick dwelling in five apartments.

22 Wentworth Street

Three story brick house. 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.

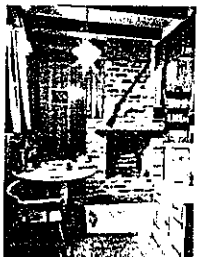
24 Wentworth Street

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.



71 Anson Street



63 Anson Street



71 Anson Street



635 East Bay Street

A stroll through the entire area is interesting and can easily be covered on foot. Note that the facades of most of the blocks are virtually unchanged from antebellum times. Below are properties which have been purchased by the Foundation as a part of its project.

5 ALEXANDER STREET — Simon Jude Chancogne, French consular officer, built this three-story clapboard house with its interesting, graceful woodwork in 1811. Held for resale by Foundation.

54 ANSON STREET — Three-story brick house built by the widowed Mrs. Mary H. Lanneau about 1818. Exterior restored. Held for resale.

53 ANSON STREET — c. 1814. Built by William Thompson. Exterior of house and small guest house restored by Foundation and sold to Mr. and Mrs. I. M. Lemacks who are in the process of restoring the interior.

60 ANSON STREET — c. 1851. Three-story brick residence built by R. M. Venning, planter. Traditionally, it was the place of business of Claus Spreckels who later became the sugar multi-millionaire in California. Handsomely restored by Mr. and Mrs. Robert M. Hitt, Jr. as their residence.

64 ANSON STREET — Small brick house known as Mrs. Stephen Robinson's Outbuilding. Built after fire of 1838. Purchased from Foundation by Mr. J. Thomas Bell who has restored it as his residence.

66 ANSON STREET — c. 1840. Purchased by Foundation. Note interesting treatment by entasis of brick porch columns. Grounds enlarged by addition of property at 64 Anson Street. Sold to Mr. and Mrs. William McIntosh, III who have restored it as their residence. Known as the John Philip Chazal house.

71 ANSON STREET — Thomas Doughty House, c. 1804. Essentially Adam in style with fine detailed woodwork. Note baroque gable over doorway. Sold by Foundation to Mr. and Mrs. Peter Manigault who have restored it as their residence.

72 ANSON STREET — Benjamin Simons Neville House, c. 1846. Well designed house with handsome Greek Revival drawing rooms. Garden enlarged by addition of property at 68 Anson Street. Purchased and restored by Mr. and Mrs. Hugh Walker.

74 ANSON STREET — Michael Fouquet House, c. 1812. Charming "turn of the century" two and a half-story house moved from Auditorium area to present site. Exterior restored and held for sale by the Foundation.

75 ANSON STREET — Joseph Legare House, c. 1800. Large Charleston "single" house with unusual row of brick outbuildings in rear. Full third story and entrance stairway added by Benjamin J. Howland, c. 1838. Purchased by Foundation and held for sale.

811 EAST BAY — Stephen Shrewsbury House, built before 1809. An example of one of the finest periods in Charleston's architectural history, this large brick house has excellent interior detail of Adam influence. A frame building to the west has been razed and premises enlarged to former size. Plans for the Foundation's use of this city mansion are currently under consideration. Interested individuals are invited to submit plans for possible purchase.

321 EAST BAY — Large double house built before 1789 by William Blaker, descendant of one of the wealthiest early South Carolina families. Much of interior paneling still intact. Part of Foundation's Rental Endowment holdings.

328 EAST BAY — Andrew Muftett House, c. 1839. Given the Foundation by anonymous friends, this fine "single" house with attached kitchen building has been renovated by the Foundation into apartments, a working part of Foundation's Rental Endowment holdings.

329 EAST BAY — Gadsden House, c. 1800. This splendid three story Adam mansion and its restoration and modernization given the Foundation by Mr. and Mrs. Charles H. Woodward of Philadelphia. Mrs. Woodward is the former Elizabeth Gadsden of Charleston. Part of Rental Endowment holdings.

332 EAST BAY — Robert Ponce House, c. 1817. Unusually imposing Regency mansion given by anonymous friend with funds for exterior repairs. Another gift resulted in renovation of main floor apartment and garden. Part of Rental Endowment holdings.

45 LAURENS — c. 1804. Built by Thomas Wallace, noted Charleston cabinet-maker. Held for sale by Foundation.

48 LAURENS — Built by Simon Jude Chancogne, c. 1813. Fine example of miniature scale of a Charleston "single" house in the Adam tradition. Note piazza detail. Beautiful interiors including outstanding Adam style marble mantel. Purchased from Foundation and restored by Mrs. James O'Hear as her residence.

61 LAURENS — James Mackie House, c. 1800. This two-story frame house has fine mantels, interesting stairway. Moved by Foundation from Auditorium area. Exterior restored and held for sale by Foundation.

