
SYLVIA WILLIAMS (MILES) HOUSE

A Property History of 35 Chapel Street



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1 INTRODUCTION

This property research has been conducted as a part of the Masters of Science in Historic Preservation program jointly conducted at the College of Charleston and Clemson University. At the start of the 2017 Fall semester, Katherine Pemberton, a professor of the program as well as a historian at the Historic Charleston Foundation, assigned each student in her Historical Research Methods class (HP 8090/HSPV 809) with a unique Charleston Single House to research. This assignment expounded upon previous analyses into the above vernacular housing type.

Alena C. Franco, as thoroughly demonstrated in her 2017 MSHP thesis *Catching A Breeze: A Study of Piazzas in Charleston, SC*, determined that Charleston Single Houses are far more varied in architecture than was previously thought.¹ One particularly interesting segment of that diversity includes single houses with only a single-story piazza. This form is extremely uncommon and therefore additional research is needed to explain its origin.

This report delves into the property history of 35 Chapel Street, one of the few, peculiar single-story piazza, single houses in Charleston surveyed by Franco. Built by Sylvia Miles (nee Williams), a free mulatto woman, between ca. 1849-1852 on land leased from William Henry Holmes, a wealthy white planter and retired merchant, Miles raised and educated her three children within the sturdy single house. The subsequent examination of the property herein discussed will prove that not only is this house special because of its one-story piazza but also because of the owners, inhabitants, and events that shaped it.

¹ Franco, Alena C, "Catching a Breeze: A Study of Piazzas in Charleston, S.C.," (MSHP thesis, Graduate School of Clemson University and the College of Charleston, May 2017).

2 ARCHITECTURAL DESCRIPTION OF CHAPEL STREET

The diverse vernacular architectural form known as the Charleston Single House may be loosely defined as a rectilinear house plan with the shorter, gabled side, often two or three bays in width, facing the street. The name itself, single house, comes from the structure only being one room wide. To qualify as a Charleston Single House, it must have a piazza attached to one of the long sides running perpendicular to the street. Commonly the piazzas, with their front entrances leading into a central passage with one room on both sides of it, are located where a sea breeze would be caught: on either the south or west elevation.² While scholars debate the origin of the Charleston Single House as well as its essential piazza, Coclans argues that, “the black diaspora is responsible not only for the single house but... for its piazza too.”³

Some historical proof exists, says Russell, that before circa 1840 the typical Charleston Single House only had a ground floor piazza and that over time most gradually adapted into having two. In 2017, the double piazza variety remains the most common form. However uncommon, some single-story piazza Charleston Single Houses do exist, such as the Sylvia Williams (Miles) House at 35 Chapel Street.

Russell compares the Charleston Single House to the automobile, noting that while the basic form described above may remain roughly the same there can be many design styles (Georgian, Federal, Greek Revival, et cetera), different levels of ornamentation and expense, and various degrees of size. He defines the “Chevy-version Single House,” as those that are “midway

² Jonathan Poston, *The Buildings of Charleston: A Guide to the City's Architecture*, (Columbia, SC: University of South Carolina Press, 1997) 26-35.

³ Peter A. Coclans, *The Shadow or a Dream: Economic Life and Death in the South (Carolina Low Country*, New York: Oxford University Press, 1989) 11.

between the full-blown, grand models and the post-war freedmen's cottage."⁴ 35 Chapel Street may qualify as such.

The Charleston Single House located at 35 Chapel Street is two stories tall and two bays wide. Excluding the 1980s rear addition and the width of the piazza, it is 38' long along its north-south axis (west and east elevations) and 18'-5" wide along its east-west axis (north and south elevations). All the paint colors listed hereafter, according to the Board of Architectural Review's Color Schedule, are manufactured by Sherwin Williams.⁵

The color for the main body of the building is Quill. The two street facing bays include six-over-six sash windows with wooden sills. These windows repeat along the second story. Attached to the west elevation is a single-story piazza. Behind its four-paneled piazza screen door, running the entire length of the piazza are five, evenly spaced, wooden columns of the Tuscan order painted white. Between them are slender, square balusters set into a white hand rail that spans the whole piazza. The west elevation has five bays, with four windows on the first floor and five on the second (all being six-over-six paned). Centrally placed between the four ground floor windows is a 6'-4" wide door, painted Colleton Woods.

This door, with six panels and a tripartite transom above, leads into a central passage flanked on both sides by parlors. At the end of this hall, or the east interior wall, is a staircase leading up to the second floor. The second floor also has a central passage with two rooms on either side. The east elevation's only six-over-six window, situated half-way up the wall, provides light for the stairwell. Although not on the north elevation, this lone window facing east onto the neighbor's piazza dictates that individuals comport themselves with "northside

⁴ Robert Russell, "Buildings, Manners and Laws: The Charleston Single House as a Definer of Urban Form and Shaper of City Life," *Carolina Planning* 24, no. 2 (Summer 1999): 14-15.

⁵ See Appendix, Figure 10.

manners".⁶ The piazza while being screened from the street, is not completely private to its neighbors and vice-versa. One should therefore behave as they appropriately would in public when on the piazza.

There are two chimneys atop the gabled roof of 35 Chapel Street. The first, with two arches capping it, is located on the north-east side of the gabled tin roof. The two gothic brick arches spanning the two flues of this chimney indicate two fireplaces stacked beneath it on the first and second floors. The other chimney, set along the south edge of the roof, is corbeled around the top. It is set atop the south edge of the roof, near the seam of the addition. This chimney serves two fireplaces beneath it along the south walls of both floors. The roof itself is clad in tin painted Charleston Green.⁷

⁶ Ibid., 16.

⁷ City of Charleston. *Board of Architectural Review Files for 35 Chapel Street*.

3 GENERAL CONTEXT OF 35 CHAPEL STREET

The Charleston Single House at 35 Chapel Street A, Charleston, South Carolina is situated on the south side of the street about half way between Alexander and Elizabeth streets. It is located within the northern fringes of both the Charleston Historic District (a National Register designated district) and the neighborhood of Mazyckborough. Calhoun Street to the south, Chapel Street and Mary Street to the north, East Bay Street to the east, and King Street to the west roughly form the present-day boundaries of that neighborhood.

The current bounds of 35 Chapel Street are roughly congruent to the north-western quarter of Lot No. 40 in the original plan of Mazyckborough. The evolution of the parcel into its current dimensions will be further elaborated on throughout this report.

An address was first assigned to the property in the City Census of 1861 when it was listed as 11 Chapel Street. It was not until the mid-1880s that it acquired its modern address: 35 Chapel Street. Before 1849, the neighborhood was outside of the city of Charleston's limits. From 1849 to 1888, Mazyckborough was a part of Ward 5. Since then it has been within Ward 7.

During the American Revolution, the land owned by Isaac Mazyck just north of the city was known as Mazyck's pasture. Under a live oak near the center of the grassy high ground, Christopher Gadsden rallied Charles Town's "mechanics". The Liberty Tree was such an important symbol to these patriots that when the British captured Charleston in May 1780 they immediately had it chopped down.⁸

In 1786, Alexander Mazyck commissioned Joseph Purcell to survey Mazyck's Pasture.⁹ Purcell laid out the grassy high ground and its neighboring marsh into a subdivision of the

⁸ Margaret M. Rivers Eastman, *Hidden History of Charleston*, (Charleston, SC: The History Press, 2010).

⁹ A Plan of Mazyckborough: The Property of Alexander Mazyck, Esq.. (Joseph Purcell., 1786). Map. From the South Carolina Historic Society. See Appendix, Figure 1.

Charleston Neck called Mazyckborough. Throughout its different stages of growth, the planned neighborhood attracted: wealthy white planters who wanted larger parcels; factors and other commission agents who wanted to live near the newer wharves and railroad depots north along the Cooper River; tradesmen like butchers whose business practices were sometimes seen as nuisances to neighbors, free people of color who desired to reside in an area amongst themselves without the city's strict legal constraints, surveillance or taxation; and later people from other American states and Eastern European countries looking to find affordable rent.

Before the annexation of the Charleston Neck, or the area north of Boundary Street, in 1849 free blacks lived outside of the control of the City of Charleston. In pursuit of civil liberties and economic freedom, it is not difficult to understand why the 1848 City Census remarked, “the slaves and free coloreds have removed to the Neck . . . where the class of houses suited to their condition are numerous, and obtained at modest rents.”¹⁰

Shortly after the devastating fire of 1838, Charleston imposed a law requiring all new construction to be built of brick. Unable to afford brick houses, many people were economically limited from residing within the city.¹¹ Many free people of color migrated towards Mazyckborough and other neighborhoods north of the city limit at Boundary Street (modern day Calhoun Street). When the city expanded to include Mazyckborough in 1849, a new ordinance was enacted allowing wood construction for another twenty years. Because of this brick ordinance, a significant number of extant pre-1870 structures in the upper wards of the city are constructed of wood.¹²

¹⁰ H.W. DeSaussure and John L. Dawson, *Census of the City of Charleston, South Carolina, for the Year 1848, Exhibiting the Condition and Prospects of the City, Illustrated by Many Statistical Details, Prepared Under the Authority Of The City Council,*” (Charleston, S.C.: J.B. Nixon, 1849).

¹¹ Ann Stojasavljevic, “Housing and Living Patterns Among Charleston’s Free People of Color in Wraggborough, 1796-1877” (MSHP thesis, Graduate School of Clemson and the College of Charleston, 2005), 31.

¹² George Ripley and Charles A. Dana, *The New American Cyclopaedia: A Popular Dictionary of General Knowledge*, Vol. 4 (New York: D. Appleton and Company, 1858), 759.

4 Undeveloped Lot No. 40 in Mazyckborough, 1803-1844

This report's chain-of-title for 35 Chapel Street begins in 1803 with the sale of Lot No. 40 in Mazyckborough. Over the next fifty years it is conveyed and divided through a circle of friends or close acquaintances but remained vacant the entire time. It is under the Holmes family that the property becomes the site of a house. Although the specific facts have yet to be determined, strong relationships between these individuals do appear likely.

On December 15th, 1803, Samuel Ham, a shipwright residing at 10 Amen Street and working at Ham's and Smith's wharves,¹³ enlisted George Parker to purchase on his behalf Lot No. 40 in Mazyckborough.¹⁴ The sum of 490 guineas (\$2,289.99), from the auction of the property at Holmes and Mathewes Sale, was divided amongst the five sibling Mazyck heirs: Alexander C., Paul D., Nathaniel B., Mary, and Catherine.

This conveyance describes the dimensions of the lot, citing the 1786 Plan of Mazyckborough, as eighty feet on Charlotte Street, 416 feet and four inches roughly on the west side, eighty-five feet on Chapel Street, and on the east side 432 feet and one inch thereabouts. Lot No. 40 also butted and bounded Lots No. 37 and No. 43 on the east and west, respectively.

Ham financed the purchase through Parker. He paid to Parker one-third of the price, or \$760.50, initially and swore to later repay him the outstanding two-thirds of the payment (\$1522.49) plus interest. By July 3rd, 1807, the interest had accrued to \$378.61. Robert Little, on behalf of the deceased Samuel Ham's estate, paid \$265 of the interest, leaving the two-thirds of the original sum plus the ever-growing interest that at that date was \$113.31. Another three years passed until the executrix of Ham's estate, his wife Margaret Hawes, paid off the two-thirds

¹³ City of Charleston, *Charleston City Directory, 1802*, South Carolina Historical Society, Charleston, SC.

¹⁴ Charleston County, Records of the Register Mesne (RMC), S.C. Deed Book B8, p. 77.

amount of the original price financed by Parker plus the interest that had risen to \$379.74. This total amounted to \$1902.23. Little, witness to Ham's will, also witnessed this final payment. During the period of Ham ownership, the property sat idle and vacant.

