

A Property History of 9 Broad Street, Charleston, SC



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Introduction

This property history research project was completed for Katherine Saunders Pemberton's Historical Research Methods class offered as part of the Clemson University Master of Science in Historic Preservation Program during the Fall 2019 semester. Primary research was done at the Charleston County Register of Deeds Office, where an annotated chain of title was developed, before moving on to other resources, such as the South Carolina Historical Society, the College of Charleston Special Collections Archives, the South Carolina Room at the Charleston County Library, and other miscellaneous print and digital archival sources.

The slender brownstone building that stands at 9 Broad Street today may only date back to the mid 1800's, but the lot of land that it stands on has been occupied for much longer, traversed for many more decades, and has many more stories to tell. Situated only several hundred feet away from the wharves where early colonists arrived, the lot has been there from the very beginning of Charleston. It watched the walls go up, and was still there when they came down. It was there for the arrival of slaves and also for their liberation. The Revolutionary War played out all around it, and it watched the Civil War start in the waters of the nearby harbor. It has seen Presidents such as George Washington and poets like Edgar Allan Poe come and go, and has stood still while technology and time flew past it. Devastating hurricanes, earthquakes, and a multitude of ravaging fires have torn through the city around it, and it has watched the city rebuild each and every time. Countless tourists have stood on these grounds for pictures, and countless more have never even noticed its existence. This little lot of land is so much more than just the buildings and people that have occupied it; it is a very large time capsule that is bursting at the seams with stories, and it's time to crack it open.

History of the City of Charleston

An Abbreviated History of Charleston

The history of modern Charleston starts with King Charles the II of England and Lord Anthony Ashley Cooper. Cooper, one of eight men who would come to be known as the Lords Proprietors, was granted land by the King in 1663, which he then helped develop into one of the first permanent English settlements in the new world. The colonists first settled in 1670 at Albemarle Point, several miles upriver from Oyster Point, which would change its name to Charles Town in 1679 and Charleston in 1783. The city of Charleston grew quickly as many colonists sought out the religious tolerance promised by Cooper in the Fundamental Constitutions.¹ Walled fortifications were built to protect the city from the Spanish to the south, hostile Native Americans, and pirates such as the notorious Edward Teach, more commonly known as Blackbeard.² The parameters of the walled city can be clearly seen in the Crisp Map³ of 1711.⁴ The property of 9 Broad Street falls in the direct center of the walled city, tying it in to some of the earliest days of Charleston. The walls, which marked the city as the only English

¹ Jonathan H. Poston, *The Buildings of Charleston: A Guide to the City's Architecture* (Columbia, SC: University of South Carolina Press, 1997) P. 16-19.

² Historic Charleston Foundation, *The City of Charleston Tour Guide Training Manual* (Charleston, SC: City of Charleston, 2011) P. 30.

³ See Appendix B, Figure 1

⁴ Edward Crisp, *A Plan of the Town and Harbour of Charles-Town*, 1711. South Carolina Room, Charleston County Public Library, Charleston, SC.

walled city in North America, were mostly dismantled by the mid 18th century as they could no longer contain the rapidly growing population.⁵

The city of Charleston also played a major role in the Revolutionary War several years later. A group of patriots, including William Moultrie, helped protect Charleston Harbor from the English fleet, and several Charleston natives including Arthur Middleton and Edward Rutledge voyaged to Philadelphia to sign the Declaration of Independence. After the war in 1786, the capital of South Carolina was moved from Charleston to Columbia.⁶ It was time for Charleston to reinvent itself.

Charleston quickly shifted away from its former role as state capital and into its new role as a major port city. The slave trade, cotton and rice exports, and the growing railroad system helped boost the economy and usher the city well into the 19th century. Then, Charleston became the heart of the Confederacy when the Ordinance of Secession was signed here in 1860 and the first shots of the Civil War were fired at Fort Sumter in 1861.⁷ After the Civil War, the city fell into a brief period of decline before once again booming thanks in part to the newly developed

⁵ Historic Charleston Foundation, *The City of Charleston Tour Guide Training Manual* (Charleston, SC: City of Charleston, 2011) P. 56.

⁶ Jonathan H. Poston, *The Buildings of Charleston: A Guide to the City's Architecture* (Columbia, SC: University of South Carolina Press, 1997) P. 19.

⁷ Jonathan H. Poston, *The Buildings of Charleston: A Guide to the City's Architecture* (Columbia, SC: University of South Carolina Press, 1997) P. 20-21.

phosphate mining industry and the still growing railroad and port systems.⁸ The 20th century is perhaps the time when Charleston truly finds its place. The Charleston Renaissance, as it is now known, saw the growth of the art scene and push towards preservation that helped define Charleston as the hub of culture and history that it is known as today.