42 SOCIETY STREET — Gilbert B. Browne House, c. 1846. Unusually large, well-proportioned rooms and sizable kitchen building. Held for sale by Foundation.

40 SOCIETY STREET — Mrs. Julianna Dupre's House, c. 1854. Typical Charleston house of the period. Sold to Mrs. J. B. Leland who has restored it as her

residence.

42 SOCIETY STREET — Mrs. Julianna Dupre's House, c. 1850. Another handsome medium-sized town house of the period. Restored by Foundation and sold to Mr. and Mrs. J. Blake Middleton who have added many improvements and created the fine garden.

44 SOCIETY STREET — Isaac Reeves House, c. 1840. Unusual small house deep in its large garden. Restored by Foundation and purchased by Mr. and Mrs. Avram Kronsberg as their residence.

55 SOCIETY STREET — Old high school building, c. 1840. Heroic portico designed by renowned architect Edward Brickell White who designed the steeple of St. Philip's Church. Owned by Gordon Langley Hall.

56 SOCIETY STREET — Dr. Joseph Johnson's House, c. 1840. Notable interiors with spacious drawing rooms and handsome stair hall. Purchased from Foundation and restored by Mr. Gordon Langley Hall as his residence.

59 SOCIETY STREET — House built for rental purposes by Jonah M. Venning, c. 1850. The three-story building is still used as income producing property with several well-appointed apartments. It is held for sale by Foundation as investment property.

66 SOCIETY STREET — William T. Hieronymous House, c. 1839. Unusual cast iron piazza details make this one of the notable houses in the area. Note extensive outbuildings and brick-paved courtyard. Owned by Mr. and Mrs. Frederick Ehn who are now completing plans for its restoration.

8 WENTWORTH STREET — Built by John T. Henery, c. 1850. Set far back in its deep lot, this small house and its outbuilding have been sold to Mr. and Mrs. Warren Shattuck who have restored it.

10 WENTWORTH STREET — Built c. 1856 by Charles W. Seignious. A sturdy Charleston "single" house with attached kitchen building. Restored as their residence by Mr. and Mrs. C. Allen Smith.

12 WENTWORTH STREET — Built c. 1852 by William G. Armstrong. With its tier of piazzas facing the street and imposing double parlors over a high open basement, this house is of unusual distinction. To be restored by owner, Robert Walden.

15 WENTWORTH STREET — Christopher Myers House, c. 1817. Three-story brick Charleston "single" house with attached kitchen building. Sold to Mr. and Mrs. William P. Chebire who have restored the house as their residence.

18 WENTWORTH STREET — c. 1819. Built by David Lopez, who built in the Confederate War a torpedo boat similar to the famous "Little David" and was the builder for Beth Elohim, the Hasell Street Synagogue. House stands over a high basement floor with handsome large rooms on second floor. Purchased by Mr. and Mrs. James I. Langdon and restored as their residence.

22 WENTWORTH STREET — Francis Q. McHugh's Tenement, c. 1840. Three-story brick residence with common wall to 24 Wentworth. Foundation has restored exterior and is holding it for sale as single family residence.

23 WENTWORTH STREET — Built in 1843 by James J. Jefford. Sold to Mr. and Mrs. Oliver J. Lindsay, Jr. who have recently restored this charming "single" house as their residence and are now developing the grounds.

24 WENTWORTH STREET — Francis Q. McHugh's Tenement, c. 1840. This three-story brick house shares common wall with 22 Wentworth Street. Both houses have their pedestrian entrances on Wentworth Street and driveways from Anson Street. Held for sale as single family residence by Foundation.

30 WENTWORTH STREET — William Thompson House, c. 1813. After exterior restoration of this small masonry "single" house, Foundation sold it to Miss Alexandra L. Dengate who is restoring the interior.

32 WENTWORTH STREET — c. 1813. Built by William Thompson. Small Charleston "single" house. Sold to Mr. and Mrs. Dale W. Harris.

NOTE: The Foundation now owns three period buildings north of the Ansonborough area, which are to be rehabilitated as prime examples of adaptive use in preservation of landmarks.

PRESQU'ILE, 2 Amherst Street, located at the corner of East Bay eight blocks above the Gadsden House, was given to the Foundation. This distinguished house, built after 1804, is an important part of the Foundation's contribution to architectural preservation. With a unique floor plan and fine decorative detail, the house is being restored by the donors and is open by appointment to students of architecture and history.

FABER HOUSE, 635 East Bay, c. 1839. Outstanding landmark on southwest corner of East Bay and Amherst Streets. Pure Palladian portico designed in the grand manner. Exterior restored by Foundation. To be sold or leased to business or corporation for office use.

41 CHARLOTTE STREET — William Henry Houston House, c. 1854. Given to Foundation as a part of its Rental Endowment Fund. To be restored by Foundation in four, fine apartments.