On November 7, 1815, Mary Hawes, still acting as executrix for the estate of her late husband, Samuel Ham, conveyed half of the property to Richard Cunningham for the sum of \$1400. Hawes sold Cunningham the northern half of Lot No. 40, the half part that bounded on Chapel Street. In this conveyance the new dimensions of the property are listed as: eighty-five feet on Chapel Street, 216 feet on the east side, and 208 feet on the west side. The property's southern length is not provided.¹⁵

The next day, November 8, 1815, Richard Cunningham conveyed to Robert Little, in consideration of the sum of two hundred dollars, the west half of the land he had purchased from Ham's estate.¹⁶ This shortened the fronting on Chapel Street by a factor 2. Little bought the property at a significant discount: he paid under thirty percent of what the market rate would have been. It might be possible that this sale to Little was planned. The

Cunningham cautiously noted in the deed that he did, "not hold [himself] bound for any defect of title on the part of the executrix of Samuel Ham."¹⁷ Cunningham's conveyance, however, has a discrepancy. The provided dimensions of the east and west sides of the property are switched yet the east is incomplete. Its dimension is not fully legible (or written) – the text leaves an unexplained blank after "two hundred" when describing the east boundary. The deed does, however, correctly define the new dimension on Chapel Street as forty-two feet and six

¹⁵ RMC, Charleston S.C., Deed Book M8, p. 279.

¹⁶ Ibid., p. 293.

¹⁷ Ibid.,

inches. This is because the property became, after two divisions, roughly the northwest quarter of the original Lot No. 40.

Robert Little resided on Charlotte Street between 1820-1840s.¹⁸ In the city directories for this period, he is listed as a lumber merchant or factor. McInnis defines a factor as “those engaged in agricultural products, those with extensive shipping interests, or those with significant economic power.”¹⁹ For most of Charleston’s history, especially during the eighteenth and nineteenth centuries, lumber was a leading export that was highly profitable to trade. Thompson cites Little’s will as one example of wealthy lumber factors ensuring their lucrative businesses would be inherited and managed by friends and family alike.²⁰

Robert Little died ca. 1844. In Little’s will, he bequeathed his, “dwelling house and lot of land where I now reside on Charlotte Street, Mazyckborough. I also give him my lot of land adjoining on Chapel Street and next to Mrs. Faber’s lot. I also give him my lot of land on Charlotte Street adjoining Mr. Axson’s and nearly opposite my residence – I give the said dwelling house and all the said lots of land to William H. Holmes... his wife Margaret... then to go to their children who may then be alive.” Upon his death, the property mentioned transferred into the ownership of the Holmes family headed by William Henry.²¹

It is important to clarify that in Little’s will he bequeathed numerous properties across the city of Charleston to plenty of people. When a specific property had a structure of any kind on it, it was stated. No buildings are mentioned to exist on the lot on Chapel Street. This very likely

¹⁸ City of Charleston, *Charleston City Directory, 1820-40*, South Carolina Historical Society, Charleston, SC.

¹⁹ Maurie D. McInnis, *The Politics of Taste in Antebellum Charleston*, (Chapel Hill, N.C.: University of North Carolina Press, 2005), 339.

²⁰ Michael D. Thompson, “Working on the Dock of the Bay: Labor and Life along Charleston’s Waterfront, 1783-1861,” (History PhD Diss., Emory University, 2009), 14.

²¹ “Last Will and Testament of Robert Little,” Charleston County Wills, Vol 42-43, 1839-1845, case no. 19, 565-579.

suggests that the northwest quarter of Lot No. 40, roughly present day 35 Chapel Street, owned by Little and bequeathed to Holmes was still vacant when the will was written.

Robert Little was also the namesake for three individuals, each a son of the executors: Nathaniel Cooper, Robert Brodie, and William H. Holmes. These persons were specifically mentioned and gifted items in the will merely for having been named after him. Holmes' son, Robert Little Holmes, was the very first Confederate casualty of the Civil War, albeit by accidental friendly fire.²²

More than just bequeathing lots of land, dwellings, furnishings, and wharves, Little also transferred slaves to his legatees. Little's convictions on manumission, race, or the institution of slavery cannot be ascertained yet he directed that he wished certain slaves, namely those that his late wife had appreciated, be freed after his death. Little, however, lamented that the South Carolina legislature had prohibited manumission by will.²³ He therefore urged whoever later owned one slave, Mary Kirk, to, "permit her and her children to leave the state if she chooses (sic) and to pay her passage and give her a little money and let her go where she pleases for her safety."²⁴

Whatever his relationship with Charleston's free people of color and his perspective on slavery may have been, Robert Little had a friend that was also involved with aiding that disadvantaged demographic. William H. Holmes, at least from the 1850s to the 1870s, was a financier and guardian of several free mulattoes.

²² News Article, "Terrible Accident at Castle Pinckney – First Casualty of the War," Charleston Mercury, January 9, 1861 in Newspapers.com {accessed November 10th, 2017}.

²³ Jenny B. Wahl, "Legal Constraints on Slave Masters: The Problem of Social," *The American Journal of Legal History* 41, No. 1 (Jan., 1997) Accessed November 15, 2017.
<http://www.jstor.org/stable/845469>.

²⁴ "Last Will and Testament of Robert Little," 566.

5 William H. Holmes: Trustee of the Property

Holmes descended from a well-to-do family. His father, William Holmes Sr., was a physician and merchant while his step-father, John Edwards, was a naval commissioner for the British colonial government in South Carolina.²⁵

Prior to inheriting Little's estate in Mazyckborough, Holmes resided at 113 Boundary Street. For most of his adult life, Holmes was a Vendue Master (his auction house, Holmes and Mathewes, was the establishment that sold Lot No. 40 from the Mazyck heirs to Samuel Ham). This likely was one of the ways in which Holmes may have known Little. Later in life, still residing at Charlotte Street, Holmes is listed as a planter and then a gentleman.²⁶

In 1847, Holmes' daughter Elizabeth Ramsay Holmes married Henry Martyn Venning. This was the union of two powerful merchant families. Venning's father, Jonah M. Venning, was also a successful lumber factor. Jonah Venning, like William Holmes, resided at Charlotte Street and the two fathers of bride and groom therefore could have known each other as neighbors or as business partners.²⁷

The marriage of Elizabeth Ramsay Holmes to Henry Martyn Venning required legal protections for the bride's property. When a woman of this time period married, she forfeited all of her ownership rights to her husband. To prevent her husband from having access to her property or property of which she was entitled, such as Little's estate on Chapel Street, Holmes filed a marriage settlement. This legal process, an agreement between the bride and groom,

²⁵ Mary P. Fenhagen, "John Edwards and Some of His Descendants," *The South Carolina Historical Magazine* 55, no. 1 (Jan. 1954), 1-5.

²⁶ City of Charleston. *Charleston City Directories, 1825-1869.*

²⁷ City of Charleston. *Charleston City Directories, 1820-1840.*

established William H. Holmes as the trustee of Elizabeth's property while she was alive and married to Venning. If Venning were to perish while Elizabeth were living, her rights and privileges to property she had a claim to would be reinstated.

While no exact metes and bounds of the property are enumerated, the document, dated December 9th, 1847, does delineate the property being placed in trust: "the lots of land... situated on Chapel Street, Mazyckborough lately belonging to Robert Little".²⁸

²⁸ RMC, S.C. Deed Book A12, p. 48.

6 Sylvia Williams (Miles), 1850-1859: The House's Reason

Sylvia Williams (Miles) was a free person of color. She and her three children, Susan, Mary, and Joseph (the two oldest are noted to have attended school) are all listed as mulattoes in the 1850 Census,²⁹ when the multiracial category was first included. A person of color's condition of bondage, whether they were enslaved, depended on that of the mother.³⁰ Thus Sylvia's children, like her, were all born free (capitation records, proof that she was taxed for being a free person of color individual, date back before her children's births). It appears based on data gleaned from city directories, censuses, and capitation indexes that Sylvia Williams (Miles) was also connected to two other free mulatto women, about the same age as her, Sarah Hammett and Mary Florin.³¹ At times, these women lived in the same household. At other times, these women lived on the same streets still nearby to one another.

The Tax Assessment Ward Book of 1852 for Ward Five is the first tax document showing a structure, the single house that stands today, on the lot of 35 Chapel Street.³² On land leased by William H. Holmes, Sylvia owned her two-story wood building valued at \$400. Sarah Hammett, according to the same page of the tax book, owned a structure two houses east of Miles' at the south-west corner of Chapel Street and Alexander Street. These structures are all shown on the 1852 Bridges and Allen map of Charleston.³³ In 1850, the earliest date with Sylvia

²⁹ 1850 United States Census, Saint Michael and Saint Philip, South Carolina, Roll M432_850, Page 312A, Image 464. Retrieved from Ancestry.com. {accessed October 21, 2017}

³⁰ Johnnie Simpson, "The Free Black Population of Selected Counties in South Carolina, 1830-1865," Masters of Arts Thesis, Department of Afro-American Studies, Atlanta University, 1973.

³¹ See Appendix, Table 1.

³² City of Charleston, City Tax Assessment Ward Books, Charleston SC, Ward 5, 1852-1856, p. 19. From the South Carolina Room and Archives at the Charleston County Library, Charleston, SC. See Appendix, Figure 2.

³³ R.P. Bridgens and F. Allen. *An Original Map of the City of Charleston*. Hayden Brothers and Co., 1852. Map. From the South Carolina Room, Charleston County Public Library. See Appendix, Figure 3.

listed on Chapel Street, she appeared in both that year's census and index to capitation records. In the census she is in the household of Sarah Hoembry (sic), with her three children and Mary Flory (sic).³⁴ In that year's capitation index, both her and Florin are separately listed as living on Holmes' Chapel Street lot. The following year's capitation index shows the same residence information for both women. In what domicile(s) they lived, it is not known. Often government officials did not treat the records of colored people with the same dignity and care that they granted to the white population. It could be possible that the group of six in the same 1850 Census household (the three women and three children) were living in more than one structure and were simply enumerated as residing together. With that background, one might hypothesize that the single house was constructed between 1850-1852.

The following general statistics may aid in the contextualization of Sylvia Miles, her family, and her fellow female free mulattoes in antebellum Charleston. In 1850 and 1860, women were, respectively, sixty and sixty-two percent of the free colored population of the city. During this period, seventy-five percent of free people were mulatto while only eight percent of all slaves were mulatto. And seventy-five to seventy-nine percent of the free black population was no older than forty years old. Census data indicates the women, Sylvia, Mary, and Sarah, were all at least fifty years old by 1860.³⁵ Wilkens posits that the, "predominance of women and of lighter color grew out of the pattern of manumission. Female slaves and their mulatto children

³⁴ 1850 United States Census, Saint Michael and Saint Philip, South Carolina, Roll M432_850, Page 312A, Image 464. Retrieved from Ancestry.com {accessed October 2, 2017}

*Based on neighbors and similarity of name this is the same person (Maria Faber's house appeared as the next household in the 1850 Census and other the 1852 Tax Assessment Ward Book).

³⁵ Ibid.,

³⁵ 1860 United States Census, Charleston Ward 5, South Carolina, Roll M653_1216, Page 396, Family History Library Film: 805216, retrieved from ancestry.com {accessed October 31, 2017}.

were frequently free by white masters.”³⁶ Sylvia or one of her ancestors may have been manumitted in such a manner.

Blackburn and Richards identify property holding as a “function of both color and sex.”³⁷ The life of a free person of color was limited by racial discrimination. The white population’s hegemony allowed it to dictate who among the free blacks and mulattoes could attain property, obtain employment, find affordable housing, and escape injustice. Free women of color were even more discriminated against than free men of color. The less property a free woman of color owned, the less likely a man, either white or black, was involved with her life.³⁸

In Charleston, sixty-seven of the 175 free people of color owning property were women. For a free mulatto, mother-headed family, the average residential wealth was \$623. The value of property ownership may be further understood by comparing the wider population segment of Charleston during the Antebellum period: the whites had a mean wealth of \$8,251, mulattoes had a mean wealth of \$712, and blacks had a mean wealth of \$349.³⁹ Walker lists nurses, laundresses, drayers, blacksmiths, hawkers, gardeners, whitewashers, carters, vendors, and chimney sweeps as some of the occupations performed by free people of color with property values below \$500.⁴⁰

³⁶ Wilbert L. Jenkins, *Seizing the Day: African Americans in Post-Civil War Charleston*, (Indianapolis: Indiana University, 1998), 2.