Broad Street Through Time

Broad Street, known interchangeably as Cooper Street in the earliest days of the city, got its name from simply being the broadest street. Like the broad streets of the cities of ancient Greece and Rome, Broad Street became the civic heart of the city, with the Four Corners of Law at the intersection of Broad Street and Meeting Street and the Old Exchange at the meeting of Broad Street and East Bay Street.⁹ To this day, Broad Street is filled with the offices of the lawyers, politicians, and real estate agents that make up the city's civic departments. Broad Street also acts as a dividing line in the modern city of Charleston, separating the primarily commercial district to the north from the primarily residential district to the south.

⁸ Historic Charleston Foundation, *The City of Charleston Tour Guide Training Manual* (Charleston, SC: City of Charleston, 2011) P. 32-35.

⁹ Historic Charleston Foundation, *The City of Charleston Tour Guide Training Manual* (Charleston, SC: City of Charleston, 2011) P. 292.

History of 9 Broad Street

Early Roots and the South Carolina Academy of Fine Arts

Like most buildings in Charleston, the land on which 9 Broad Street stands could be traced all the way back to the lands granted to the Lords Proprietors by King Charles II of England in 1663.¹⁰ Unfortunately, there is a large gap between this date of 1663 and the traceable modern history of the building which starts in 1818. Many early depictions of Charleston, such as the one dating to 1711 by Edward Crisp,¹¹ or the 1739 *Ichnography of Charleston, SC at High Water*,¹² help fill in this gap, as they represent the eastern end of Broad Street as a heavily occupied part of the city.¹³ The exact use and ownership of these early buildings is unknown, although based off of context clues, such as the creation of a civic square in 1753 with the construction of St. Michael's Church and the Statehouse,¹⁴ it can be assumed that they were primarily commercial.

¹⁰ Jonathan H. Poston, *The Buildings of Charleston: A Guide to the City's Architecture* (Columbia, SC: University of South Carolina Press, 1997) P. 16.

¹¹ Edward Crisp, *A Plan of the Town and Harbour of Charles-Town*, 1711. South Carolina Room, Charleston County Public Library, Charleston, SC.

¹² *Ichnography of Charleston, SC at High Water*, 1739. South Carolina Room, Charleston County Public Library, Charleston, SC.

¹³ See Appendix B, Figure 2

¹⁴ Jonathan H. Poston, *The Buildings of Charleston: A Guide to the City's Architecture* (Columbia, SC: University of South Carolina Press, 1997) P. 18.

The land on which 9 Broad Street currently stands can be traced back to March 6th, 1818, when Doctor Philip Moses purchased two adjoining lots of land on the south side of Broad Street at public auction from William Hasell Gibbes, the Master of the Court, as part of a case in the court of equity.¹⁵ Moses then leased this land to Joel R. Poinsett, who requested the lease on behalf of the South Carolina Academy of Fine Arts, three years later in 1821. Although official documentation of the purchase of the land from Moses does not exist, the lease acknowledges the intent of the Academy to renew the lease or outright purchase the land upon the initial lease expired.¹⁶

The South Carolina Academy of Fine Arts, granted a charter in 1821, was founded with the intent of expanding the arts scene in Charleston. Unfortunately, the organization constantly stumbled and faltered. Despite showcasing paintings by famed artists such as Trumbull and Correggio, it failed to pay the debts it incurred.¹⁷ By July of 1833, the Academy could no longer stay open and shut its doors. The property and the artwork were sold to help pay off the debt that had grown beyond their control. The property, measuring roughly fifty feet wide and one hundred and sixty feet deep, was sold to Poinsett, while much of the artwork was sold to

¹⁵ Charleston County, Records of the Register of Deeds Office (ROD), Charleston, SC, Deed Book A9, p. 14.

¹⁶ Charleston County, Records of the Register of Deeds Office (ROD), Charleston, SC, Deed Book F9, p. 459.