329 East Bay Street



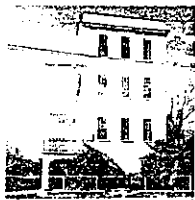
30 Wentworth Street



34 Anson Street



332 East Bay Street



75 Anson Street



311 East Bay Street — before



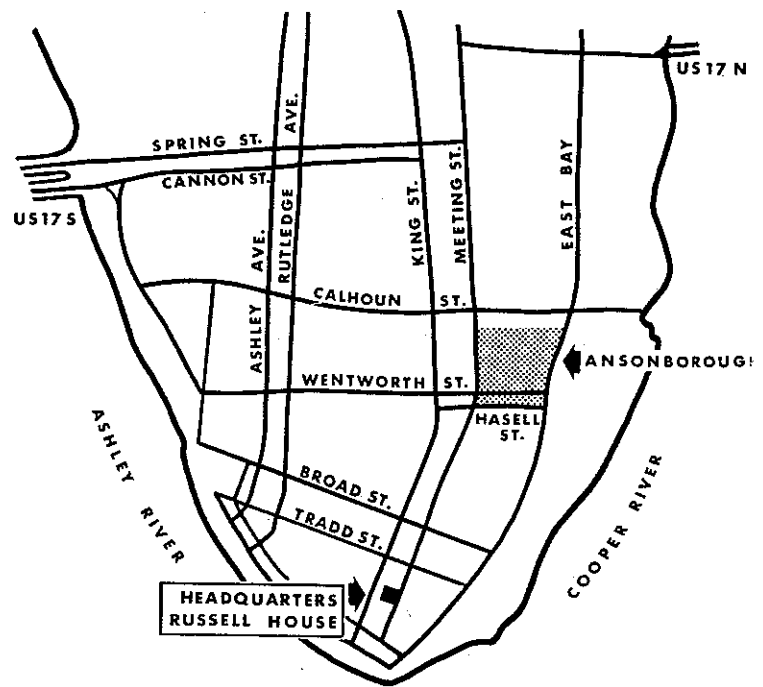
311 East Bay Street



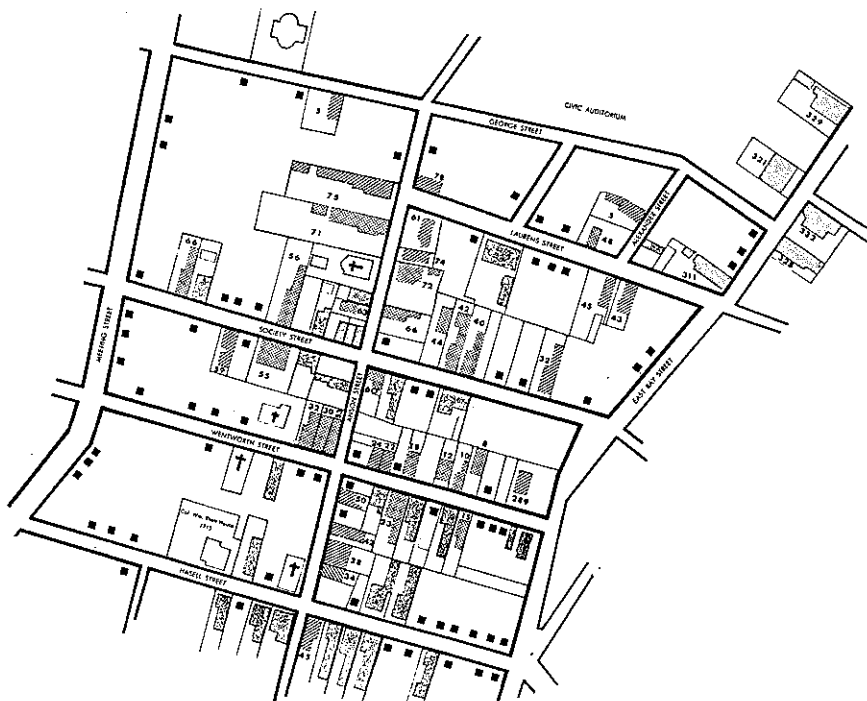
42 Society Street

THE LOCATION OF ANSONBOROUGH





"Ansonborough" as now developed by the Foundation applies to a six block area in the mid-city plus a portion of East Bay Street comprising parts of four of the historic suburbs — Ansonborough, Rhettisbury, Laurens' Lands and Gadsden's Lands.



51 Meeting Street
Charleston, South Carolina



ANSONBOROUGH

-  For sale
-  Sold and restored; or in process of restoration by the owner
-  Houses in rental endowment
-  Restored independently since 1959

* Not on this map are a few houses that for years have been carefully maintained by their owners.