³⁷ George Blackburn and Sherman L. Richards, “The Mother-Headed Family among Free Negroes in Charleston, South Carolina, 1850-1860,” *Phylon* (1960-) 42, no. 1 (1st Qtr., 1981): 24.

³⁸ Myers, Amrita C, *Forging Freedom: Black Women and the Pursuit of Liberty in Antebellum Charleston*, (Chapel Hill, NC: University of North Carolina Press, 2011).

Maryland: Lexington Books, 2011), 66-134.

³⁹ Juliet, E.K. “Racism, Slavery, and Free Enterprise: Black Entrepreneurship in the United States before the Civil War,” *The Business History Review* 60, no. 3 (Autumn 1986): 349.

⁴⁰ Ibid., 357.

In terms of free urban blacks, “black women were quite visible as property owners in Charleston.”⁴¹ Owning property helped free women of color “solidify their always fragile freedom, expand legal privileges, and rise in both wealth and social standing,”⁴² writes Myers. The more impoverished a female was the more likely she would have faced sexual and racial harassment. The less property a free woman of color owned, the less likely a man, either white or black, was financially involved in her life.⁴³

Sylvia Williams (Miles) may have had a husband. It was very common for free people of color to be married and living in stable households with children. Frequently, though, these marriages were not recorded.⁴⁴ While men headed many of the free households, most of them were headed by women.⁴⁵ Given that Sylvia was a single mother with children, that free women outnumbered the freemen three to two, and that her gravestone testifies she had married (Williams is listed as her maiden name),⁴⁶ she might have had a husband who was a slave. “Urban slave men were particularly drawn to marrying free black women because a free wife could provide economic advantages to a slave husband. Any bit of personal wealth or property he might acquire could be held by his wife, and even invested, safe from the possibility of confiscation,” says Wilkens.⁴⁷

⁴¹ Loren Schweringer, “Property Owning Free African American Women in the South, 1800-1870,” *Journal of Women’s History*, 1 (Winter 1990): 13-44. Retrieved from https://libres.uncg.edu/ir/uncg/f/L_Schweninger_Property_1990.pdf {accessed November 11, 2017}

⁴² Ibid., 134.

⁴³ Ibid.,

⁴⁴ Herman R. Lantz, “A Research Note on the Free Black Family in our Early History,” *The Family Coordinator* 24, no.3 (July, 1975), 362-365.

⁴⁵ George Blackburn and Sherman L. Richards, “The Mother-Headed Family among Free Negroes in Charleston, South Carolina, 1850-1860,” *Phylon* (1960-) 42, no. 1 (1st Qtr., 1981): 25.

⁴⁶ See Appendix, Figure 4.

⁴⁷ Wilbert L. Jenkins, *Seizing the Day: African Americans in Post-Civil War Charleston*, (Indianapolis: Indiana University, 1998), 2.

Sylvia, though an occupation is never listed next to her name during the time she owned the single house, likely worked to attain her property. Walker points out that the “occupation of most self-employed free black women differed little from those of their sisters in slavery... yet for some antebellum free black women, participation in these occupations provided a base for developing enterprise.”⁴⁸ Between 1850-1860, half of free black women were occupied in “benchwork” (textile labor) and a third worked in the service industry (e.g.).⁴⁹ Benchwork, the highest skilled labor that free women of color performed, still garnered an insufficient wage.⁵⁰ Some individuals operated their businesses, for example seamstress shops, out of their houses.⁵¹ Others used their residences as the enterprise by operating it as a boarding house, one of the most profitable forms of income for free black women.⁵² And among those that did run these establishments, they often leased the property (like Sylvia had with Holmes’ land).⁵³

For free women of color, white men could sometimes act as “guardians” and “protectors”, says Schweringer. These women engaged these men for legal redress and financial aid. He adds that in the, “in the lower south, a small group of free women of color, mostly mulattoes... had been assisted by whites.”⁵⁴ By the presence of Mary Florin and Sylvia Miles on William H. Holmes’ Chapel Street lot, he may have been helping them in some way. Though the terms of the lease agreement between Miles and Holmes are not known, his financial assistance to these women cannot be debated.

⁴⁸ Juliet E.K. Walker, *The History of Black Business in American Capitalism: Race, Entrepreneurship*, (New York: Twayne Publishers, 1998), 169.

⁴⁹ George Blackburn and Sherman L. Richards, “The Mother-Headed Family among Negroes in Charleston, South Carolina, 1850-1860,” *Phylon* (1860-), 42 no. 1 (1st Qtr., 1981), 23.

⁵⁰ Amrita C. Myers, *Forging Freedom: Black Women and the Pursuit of Liberty in Antebellum Charleston*, (Chapel Hill, NC: University of North Carolina Press, 2011), 107.

⁵¹ Juliet, 93.

⁵² Loren Schweringer, “Property Owning Free African American Women in the South, 1800-1870,”: 13-44.

⁵³ Loren Schweninger. *Black Property Owners in the South, 1790-1915*. Chicago: University of Illinois Press, 1997, 84.

⁵⁴ Loren Schweringer, “Property Owning Free African American Women in the South, 1800-1870,”: 13-44.

White society may have viewed mulattoes differently than they did the rest of the free black population. Hall's "mulatto hypothesis" argues that, "whites thought mulattoes were smarter than blacks, and brought them into work for them in closer contact than darker skinned blacks."⁵⁵ The shared kinship between the mulatto and the slave owner was one of the primary motivators. Because they did not want their relatives enslaved, to some white owners, "manumission-in-common."⁵⁶

The index of dissimilarity, Ira Berlin calculates, quantifies the proximity of free blacks to whites versus the same measure of slaves to whites. For Mazyckborough, the free blacks tended to live twice as far away from the whites as the slaves did. Yet at the site of 35 Chapel Street, in 1860, white households are the immediate neighbors on almost all sides.⁵⁷ Statistically it was unlikely for a free person of color to live so close to such a disproportionate amount of white residences and so few households of color.⁵⁸

It was not until 1859 that Sylvia Williams (Miles) appeared next at any documented location. In that year's city directory, she is listed as residing at Heyward's Court.⁵⁹ Two years later, the City of Charleston surveyed its population completely for the first time.⁶⁰ Sylvia again appeared at Heyward's Court. The Charleston Neck, for the first time, was assigned addresses – Sylvia is said to have lived at #2 Heyward's Court. The City Census, as that year's directory was called, also defined Heyward's Court, a street that no longer exists, as "runs east from Alexander

⁵⁵ Robert E. Hall, *An Historic Analysis of Skin Color Discrimination in America: Victimism Among Victim Group Populations*, (New York: Springer, 2010), 112.

⁵⁶ Ibib., 118.

⁵⁷ Dee Dee Joyce, "The Charleston Landscape on the Eve of the Civil War: Race, Class, and Ethnic Relations in Ward Five," PhD diss., State University of New York at Binghamton, 2002, 212. *See Appendix. Figure 5.

⁵⁸ Berlin, Ira. *Slaves Without Masters: The Free Negro in the Antebellum South*. (New York: Random House, 1974), 175.

⁵⁹ City of Charleston. *Charleston Directory, 1859*.

⁶⁰ City of Charleston. *City Census of 1861*. University of North Carolina at Chapel Hill. Retrieved from <http://docsouth.unc.edu/mls/census/census.html> {access November 17, 2017}

Street, a few doors north of Chapel Street.” It may be the case that when Sylvia moved out of the single house at 35 Chapel Street, that Holmes, the land owner, reimbursed her for it. As the single house was assessed at \$400 in 1852, it would be surprising if she had simply walked away from the building without anything in her pocket. In the 1870 Census, Sylvia owned real estate of \$700 and personal property \$100.⁶¹ That money had to have come from some place – perhaps from the compensation of her building.

⁶¹ 1870 United States Census, Charleston, South Carolina, Roll M593_1487, Page 358A, Family History Library Film: 552986, retrieved from ancestry.com {accessed October 31, 2017}.

7 The Holmes-Venning Occupancy, 1861-1900

William H. Holmes, according to the 1861 City Census,⁶² was the owner of the property then known as 11 Chapel Street. The aforesaid document recorded both the owner and occupants. Per that city survey, living together within the single house were unnamed free people of color and slaves. The number of individuals in each condition, enslaved or not, is not quantified. Mary Florin and Sarah Hammett, themselves not explicitly named in the survey, may be some of the free people of color residing at 11 Chapel Street at the time. Though there is not a record of who lived in the building during the Civil War (1861-1865), it is very possible the same slaves were housed, with the free people of color, there until Federal troops freed them at the war's end.

Some of Chapel Street, in the final days of the conflict, experienced disaster. A contemporary newspaper chronicled the Confederate Army's retreat as the Union forces took control of the city.⁶³ Under the orders of Confederate General Hardee, soldiers set blaze to several nearby storehouses and depots, particularly ones containing cotton, along the Northeastern railroad (just a few blocks away). A few of the city's adolescent males, amidst the chaos, threw [gun] powder into the fire, exploding the warehouse. The ensuing conflagration spread around the immediate area, completely destroying the residence of Seaman Deas on the northeast corner of Chapel and Alexander Streets. The single-story piazza single house built by Sylvia Williams (Miles) appears to have narrowly escaped, by just a half-block's distance, the catastrophe.

⁶² *City Census of 1861*. University of North Carolina at Chapel Hill. Retrieved from <http://docsouth.unc.edu/imls/census/census.html> {access November 17, 2017}

⁶³ Newspaper Article, *Yorkville Enquirer*, March 16, 1865.

The second disaster that 35 Chapel Street survived was the 1886 earthquake. While the powerful tremor destroyed large parts of Charleston's brick-constructed neighborhoods, wood houses, such as the one built by Sylvia Williams (Miles) experienced less damage. The subsequent assessment of the loss of buildings described the single house as frame-construction with a shingle roof (a different material than the metal that is on the single house today). Its length, width, and height dimensions are, respectively, defined as sixty, eighteen, and twenty feet, making it, making it one of the most voluminous structures in its neighborhood. All four walls of the building were recorded as being in good condition following the great 1886 seismic episode. The only part of the house that had to be rebuilt: the chimney – made of brick. That repair, at a cost of thirty dollars, was comparatively inexpensive than that of neighboring properties.⁶⁴ A Sanborn Fire Insurance Map was also drawn depicting 35 Chapel Street two years after the earthquake.⁶⁵

When Henry Martyn Venning died in Spartanburg, 1865,⁶⁶ Elizabeth Ramsay Holmes no longer required the marriage settlement which placed her property in the trust of her father. The property became hers. Once she had inherited her late husband's assets, she sold Venning's wharf but chose to keep her family's residence: 35 Chapel.⁶⁷ Through the will of Robert Little, she and all other immediate relatives of the Holmes family were also entitled to the lot of land on Chapel Street. Because of a gap in city directories, the Holmes-Venning clan is not listed as residing on the lot until 1875. Throughout this time, Elizabeth, her young adult children, and siblings lived in the building. The occupations of these family members, as written in period city

⁶⁴ Charleston County. *1886 Record of Earthquake Damages*. Charleston, S.C.

⁶⁵ Sheet 28, 1888, Charleston, South Carolina, Digital Sanborn Maps 1867-1970, {accessed November 2, 2017}. See Figure 8.

⁶⁶ "Last Will and Testament of Henry Martyn Venning," Charleston County Wills, 1862-1868, Vol. 50-51, Case 25.

⁶⁷ RMC, Charleston S.C., Deed Book J17, p.142.

directories, closely parallels the agricultural and mercantile work their forebears practiced: J. Murray Venning (wharfinger), Stockton Venning (clerk at store), and Edmung G. Holmes (farmer). Edmund G. would eventually become a night watchman at the wharves and later a sheriff.⁶⁸ Most of these individuals called 35 Chapel Street their home for most of their lives.