¹⁷ Anna Wells Rutledge, *Artists in the Life of Charleston: Through Colony and State from Restoration to Reconstruction* (Philadelphia, PA: American Philosophical Society, 1949) P. 137-140, https://books.google.com/books?id=4zwLAAAAIAAJ&pg=PA105&lpg=PA105&dq=%22the+south+carolina+academy+of+fine+arts%22&source=bl&ots=AHAzTsPYHw&sig=ACfU3U0ww7gcYpBClu5mA1Q9Eg5JT5WbPw&hl=en&sa=X&ved=2ahUKEwjwkoj634bmAhUGo1kKHXE_BOQQ6AEwA3oECAgQAQ#v=onepage&q=%22the%20south%20carolina%20academy%20of%20fine%20arts%22&f=false (accessed November 23, 2019).

prominent figures of Charleston, such as Thomas and Arthur Middleton, Thomas Bennett, and James Petigru, among others.¹⁸ The property stayed in Poinsett's name for another ten years. In 1843, Poinsett sold the majority of his properties to Thomas Bennett, among them two adjoining lots of land on the south side of Broad Street. The easternmost of these two lots is described as having shared rights to a passage on its eastern edge.¹⁹ This is where the land currently known as 9 Broad Street first appears.

The Closing of a Passage

Several years later in 1850, Bennett sold the land on Broad Street he acquired from Poinsett to William Lloyd and Alonzo J. White.²⁰ At this point in time, the passage on the easternmost edge of this land was still shared with the property owner to the east on the land known as 7 Broad Street and the lands that Lloyd and White purchased are the lots of land now known as 11 and 13 Broad Street. Four years later in 1854, Lloyd and White purchase the land on the other side of the passage.²¹ They then had exclusive rights to the passage, and owned a rather extensive stretch of land on the south side of Broad Street. Another two years passed before the modern property of 9 Broad Street emerges. In 1856, Lloyd and White sold the majority of their property on Broad Street. They sold the land known as 11 Broad Street to S.G.

¹⁸ Charleston County, Records of the Register of Deeds Office (ROD), Charleston, SC, Deed Book S10, p. 73.

¹⁹ Charleston County, Records of the Register of Deeds Office (ROD), Charleston, SC, Deed Book R11, p. 210.

²⁰ Charleston County, Records of the Register of Deeds Office (ROD), Charleston, SC, Deed Book F12, p. 248.

²¹ Charleston County, Records of the Register of Deeds Office (ROD), Charleston, SC, Deed Book Z12, p. 267.

Courtenay, upon which E.B. White built the Italianate style building still present today. L. Louis Green III notes in his property file for 11 Broad Street that:

“The carved globe, book and scroll, centered in the parapet, are relics of the Courtenay firm’s occupation of the building. The firm published book as well as sold them.

According to tradition, William Gilmore Simms, the poet, novelist and editor, wrote portions of his novels on the bookstore’s counters. Pressed for installments of his works, which ran serially in the Southern Literary Gazette, he would ask for a pencil and paper and stand at a counter writing enough for a forthcoming issue”.²²

Lloyd and White also sold the land to the east of Courtenay’s lot to W.P. and T.J. Shingler after Courtenay and the owners of 7 Broad Street agreed to let the Shingler brothers use the exterior walls of their buildings to build a new building between them.²³ The conveyance of the property to the Shingler brothers notes the existence of two small brick buildings on the lot already occupied by the Shinglers, but this is the only mention of their existence. When these buildings were constructed or demolished is unknown.²⁴ The building constructed for the Shingler brothers in 1856, like the building constructed for Courtenay, was the Italianate building still present today.²⁵ The Shingler brothers used the building as the home for their exchange business, as

²² L. Louis Green, III, October 1969. Property Files (7, 9, and 11 Broad Street) from the Historic Charleston Foundation Archives, Charleston, SC.

²³ Charleston County, Records of the Register of Deeds Office (ROD), Charleston, SC, Deed Book S13, p. 137.

²⁴ Charleston County, Records of the Register of Deeds Office (ROD), Charleston, SC, Deed Book S13, p. 139.

²⁵ L. Louis Green, III, October 1969. Property Files (7, 9, and 11 Broad Street) from the Historic Charleston Foundation Archives, Charleston, SC.

noted by the inscription remaining on the façade. The brothers were particularly involved in cotton exports.²⁶ The building remained in the Shingler family until 1889 when Ann Amelia Shingler, T.J. Shingler's daughter, sold the land to Augustine T. Smythe and A.M. Lee,²⁷ after having received it in 1874.²⁸

Modern History

9 Broad Street remained tied to the neighboring property of 7 Broad Street as it moved into the 20th century. The two properties passed from Augustine T. Smythe to his wife Harriot in 1964,²⁹ and then to Henry B. Smythe in 1977.³⁰ It is not until 1997, when Henry B. Smythe sold 9 Broad Street to Lois K. Lane that the properties were once again divided.³¹ The property is still owned today by Lois Lane, former president of the Preservation Society of Charleston³² and owner of Lois Lane Properties which currently occupies the building.