Late in life, Elizabeth, assured that her daughters Sarah and Mary would inherit the property. Knowing that women's property rights were tenuous, she prepared a legal document called a declaration of trust.⁶⁹ It would protect her daughters' right to 35 Chapel Street even after Elizabeth passed. This did not preclude her sons, Stockton and J. Murray, entitlement to the property.

⁶⁸ City of Charleston, *Charleston City Directory, 1875-1935*, South Carolina Historical Society, Charleston, SC.

⁶⁹ RMC, Charleston S.C., Deed Book E17, p. 598.

8 A Period of Renters, 1900-1960⁷⁰

Throughout the twentieth century, the property is conveyed many times but few of the owners resided there.⁷¹ An assortment of dozens of households rented 35 Chapel Street in the first half of the twentieth century⁷². In many cases these tenants were emigrants to Charleston, from places as close as Georgia and as far away as Germany. These individuals came from a wide spectrum of economic means. Peter R. Appleby, Drew C. Pitts, and Julian G. Keller, like Edmund G. Holmes, the brother of Elizabeth Venning who lived at 35 Chapel Street himself, worked in the field of criminal justice.⁷³ Addie Henderson's husband was also a police officer.⁷⁴ Drew C. Pitts was another police officer resident of the property.⁷⁵

Henry Schachte, one of the earlier tenants and an associate of the owners, was a wealthy bank president.⁷⁶ Others used the house as a starting point in their aspirations: M.B. Godbold rented 35 Chapel from 1906-1907. In the 1900, she, a widow, is working as a servant.⁷⁷ Ten years later, probably aided by the affordable rent she paid while at 35 Chapel, Godbold is running her own boarding house.⁷⁸ After being a tenant in the single house, her life turned around and she was able to support her four children under one roof.

⁷⁰ See Appendix, Table 2.

⁷¹ See Annotated Chain of Title.

⁷² City of Charleston, *Charleston City Directory, 1890-1970*, South Carolina Historical Society, Charleston, SC.

⁷³ 1910 United States Census, Charleston Ward 7, South Carolina, Roll" 1520, Page: 3A, Enumeration District: 0093, FHL Microfilm: 1241520, retrieved from ancestry.com {accessed October 31, 2017}.

⁷⁴ 1920 United States Census, Charleston Ward 3, South Carolina, Roll: T625_1687, Page: 1A, Enumeration District: 24, retrieved from ancestry.com {accessed October 31, 2017}.

⁷⁵ 1940 United States Census, Charleston Ward 7, South Carolina Roll: T627_3794, Page: 1B; Enumeration District: 10-44, retrieved from ancestry.com {accessed October 28, 2017}.

⁷⁶ 1910 United States Census, Charleston Ward 5, South Carolina, Roll T624_1520, Page 9B, Enumeration District: 0093, FHL Microfilm: 1241520, retrieved from ancestry.com {accessed October 31, 2017}.

⁷⁷ 1900 United States Census, Charleston Ward 5, South Carolina, Roll 1520, Page 1B, Enumeration District: 0086, FHL Microfilm: 1241520, retrieved from ancestry.com {accessed October 31, 2017}.

⁷⁸ 1910 United States Census, Charleston Ward 5, South Carolina, Roll 1452, Page 7A, Enumeration District: 0032, FHL Microfilm: 1375465, retrieved from ancestry.com {accessed October 31, 2017}.

With train depots just a few blocks east and west in both directions,⁷⁹ respectively, near the Cooper River and Meeting Street, it is no surprise that a pattern of railroad-employed lodgers occurred at 35 Chapel. W.G. Rivers, a conductor, Joseph H. Vincent, a train engineer, and G.T. Summers, a mechanic, are some of the individuals and their varied jobs related to the train industry in Charleston.⁸⁰

Throughout this time, the grown children of Elizabeth Ramsay Holmes Venning continued to own the property. By 1935, the last of the siblings died and the property is sold.⁸¹ Over the next few decades, while its use as a rental property, the house is conveyed several more times. Interestingly, the 1961 City Directory is the first time in almost one hundred years that an African-American, Gus Singleton, lived in the single house.⁸²

⁷⁹ See Appendix, Figure 9.

⁸⁰ United States Census, 1900-1940, *Charleston Ward 5, Charleston S.C.*, Roll: 2189; Page: 12A; Enumeration District: 0019, FHL microfilm: 2341923.

⁸¹ Mitchell & Horlbeck. Law firm records, (150.05) South Carolina Historical Society. See Annotated Chain of Title.

⁸² ⁸² City of Charleston, *Charleston City Directory, 1961*, South Carolina Historical Society, Charleston, SC.

9 Renaissance in the Late Twentieth Century

In the late twentieth century, Mazyckborough started to become revitalized. While the BAR and the Office of City Records and Management show repair work on 35 Chapel Street dating back a century prior, most of these repairs were limited tasks such as repainting the exterior. It was not until the mid-1980s that the first serious restoration, under the ownership of the Guerards, took place.⁸³ Restoring the piazza and kitchen to their historic states, Russell and Tara P. Guerard were a few years ahead of their neighbors in investing in their residences.

Although Hurricane Hugo, in 1989, was a destructive meteorological event, the neighborhood around Chapel Street was minimally affected. According to a report made after the wake of the storm, the structure had assessed damage to the roof covering and chimney at fifteen percent each. The downspouts and gutters were both five percent damaged.

The dark clouds of Hugo had a silver lining: the residents of Mazyckborough thereafter realized the importance of beautifying, preserving, maintaining, and appreciating the historic, unique fabric of the community. The *Post and Courier* wrote in 1998 that the creation of a park out of Chapel Street's Triangle was just one example of the promising transformation that was happening across Mazyckborough. Hugo, of course, initially hindered that project but soon the residents felt called to action by the lack of trees around them. Harold Koon, then the president of the neighborhood association, said, "It wasn't because we lost trees, it was because our neighborhood was almost bare. So we focused on replanting."⁸⁴

⁸³ BAR and City of Charleston Records Management, *35 Chapel Street Building Permits, 1885-2017*, Charleston S.C.

⁸⁴ News Article, "Neighborhood Oyster Roast Toasts the Transformation," *Post and Courier*, March 1, 1998 in America's News {accessed November 5, 2017}.

Revitalization work continues to this day. As late as October 2017, the current owners of 35 Chapel Street applied for the BAR's approval of their planned house restoration. The work is slated to commence in 2018 and will likely be followed up by additional projects in the future.

10 Conclusions

Further study of the property may be possible archaeologically. Archaeological shovel tests may be useful for probing the soil of relevant artifacts. If an excavation were to occur, academia's current knowledge of free people of color in Charleston would surely expand. According to an archaeological report written in 2014, there is only one property owned by African-Americans before the Civil War that has been archaeologically studied (70 Nassau).⁸⁵ That is a dismally tragic number when there are in fact tens of thousands or greater of potential historic sites in Charleston that involve free people of color. There are few single piazza single houses in Charleston. There is but one of them at 35 Chapel Street.

Until the time of an excavation comes, research using the vast wealth of historical documentation, much that has yet to be uncovered, will not be hindered. Historical research of the site is ongoing and there have been additional findings yet to be published. Future studies hoping to dig deeper will be required to take a more critical, ever inquisitive approach to the fascinating story behind the single piazza single house known now as the Sylvia Williams (Miles) House (ca. 1850-1852). Gratefully, the future is open for research and the season of discovery is in full swing. If this report is valuable then it will aid someone else in their journey, whenever they commence the hunt for more of the story...

⁸⁵ Martha Zeirden, Elizabeth Reitz, and Barbara Ruff, "Archaeological Excavations at 70 Nassau: 1990-1991," *Archaeological Contributions* 47 (February 2014), Prepared for the Historic Charleston Foundation.

11 ANNOTATED CHAIN OF TITLE

December 03 1803

Grantor: Alexander C Mazyck et al (his siblings)

Grantee: Samuel Ham

Book & Page: B8-77

Type: Conveyance

Lot: No. 40 in Mazyckborough

Price: \$2,289.99

George Parker purchased the lot from the Mazyck heirs on the behalf of Samuel Ham. He made a down payment of 1/3 of the price at Holmes & Mathews Sale. The accounting of the transaction is thoroughly detailed in the deed; but the following excerpt adequately illustrates the conveyance:

“...Received from Mr. Samuel Ham seven hundred and sixty dollars 50/100 on account of Lot of Land No. 40 in Mazyckborough... the interest of one third of the price is to come to me – George Parker...”

“...Received Charleston January 10 1810 – of the estate of Samuel Ham (per Margaret Hawes, executrix) the above Nineteen hundred and two dollars – twenty three cents – in full payment both principal and interest for said Lot Number forty...”

Lot No. 40 in Mazyckborough, according to the Mazyckborough Plat surveyed by John Purcell in 1786 was the third lot fronting on Chapel Street west of Alexander Street. The Chapel Street or North side is listed as eighty five (85) feet long with eastern and western sides (416) feet and (432) feet long, respectively.

November 7 1815

Grantor: Mary Hawes acting as executrix of Samuel Ham's estate

Grantee: Richard Cunningham

Book & Page: M8-279

Type: Conveyance

Lot: ½ of Lot No. 40 in Mazyckborough

Price: \$1,400.00

In a concise conveyance, the executrix of Samuel Ham's will sells to Richard Cunningham half of the lot No. 40 that he had bought during his life:

“...unto the said Richard Cunningham all that lot of land situated in Mazyckborough being one half of a lot... measuring and containing in front on Chapel Street, eighty five feet or thereabouts. On the east side, two hundred and sixteen feet or thereabouts. On the west side, two hundred and eight feet or thereabout on the adjoining half of the whole original lot more or less...”

November 8 1815

Grantor: Richard Cunningham

Grantee: Robert Little

Book & Page: M8-293

Type: Conveyance

Lot: 1/4 of Lot No. 40 in Mazyckborough

Price: \$200.00

Richard Cunningham, also in a concise conveyance, details the property being sold:

“...known by the No. forty in Mazyckboroguh containing in part on Chapel Street, forty two feet six inches more or less and in depth on the east side, two hundred feet more or less and in depth on the west side, two hundred and sixteen feet more or less butting and bounding to the north on Chapel Street, to the south on the half part of said lot No. 40 belonging to the estate of John Parker, east on the one fourth part of said lot No. 40 retained by me, and to west on a lot belonging to said Robert Little...”

Interestingly, Cunningham claims no responsibility for “any defect of title on the part of the executrix of Samuel Ham”.

March 13 1843

Grantor: Robert Little

Grantee: William Holmes

Book & Page: Record of Wills 1834-1839 pp. 273

Type: Will

Lot: “... my lot of Land adjoining on Chapel Street and next to Mrs. Faber’s lot...”

Price: N/A

In a long will, written four years before his death, bequeathing an assortment of home goods, undeveloped lots, urban houses, government bonds, capital stock, slaves, and other property to his several friends and their children, Robert Little gives William H. Holmes and his wife Margarete as well as their heirs and assigns forever property in Mazyckborough:

“...I also give him my lot of Land adjoining on Chapel Street and next to Mrs. Faber’s lot”.

December 9 1847

Grantor: Elizabeth Ramsay Holmes and Henry Martyn Venning

Grantee: William H. Holmes

Book & Page: A12-48

Type: Marriage Settlement

Lot: 1/4 of Lot No. 40 in Mazyckborough

Price: N/A

This is a marriage settlement entrusting the property of Elizabeth Ramsay Holmes to her father William H. Holmes. It is administrated in order to protect her assets while Henry Martyn Venning is alive and married to her (in 1865, when he passes away her property becomes hers again).

“...by these presents doth grant, bargain, sell, assign, transfer, and set over and unto the said William H Holmes all and singular the property hereinbefore mentioned and particular described in the Schedule...”

The said schedule describes the portion of Lot No. 40 bought by Robert Little and later bequeathed to William H. Holmes and his heirs:

“... also the lots of lot land adjoining the same and situated on Chapel Street, Mazyckborough lately belonging to Robert Little”.

September 25 1878

Grantor: William G. Holmes, William E. Holmes, Mary F. Holmes, and Margaret E. Adams (nee Holmes), children and heirs at law of William H. Holmes deceased late of Charleston

Grantee: Elizabeth Ramsay Holmes Venning (their sister)

Book & Page: U17-166

Type: Conveyance

Lot: 1/4 of Lot No. 40 in Mazyckborough

Price: \$2,000.00

It must first be noted that the pretext of this conveyance the subsequent quit claim cannot be fully understood because the Last Will and Testament of William H. Holmes, the original heir to Robert Little's Chapel Street property, has been lost.

This particular deed is a conveyance between Elizabeth Ramsay Holmes Venning and her siblings, all of whom are the rightful heirs to Robert Little's lot of land on Charlotte Street and those adjoining on Chapel Street. Mrs. Venning is specifically interested in buying her sibling's interest out from the following portion of the Robert Little estate:

“...all that one fourth part of a lot of land known by the number forty (40) in Mazyckborough containing in front on Chapel Street, forty two feet six inches more or less and in depth on the east side, two hundred and twelve feet, more or less; and in depth on the west side, two hundred and sixteen feet, more or less. Butting and bounding on north on Chapel Street, south on the one half part of the lot No. 40 belonging to the estate of John Parker. The east on the one fourth part of lot No. 40. To the west on a lot formerly belonging to Robert Little.”

August 1 1883

Grantor: William G. Holmes, William E. Holmes, Mary F. Holmes, and Margaret E. Adams (nee Holmes)

Grantee: Elizabeth Ramsay Holmes Venning

Book & Page: U17-166 (written vertically like a mortgage over the related conveyance of 1878)

Type: Quit Claim

Lot: 1/4 of Lot No. 40 in Mazyckborough

Price: \$1.00

This fascinating conveyance, written as a mortgage (vertically over the September 1878 deed), is a quit claim between Elizabeth Ramsay Holmes Venning and her siblings. For the sum of one dollar, it relinquishes all claim of inheritance to the deeded property for Elizabeth's siblings and their heirs and assigns forever:

“...so that neither us the said Edmund G. Holmes, William E. Holmes, Mary F. Holmes, and Margaret E. Adams nor any person or persons claiming under us or either of us shall at any time hereafter by any way or means have claim...”

1 August 1883

Grantor: Elizabeth R. Venning

Grantee: Mary H. Venning and Sarah M. Venning

Book & Page: E18-597

Type: Declaration of Trust

Lot: 1/4 of Lot No. 40 in Mazyckborough

Price: N/A

Almost immediately after gaining full ownership of the property from her siblings, Elizabeth R. Venning established a declaration of trust, assuring that her two unmarried, adult daughters, Mary H. Venning and Sarah M. Venning, would have personal wealth and the ability to afford a comfortable lifestyle if she were to pass away.

9 July 1898

Grantor: Mary H. Venning
Grantee: Stock A. Venning and J. Murray Venning
Book & Page: 419-#31
Type: Court of Common Pleas Petition for Inheritance
Lot: 1/4 of Lot No. 40 in Mazyckborough
Price: N/A

According to a mid-20th century abstract of title compiled by the Horlbeck and Mitchell law firm of Charleston, Mary H. Venning died without a will (intestate) and therefore had not legally defined an heir to her share of the said 1/4 of Lot No. 40 in Mazyckborough. However, Stock A. Venning and J. Murray Venning, as her two living brothers, were entitled to her inheritance. S.A. on behalf of himself and his brother petitioned for the said property.

“...the petition of S.A. Venning shows that his sister Mary H. Venning died intestate in 1898 leaving two brothers and a sister.... The return shows receipts by S.A., J.M., and S.M. Venning...”

20 November 1929

Grantor: Sarah M. Venning
Grantee: Stock A. Venning and J. Murray Venning
Book & Page: 677-#18
Type: Court of Common Pleas Petition for Inheritance
Lot: 1/4 of Lot No. 40 in Mazyckborough
Price: N/A

According to the same abstract of title, Sarah M. Venning, the last of the two sisters listed as heirs to the declaration of trust established by Elizabeth R. Venning, died intestate on November 13 1929. As before when their sister Mary H. Venning died intestate, the two living brothers Stockton A. Venning and J. Murray Venning were left as heirs to the share of Sarah M’s inheritance.

15 November 1935

Grantor: Stockton A. Venning
Grantee: J. Murray Venning
Book & Page: 751-#5
Type: Court of Common Pleas Petition for Inheritance
Lot: 1/4 of Mazyckborough Lot No. 40
Price: N/A

According to the same abstract of title, Stockton A. Venning, the penultimate heir, died intestate. Again, J. Murray petitioned a last time to receive the remaining inheritance from his brother Stockton A.

“...the petition of J. Murray Venning shows that his brother Stockton A. Venning died intestate on 31 October 1935, leaving petitioner as his sole heir.”

October 3 1941 [complete]

Grantor: William McG. Morrison, Master in Equity

Grantee: Ruby Mathewes

Book & Page: R-41

Type: Probate Estate Sale at the Court of Common Pleas

Lot: ¼ of Lot No. 40 in Mazyckborough

Price: \$1,880.00

J. Murray Venning died in testate (without a will). However, dozens of heirs, mostly first cousins, claimed inheritance from him shortly after he died. Georgette H. Gilchrist, one such first cousin in consort with four others (E.C. Holmes, C.W. Holmes, Alida F. Tennant, and Hariot H. Jerdone), petitioned for the said inheritance.

The petition indicated that at least a dozen other first cousins were eligible to also inherit a share of the property: Julia M. Venning Tharin, Hampton Venning, Florie Bolger Harleston, Jesse Bolger, Edmund Holmes Bee, Lily B. Knapp, Ida Bee Allen, Samuel Q. Bee, Mary Quincy Cousins, Lillian Quincy, Beulah Quincy Michaux, and May Bell Hardin. The Horlbeck and Mitchell law firm abstract of title for 35 Chapel Street attests that J. Murray Venning left “as his heirs at law his first cousins the plaintiffs and defendants who own no other real estate in common”.

The abstract of title states that in order to resolve the dispute it was “referred to Master Morrison whose report recommends a sale”. The property was thereafter sold to Ruby Mathewes with the premises described in the deed conveyance as:

“...ALL that lot of land known as part of Lot No. 40 in Mazyckborough containing in front on Chapel Street forty two (42) feet six (6) inches more or less, and in depth on the East side 212 feet more or less and in depth on the West side 216 feet more or less.

BUTTING AND BOUNDING North on Chapel Street, South on one-half (1/2) of said Lot No. 40 belonging to the estate of John Parker, to the East in the one-fourth part of said Lot No. 40, and to the West on a lot formerly belonging to Robert Little, being the same property described in a Declaration of Trust from Elizabeth R. Venning....”

May 9 1944

Grantor: Ruby Mathewes
 Grantee: Benjamin Olasov
 Book & Page: Z44-145
 Type: Conveyance
 Lot: 1/4 of Lot No. 40 in Mazyckborough
 Price: \$2,600.00

Less than three years after purchasing the property at the estate sale, Ruby Mathewes conveys it to Benjamin Olasov. This is explicitly noted in the conveyance:

“Being the same property conveyed to the said Ruby Mathewes by Wm. McG. Morrison, Master, by deed dated October 3, 1941...”

The property aforesaid is described as:

“All that lot of land known as a part of Lot No. 40 in Mazyckborough containing in front on Chapel Street forty-two (42) feet and six (6) inches, more or less, and in depth on the East side Two hundred, twelve (212) feet, more or less, and in depth on the West side Two hundred and sixteen (216) feet, more or less.

BUTTING AND BOUNDING North on Chapel Street, south on the one-half (1/2) of said Lot No. 40 belonging to the estate of John Parker, to the East on the one-fourth part of said Lot No. 40 and to the West on a lot formerly belonging to Robert Little, being the same property described in a Declaration of Trust from Elizabeth R. Venning...”

The deed furthers notes that Ruby Mathewes and her heirs and future assigns will forever the defend the right and title of Benjamin Olasov to the property.

August 10 1978

Grantor: The Citizens & Southern National Bank of South Carolina, or the Co-Trustees under the Will of Benjamin Olasov, dated August 12, 1954
 Grantee: Renee R. Brockinton and W. Harvey Brockinton Jr
 Book & Page: P116-382

Type: Conveyance
Lot: 35 Chapel Street
Price: \$35,000.00

Per the terms of Benjamin Olasov's Last Will and Testament that establishes a trust to manage his estate after his death, the trustees were entrusted the "full and complete power, among other things, to sell at public or private sale, all or any part or portion" of his estate.

According to the concise conveyance, the Trustees of the Estate of Benjamin Olasov, "deem it advisable and do desire to convey the property hereafter described to Renee R. Brockton and W. Harvey, Jr."

The metes and bounds of the premises were, in the conclusion, referenced as:

"ALL that pierce, parcel or lot of land, with the buildings and improvements thereon, known as a part of Lot No. 40 in Mazyckborough, containing in front on Chapel Street forty-two feet and six inches (42'6"), more or less, and in depth on the East side two hundred twelve (212') feet, more or less, and in depth on the West side two hundred sixteen (216') feet, more or less.

BUTTING AND BOUNDING North on Chapel Street, South on one-half (1/2) of said Lot No. 40 belonging to the estate of John Parker, on the East side on one-fourth (1/4) part of said Lot No. 40 and to West on a lot formerly belonging to Robert Little.

BEING the premises known under the present numbering system of streets in the City of Charleston as 35 Chapel Street, and being the same premises conveyed to Benjamin Olasov by deed of Ruby Mathewes..."

September 26 1980

Grantor: Renee R. Brockinton and W. Harvey Brockinton, Jr.
Grantee: Richard C. Stuhr
Book & Page: N123-256
Type: Conveyance
Lot: 1/4 of Lot No. 40 in Mazyckborough
Price: \$55,000.00

In a relatively brief deed, Renee R. Brockinton and W. Harvey Brockinton, Jr. sell 35

Chapel Street to Richard Stuhr. The exact metes and bounds and premises history detailed in the prior deed conveyance are copied into this one. The most recent changes to the property's title are also mentioned:

“...the same premises conveyed to Renee R. Brockinton and W. Harvey Brockinton, Jr. by deed of The Citizens & Southern National Bank of South Carolina and Bernard J. Olasov, as Co-Trustees under the Will of Benjamin Olasov....”

July 25 1984

Grantor: Richard C. Stuhr
Grantee: 35 Chapel Street Partnership
Book & Page: Y138-723
Type: Conveyance
Lot: 35 Chapel Street
Price: \$86,000.00

This deed conveys 35 Chapel Street from Richard C. Stuhr to Chapel Street Partnership. The property's location is thoroughly described:

“ALL that certain piece, parcel or lot of land, together with the buildings and improvements thereon, known as a part of Lot No. 40 in Mazyckborough and being known under the present numbering system of the streets in the City of Charleston as 35 Chapel Street, in the City of Charleston, County of Charleston, State of South Carolina, shown and designated as No. 35 and as measuring and containing 0.19 acres of land on a plat prepared by John McCrady, Jr., C.E. and R.S., dated July 2, 1984 , entitled “Plat Showing No. 35 Chapel Street Property of Richard C. Stuhr About to be Conveyed to Elizabeth M. Guerard, Et Al...”

The deed further provides precise measurements of the property:

“BEGINNING at a point on the Southern margin of Chapel Street 216.6' feet West of the right of way of Alexander Street measuring along the southern margin of said Chapel Street; running S 17°49'03” E for a distance of 223.78 feet to a point; thence turning and running S 71°59'09” W for a distance of 37.69 feet to a point; thence turning and running N 18°27'08” W for a distance of 209.58 feet to a point; thence turning and running N 52°28'31” E for a distance of 42.50 feet to the point of beginning”.

July 16 1998

Grantor: 35 Chapel Street Partnership
 Grantee: Russell Guerard and Tara P. Guerard
 Book & Page: F307-334
 Type: Conveyance
 Lot: 35 Chapel Street
 Price: (\$1.00 + "like kind property having an agreed value of \$222,600.00")

This deed commences by stating that 35 Chapel Street Partnership, the grantor, has received a sum of \$1.00 in cash plus real estate property (because it must be like kind to the property conveyed – real estate) worth an agreed value of two hundred twenty two thousand six hundred and no/100 dollars (\$222,600.00).

The deed lists Russell B. Guerard, the recipient of the property transfer, as a witness and managing partner of 35 Chapel Street Partnership. Therefore, this conveyance is in fact a transfer of property from a private corporation to a couple of individuals, married in this case, who are owners or part owners of the said business firm.

The deed concludes by providing a copy of the prior conveyance's described metes and bounds with mention of the same plat and precise dimensions.

May 23 2005

Grantor: Russell Guerard and Tara P. Guerard
 Grantee: Alison Brewer
 Book & Page: D538-892
 Type: Conveyance
 Lot: 35 Chapel Street
 Price: \$700,000.00

This deed uses the exact template as the previous two and for that reason differs very little from them. It mentions that the property was just before conveyed to the Guerard's in 1998 and provides all of the information found in that corresponding deed as well. It does additionally supply the book and page for the McCrady plat, dated July 25, 1984: book BA, page 178.

November 2 2005

Grantor: Alison Brewer
 Grantee: N/A
 Type: Master Deed
 Book & Page: N560-556
 Lot: 35 Chapel Street Unit A
 Price: N/A

In a more than fifteen-page long Master Deed, Alison Brewer, the owner of the property known

as 35 Chapel Street, establishes a Horizontal Property Regime to manage the two separate structures as 35 Chapel Street Unit A and 35 Chapel Street Unit B under a governing body, the 35 Chapel Street Owners' Association, that makes up the unincorporated Council of the Owners of the Regime. Through these entities the property regime is governed by maintenance fees (75% of which is procured from the owner of 35 Chapel Street Unit A; the remaining 25% coming from the owner of Unit B), annual and special meetings, a structured hierarchy of procedure and ranking officers, and bylaws pertaining to the treatment of the units and the common elements.

The Master Deed defines these common elements as “the roof of the building, the framing, the exterior walls, foundation, yards, downspouts, gutters, designated parking, awnings, window boxes, doorsteps, stoops...” Practically everything outside the interior of the units is henceforth classified under the common elements label. It should be expressly noted that the Master Deed mentions “sale of unit”, not sale of land or the property beneath the structure. In this manner, the land, seen as a common element, is held in trust by the regime and the association and it is only the building that may be conveyed.

The Master Deed explicitly restricts the use of all units in the regime to residential use. It also sets up other restrictions enforced upon the property, such as how the exterior may look.

November 3 2005

Grantor: Alison Brewer
Grantee: Robert L. Craft
Book & Page: H561-471
Type: Conveyance
Lot: 35 Chapel Street Unit A
Price: \$599,000.00

Having long been a separate structure at the rear of the property, Alison Brewer's recently administered Master Deed allows for the units to be sold separately while managed under an umbrella association that governs common elements outside the units and the use and treatment of their interiors. The conveyance references the Master Deed:

“...being known and designated as Unit A of 35 Chapel Street Horizontal Property Regime, the said Unit A herein conveyed is more fully described in the Master Deed for 35 Chapel Street...”

Being that the Master Deed subdivided the property into units A and B according to plats, maps, and drawings, this conveyance has no need to reiterate the metes and bounds of the property. The deed does references those figures:

“This conveyance is made subject to all of the covenants, restrictions, limitations, easements, and affirmative obligations as set forth in the aforesaid Master Deed, exhibits, and appendices attached thereto, recorded plats, or as may appear on the premises”.

October 20 2011

Grantor: Robert L. Craft
Grantee: Louis Weinstein
Book & Page: 0123-093
Type: Conveyance
Lot: 35 Chapel Street Unit A
Price: \$530,000.00

The property is transferred in a simple conveyance from Robert L. Craft to Louis Weinstein. The deed notes that the “the said Unit A herein conveyed is more fully described in the Master Deed for 35 Chapel Street Horizontal Property Regime...”

It also restates that, “this conveyance is made subject to all of the covenants, restrictions, limitations, easements, and affirmative obligations as set forth in the aforesaid Master Deed and any amendments thereto, exhibits, and appendices attached thereto, recorded plats, or as may appear on the premises”.

January 29 2015

Grantor: Louis Weinstein
Grantee: Louis Weinstein Living Trust
Book & Page: 0456-329
Type: Conveyance
Lot: 35 Chapel Street Unit A
Price: \$10.00

The most recent deed appertaining to the property known as 35 Chapel Street Unit A was a

conveyance from Louis Weinstein to the Louis Weinstein Living Trust. Louis Weinstein, himself, is of course the trustee of the said trust and therefore the property is being transferred from an individual to a trust set up by that same person.

The deed concludes with an attached “Exhibit ‘A’”. This section cites the Master Deed done for Alison Brewer in 2005. It briefly recounts the history of the property going back to the Master Deed as well as the rights, privileges, restrictions and other forms of bylaws pertaining to the horizontal property regime.

12 Appendix

12.1 TABLES

Table 1: Census, Capitation Index, and City Directory Data

Year & Type	Sylvia/Silvy/Silva Miles	Mary Florin/Florance/Flory	Sarah Hammett/Hemmet/Hoembry
1811 cap.	N/A	N/A	"Sarah Hemet" - No location
1819 dir.	N/A	F.P.C., Charlotte St., Wraggsborough - Nurse [Florin]	N/A
1820 cen.	N/A	Florin Household: 1 female slave aged 0-13, 2 female slaves 14-25, 1 female slave 25-44; 1 free male 0-13, 1 free male 14-25, 3 free females 0-13, 1 free female 14-25, 1 free female 26-44, 1 free female 45+	N/A
1821 cap.	N/A	Charlotte St. (Neck) [Florin]	N/A
1823 cap.	N/A	Charlotte St. (Neck) [Florin] *No job listed while other individuals list theirs.	N/A
1826 cap.	N/A	N/A	N/A
1836 cap.	N/A	N/A	Chappel St. (Neck)
1837 cap.	N/A	N/A	Chappel St. (Neck)
1838 cap.	Henrietta St. (Neck)	N/A	Chappel St. (Neck)
1839 cap.	Henrietta St. (Neck)	N/A	Chappel St. (Neck)
1840 cen.	N/A	N/A	2 free females aged 24-35 (Neck)
1840 cap.	Henrietta St. (Neck)	N/A	Chappel St. (Neck)
1841 cap.	Henrietta St. (Neck)	N/A	Chappel St. (Neck)
1842 cap.	Henrietta St. (Neck)	N/A	Chappel St. (Neck)
1843 cap.	Henrietta St. (Neck)	N/A	Chappel St. (Neck)
1844 cap.	Henrietta St. (Neck)	N/A	John St.
1845 cap.	Henrietta St. (Neck)	N/A	Alexander + "Chappel" Cor.
1846 cap.	Henrietta St. (Neck)	Boundary St. (Neck) [Florin]	Chappel St. (Neck)
1848 cap.	Henrietta St. (Neck)	Boundary St. (Neck) [Florin]	Alexander + "Chappel" Cor.

1849 cap.	Henrietta St. (Neck)	N/A	Alexander + "Chappel" Cor.
November 15th 1850 cen.	Listed in the household of Sarah Hoembry (sic)	Listed in the household of Hoembry (sic)	Household of Sarah Hoembry (56), near Maria Faber's: includes Silvy Miles (50) and her children Joseph (12), Margaret (10), and Susan (5); with Mary Flory (50) - all mulattoes. No estate value or wealth listed. No jobs. Joseph and margaret had attended school.
1850 cap.	"Chapel St Holmes Lot"	"Chapel St Holmes Lot" - [Florin]	Alexander + "Chappel" Cor.
1851 cap.	"Chapel St east Holmes Lot"	"Chapel St east Holmes Lot " - [Florin]	"On road above fork"
1852 dir.	N/A	N/A	Chapel Street (Sarah Hemmet [sic])
1852 tax ward book	South side of Chapel Street west of Alexander Street (on the otherside of faber's lot): 2 story wood building with yard owned by Silvia Miles, F.P.C., on land owned by Wm. H. Holmes - building assessed with a \$400 tax value.	N/A	South side of Chapel Street: the 1st house [corner] west of Alexander Street (on the other side of Faber's lot): 2 story wood building owned by Sarah Hammett, F.P.C. on a lot of unclear ownership.
1859 dir.	F.P.C., house Heyward's Ct. [Silva]	N/A	F.P.C. house Chapel St. near Alexander St. [Hemmit]
1860 cen.	Ward 5, real estate valued at \$1200. Mulatto washerwoman, aged 50 living with children Mary, Susan	N/A	N/A
1861 city cen.	Owner and occupant at #2 (northside) Heyward's Ct. (runs east from Alexander Street, a few doors north of Chapel Street).	*11 Chapel Street (35 Chapel), owned by Holmes and occupied by "free persons and slaves". While there is not an explicit mention of any occupant, the 1820 Census show	*See immediate left entry for Florin.

		Florin living in such a housing structure.	
1870 cen.	Cilvey (70), Margaret (20), Susan (11), Alexander (25) - \$700 in real estate and personal is worth \$100	N/A	*Sarah Hemmet 60 year old, Mulatto, living in ward 7 (not where Chapel St. was)

Table 2: City Directories, 1871-1970.

Years	Resident/Tenant	Address
69-79	No relevant individual listed	n/a
75-76	Stockton Venning, J. Murray Venning, Edmund Holmes	11 Chapel Street
77-78	Edmund G. Holmes (farmer), J. Murray Venning (wharfinger),	d.o
	Stockton Venning (clerk @ Holmes, Calder & Co), E.R. Venning (widow H.M.)	
78-79	Edmund G. Holmes, Elizabeth R. Venning, J. Murray Venning (wharfinger),	d.o
	Robert H. Venning (student), Stockton A. Venning (Holmes, Calder & Co)	
1882	Edmund G. Holmes (deputy sheriff), J. Murray Venning (wharfinger), Robert H. Venning (wharfinger)	d.o
1883	Edmund G. Holmes (sherriff), J. Murray Venning	d.o
1884	J. Murray Venning	d.o
1887	Elizabeth R. Venning (resident), J. Murray Venning (bds),	35 Chapel Street
	Edmund G. Holmes (wharf watchman), Stockton Venning (bds)	
1888	Edmund G. Holmes (accountant), E.R. Venning [Elizabeth], Stockton Venning	d.o
1889	n/a	n/a
1890	SA Venning	35 Chapel Street
1891	SA Venning	d.o
1892	SA Venning	d.o
1893	SA Venning	d.o
1894	H Schachte	d.o
1895	Henry Schachte	d.o
1896	Stockton A Venning	d.o
1897	Stockton A Venning	d.o
1898	SA Venning	d.o
1899	SA Venning	d.o
1900	SA Venning	d.o
1901	SA Venning	d.o
1902	SA Venning	d.o
1903	SA Venning	d.o
1904	P R Appleby	d.o
1905	P R Appleby	d.o
1906	Mrs. M.B. Godbold	d.o
1907	Mrs. M.B. Godbold	d.o
1908	Henry Schachte	d.o

1909	W H Trescott	d.o
1910	W G Rivers	d.o
1911	J M Stuart	d.o
1912	J M Stuart	d.o
1913	J M Stuart	d.o
1914	J M Stuart	d.o
1915	Fred Bullwinkel	d.o
1916	Fred Bullwinkle (sic)	d.o
1917	J E Legge	d.o
1918	J E Legge	d.o
1919	J E Legge	d.o
1920	G T Summers	d.o
1921	G T Summers	d.o
1922	G T Somers (sic)	d.o
1923	C S Hatchell	d.o
1924	C S Hatchell	d.o
1925	J H Vincent	d.o
1926	J H Vincent	d.o
1927	J H Vincent	d.o
1928	J H Vincent	d.o
1929	Mrs. Addie Henderson	d.o
1930	J G Keller	d.o
1931	vacant	d.o
1932	vacant	d.o
1933	N/A	d.o
1934	J M Venning	d.o
1935	N/A	d.o
1936	J Murray Venning	d.o
1937	N/A/	d.o
1938	J Murray Venning	d.o
1939	N/A	d.o
1940	vacant	d.o
1942	Drew C Pitts	d.o
1944-45	Harry B Mullen	d.o
1948	Harry B Mullen	d.o
1950-1951	vacant	d.o
1955	Wm R Hilbrun (sic)	d.o
1958	Wm R Hilburn	d.o
1961	Gus Singleton (colored)*	d.o
1967	incomplete*	d.o
1968	Martha Murray	d.o

1969	Martha Murray	d.o
1970	Martha Murray	d.o

Table 3: BAR and City Buildings Permits

Date	Owner	Comments on Permit	Contractor Listed	Cost or Est.	City or BAR
9/20/1914	S.M. Venning	*News & Courier/Evening Post	N/A	150	N/A
6/1/1942	Ruby Mathewes	"refused/disapproved"	"day work"	200	City
8/30/1970	Olasov	"exterior repairs"	N/A	60	City
1/26/1977	Olasov Estate	"exterior repairs and painting, no changes"	Joseph Smith	1800	City
8/7/1984	Theodore B. Guerard	"exterior painting and repairs, no changes"	Richard Stuhr	5000	City
9/12/1984	Theodore B. Guerard	"construction of an addition on rear of dwelling, to be occupied as additional living space for one family....this includes electrical wiring and plumbing but separate permits must be secured; not include mechanical"	Richard Stuhr	16000	City
11/13/2001	Russell B. Guerard	"scraping and painting, caulking, glazing window"	Joseph Hartwell	N/A	BAR
10/7/2003	Russell B. Guerard	"resurface standing seam metal roof with sealaflex finish coat - no charges. Install new half-round aluminum white gutters and white downspouts"	McAlheny Roofing	N/A	BAR
6/6/2005	Michael Brewer	"pressure washng + touch up painting same color, replace	N/A	N/A	BAR

		rotten corner boards with same material"			
2/28/2008	Robert L. Craft	"Replacing 'in kind' wood railings, wood porch floors, wood porch columns, and repainting exterior"	N/A	N/A	BAR
10/10/2011 7	Louis Weinstein		N/A	30,000	BAR

12.2 FIGURES

Figure 1: 1786 Plan of Mazyckborough.

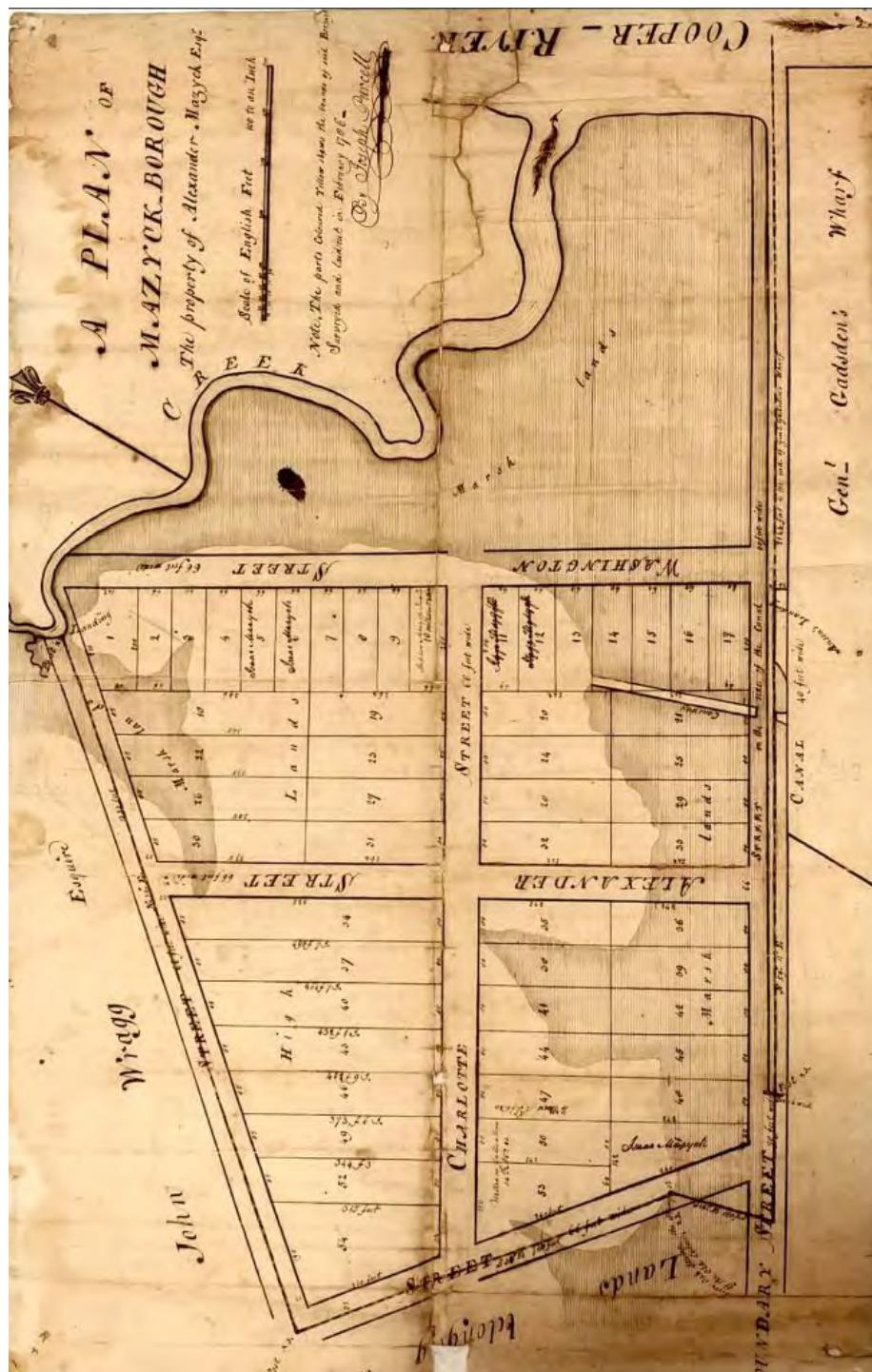


Figure 2: 1852 Ward Five Tax Assessment Book.⁸⁶

⁸⁶ City of Charleston. City Tax Assessment Ward Books, Charleston S.C., Ward 5 1852-1856, p. 19 Photo courtesy of the Charleston County Library Archives.

Figure 3: Bridges and Allen 1852 Map of Charleston.
The yellow arrow points to the house of Sylvia Williams (Miles).



Figure 4: Photograph of Sylvia Williams (Miles)' Gravestone
Courtesy of Louis Weinstein.

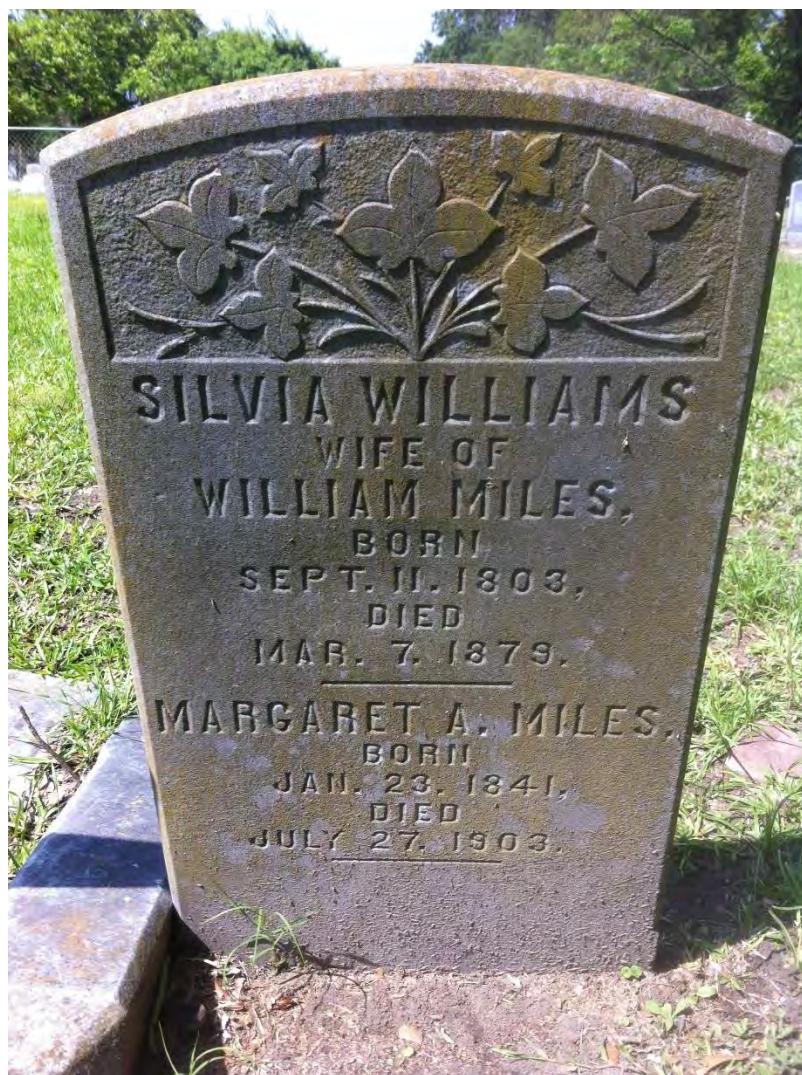
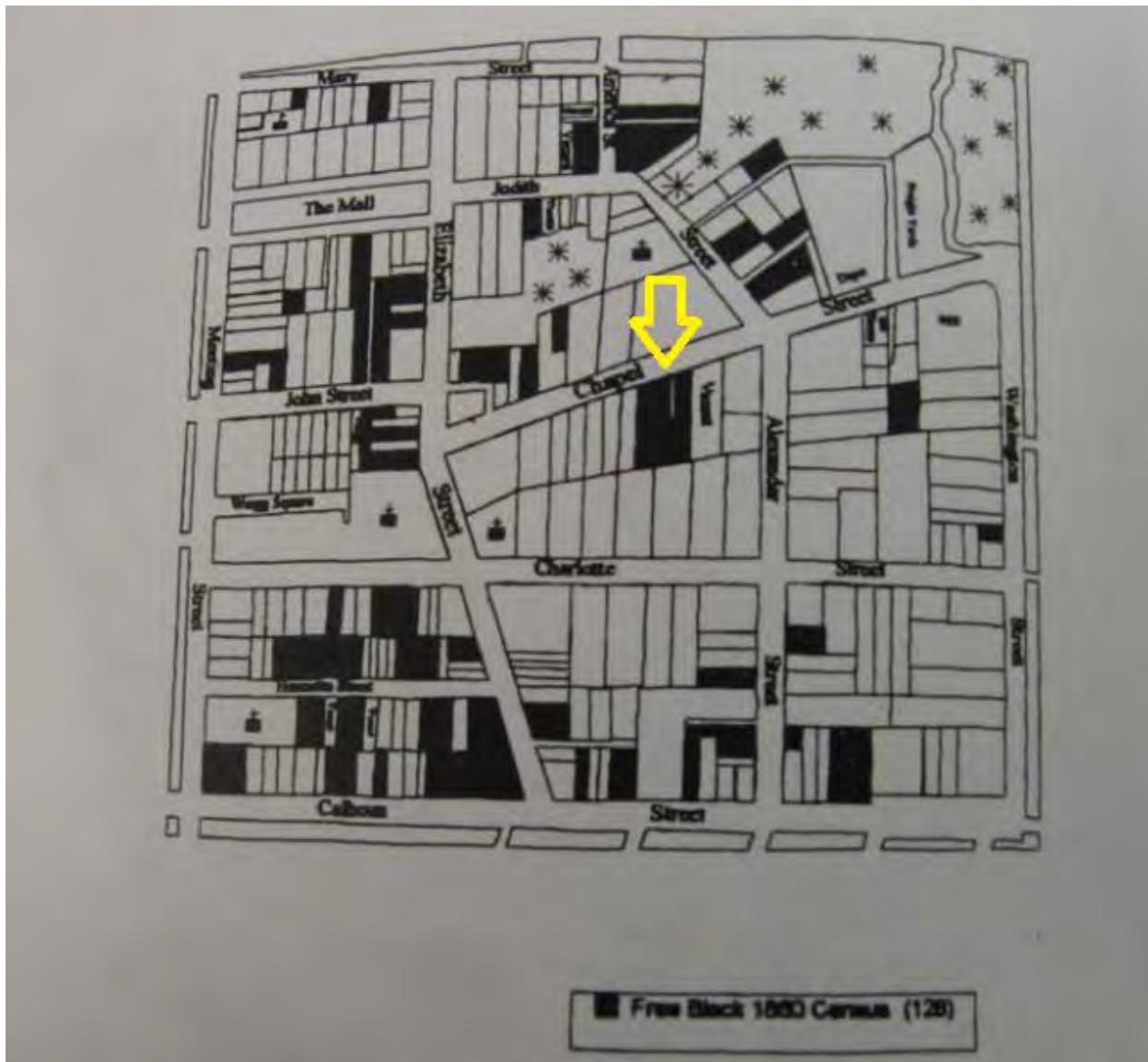


Figure 5: Map of Mazyckborough in 1860.⁸⁷
Yellow arrow points to current location of 35 Chapel Street.



⁸⁷ Joyce, Dee Dee. "The Charleston Landscape on the Eve of the Civil War: Race, Class, and Ethnic Relations in Ward Five," Doctoral Thesis, State University of New York at Binghamton, 2002, 212.

Figure 6: Ward 5 Tax Assessment Book.⁸⁸
Image shows Chapel Street, west of Alexander Street.

<u>Alexander Street</u>				
Mr. Colman				
Master Taufelt	-	50 50	Assured on Alexander St.	
John Potvin Et	1	100	55	525
B. B. Heyard Et.	-	10	46	46
Mr. M. J. Duke	11	40 240	110 175	100
J. Gray	1	-	10	84
John Nichols	3	2 140 100	320 2000	1000
Dr. C. C. Smith				
John H. Hunter	3	2 2 165	100 2000	1000
Dr. J. C. H. Hunter	3	2 40 115	500 5000	3000
William E. Bell	2	40 115	1000	2000
John M. Vining Et al	2	40 100	1000	2000
Miss S. C. Parker	2	25 160	1000	1000

⁸⁸ City Ward Books, Ward 5, 1872-1876, p. 15. [microfilm] Historical Documents Room, RMC.

Figure 7: 1872 Birds Eye View of the City of Charleston
Yellow arrow points to Venning residence in the house of Sylvia Williams (Miles).

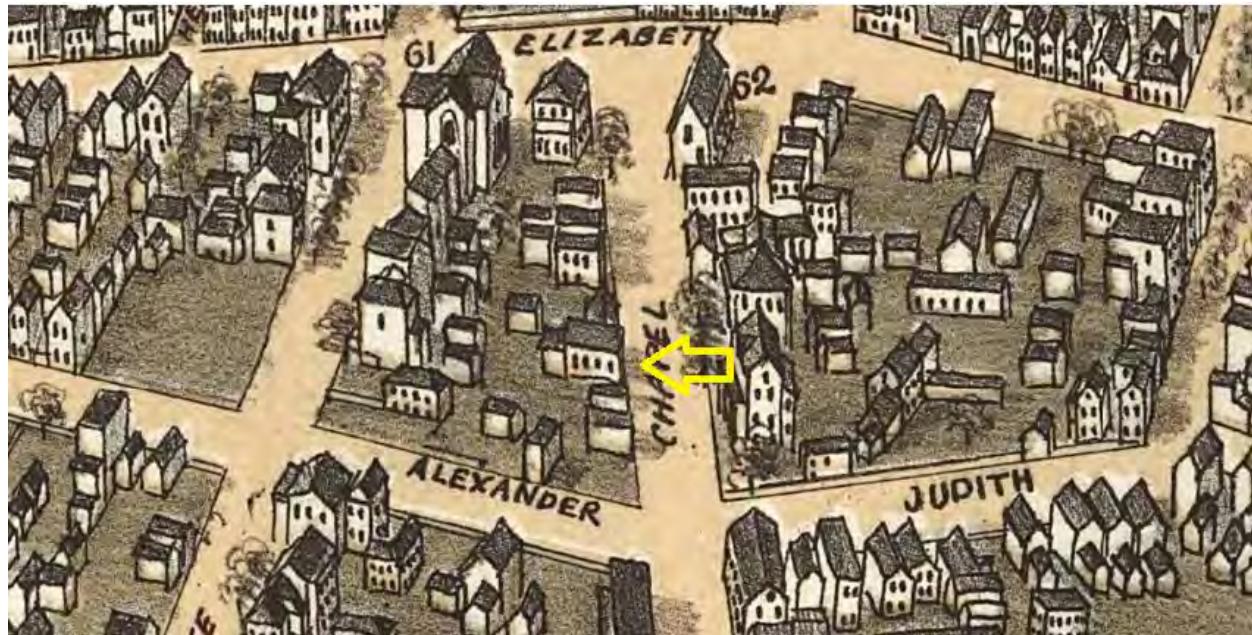


Figure 8: 1888 Sanborn Fire Insurance Map, p. 28.
Red circle highlights address.

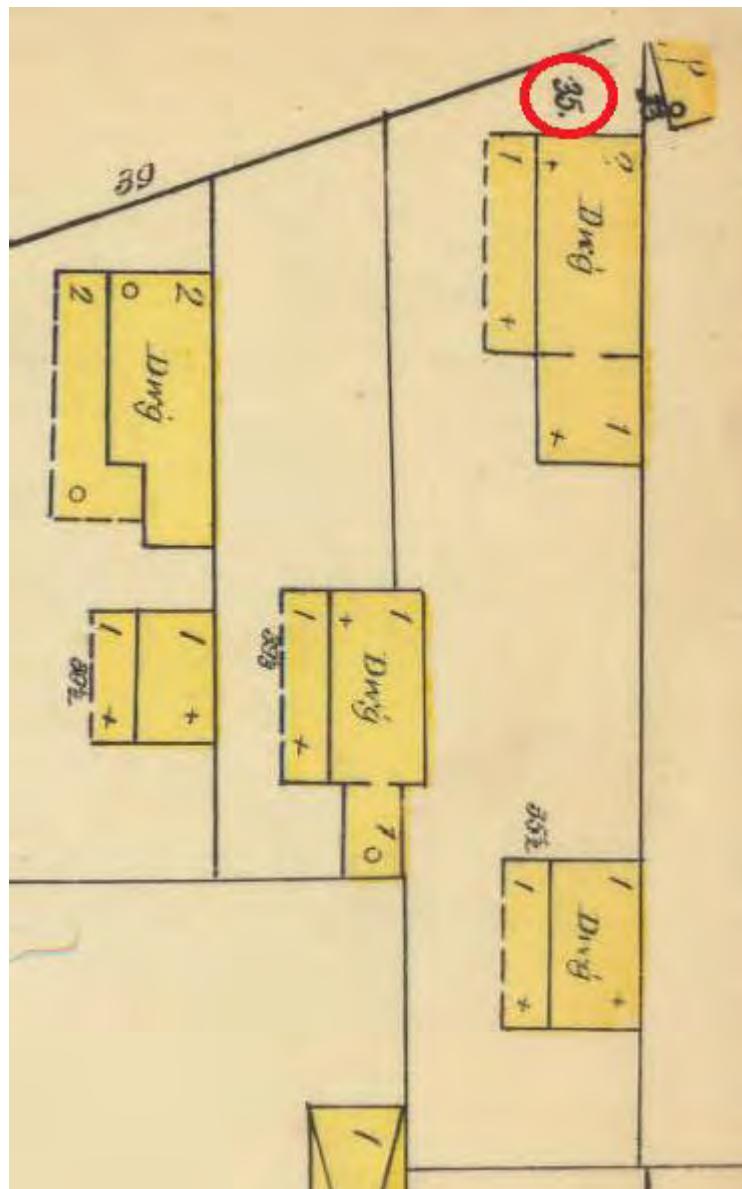


Figure 9: 1939 Aerial of Charleston⁸⁹



⁸⁹ City of Charleston. Charleston Planning and Neighborhoods Department. *1939 Aerial Photograph of Charleston Peninsula (zoomed to show Mazyckborough and railroads)*. Charleston, S.C.

Figure 10: *Color Palette of 35 Chapel Street A.* Compiled from Historic Charleston Foundation's "Colors of Historic Charleston" with data from the BAR's Color Schedule on the Property.



Figure 11: National Register of Historic Districts Index Card for 35 Chapel Street⁹⁰

S.C. DEPARTMENT OF ARCHIVES AND HISTORY	
SITE No.: c-459-13-1:79	COUNTY: Charleston
HISTORIC NAME:	REGION: B-C-D
COMMON NAME:	CITY: Charleston
ADDRESS: 35 Chapel Street	DATE OF CONSTRUCTION: 1835-1852
CLASSIFICATION: Building	ACREAGE/LOT SIZE: 43' x 225'
TYPE: residence	STYLE: single house
ARCHITECT/CONTRACTOR:	TERM(S): architecture
DESCRIPTION: 2-s. frame single hse.; 2x5 bay main block + 2-s., 2 bay deep orig. rear wing, both w/gable roofs; weatherboard clad; box cornice w/partial returns @ facade; 6/6 windows; 1-s. porch w/Tuscan col's., slender sq. balusters; piazza screen extends as a parapet above shed roof of porch; piazza screen of horiz. flushboard siding; 4 panel *	
OUTBUILDINGS: c.1920 frame cottage @ rear w/German siding, 1-s.	
RELATIONSHIP TO SURROUNDINGS: Urban; largely residential	
HISTORICAL SIGNIFICANCE: appears on 1852 Bridgens & Allen map	
POTENTIAL: NHL NR NRHD NAER	LISTED: NHL NR NRHD NAER S.C. MARKER PROGRAM
OWNER/ADDRESS: Rich'd C. Stuhr P.O. Box 162 Chas. 29402	PREVIOUS OWNERS:
PRESENT USE: residence	ORIGINAL SITE/MOVED (DATE:)
CONDITION: good	ORIGINAL USE: residence
CONSTRUCTION: frame	ALTERED/UNALTERED: shutter/blinds removed
ROOF: standing seam metal	
FOUNDATION: brick & brick piers	
BIBLIOGRAPHIC & RELATED DATA:	
INFORMANT/ADDRESS:	
RECORDED BY: Geier Brown Benfrow Architects, Wash. D.C.	DATE: 4/8/85 INITIALED: RW
EVALUATION: 3+	PHOTO. DATA: 24:2
S.C. DEPARTMENT OF ARCHIVES AND HISTORY CONTINUATION FORM	
SITE No.: c-459-13-1:79	COUNTY: Charleston
ADDRESS: 35 Chapel Street	REGION: B-C-D
NAME:	CITY: Charleston
* piazza screen door w/3-light transom, pilasters & bracketed hood; 1st-s. porch elev. has center door w/ 4-panel door, 3-light transom; 2 chimneys, 1 w/Gothic hood @ E slope, 1 set on-ridge @ inside rear gable end of main block	

CVF Buildings 35 Chapel St.

⁹⁰ BAR. 35 Chapel Street Vertical File. Charleston, S.C.

Figure 11: Hurricane Hugo Damage Assessment Photo, ca. 1989⁹¹



⁹¹ City of Charleston. "Hurricane Hugo Damage Assessment, ca. 1989." *35 Chapel Street Vertical File*. Courtesy of the Historic Charleston Foundation, Charleston S.C.

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