²⁶ L. Louis Green, III, October 1969. Property Files (7, 9, and 11 Broad Street) from the Historic Charleston Foundation Archives, Charleston, SC.

²⁷ Charleston County, Records of the Register of Deeds Office (ROD), Charleston, SC, Deed Book E21, p. 30.

²⁸ Charleston County, Records of the Register of Deeds Office (ROD), Charleston, SC, Deed Book G16, p.46.

²⁹ Charleston County, Records of the Register of Deeds Office (ROD), Charleston, SC, Deed Book U79, p. 133.

³⁰ Charleston County, Records of the Register of Deeds Office (ROD), Charleston, SC, Deed Book M111, p. 207

³¹ Charleston County, Records of the Register of Deeds Office (ROD), Charleston, SC, Deed Book R294, p. 822.

³² "Lois Lane," Lois Lane Properties, <https://www.loislaneproperties.com/agents/39988/Lois+Lane> (accessed November 25, 2019).

Meet the People

*Joel R. Poinsett*³³

Joel R. Poinsett, who purchased 9 Broad Street on behalf of the South Carolina Academy of Fine Arts was a “legislator, diplomat and public servant who executed commissions for United States presidents from James Madison to Martin Van Buren. He served in the South Carolina legislature and in both houses of Congress.”³⁴ He was born in 1779 and raised in Charleston by his Huguenot family before studying all around the world, learning several languages, and meeting with various prominent world leaders.³⁵ He was later chosen to be the U.S. Minister to Mexico, a position that he was the first man to hold. While there, he became very involved in their political dealings, to the point where he eventually became unwelcome. He continued to live an incredibly political life in the United States upon his return in 1829. He helped lead the Unionist Party in South Carolina, and later was appointed the secretary of war by President Martin Van Buren. While secretary of war, he authorized several expeditions and continued his travels. He eventually returned to South Carolina and retired in 1841. He spent much of his retirement fighting the growing secessionist movement, and died in 1851 several

³³ See Appendix B, Figure 11

³⁴ Colleen Katz, “Joel Roberts Poinsett: 19th Century Renaissance Man,” *Huguenot Heritage*, Winter 1998. From vertical file located at the South Carolina Room, Charleston County Public Library, Charleston, SC.

³⁵ Brian McGinty, “The Poinsettia,” *Early American Life*, December 1980, From vertical file located at the South Carolina Room, Charleston County Public Library, Charleston, SC.

years before the start of the Civil War.³⁶ He was also “influential in founding the National Institute for the Promotion of Science and the Useful Arts, a precursor of the Smithsonian.”³⁷ While completely unrelated to his substantial political career, his most known accomplishment is his introduction of the flower that now bears his name, the poinsettia, to the United States after stumbling across it in the mountains of Mexico.³⁸

E.B. White

Edward Brickell White, more commonly referred to as E.B. White, was an engineer and architect from the South Carolina Lowcountry. “White entered architecture obliquely from engineering, and engineering from his training as an army officer at West Point. Graduating from the United States Military Academy in 1826, he became an artillery officer.”³⁹ He would later settle in Charleston in the late 1830s, and became one of the most influential architects in Charleston in the 1840s. He took on such projects as the Market Hall, the Centenary Methodist Episcopal Church, the Huguenot Church, and parts of structures at both the South Carolina Military College and the College of Charleston. The architectural style of his buildings varied

³⁶ The Editors of Encyclopaedia Britannica, “Joel R. Poinsett: United States Statesman,” Encyclopaedia Britannica, last updated April 9, 2019, <https://www.britannica.com/biography/Joel-R-Poinsett> (accessed November 23, 2019).

³⁷ The Editors of Encyclopaedia Britannica, “Joel R. Poinsett: United States Statesman,” Encyclopaedia Britannica, last updated April 9, 2019, <https://www.britannica.com/biography/Joel-R-Poinsett> (accessed November 23, 2019).

³⁸ Colleen Katz, “Joel Roberts Poinsett: 19th Century Renaissance Man,” *Huguenot Heritage*, Winter 1998. From vertical file located at the South Carolina Room, Charleston County Public Library, Charleston, SC.

³⁹ Beatrice St. Julien Ravenel, *Architects of Charleston* (Charleston, SC: Carolina Art Association, 1945) P. 181.

greatly. Some of his works were more reminiscent of classical revival styles, while others tended to lean towards gothic revivals,⁴⁰ or in the case of 7 and 9 Broad Street the Italianate style that was rising in popularity in the mid 19th century.⁴¹ After taking a break from architecture to support the Confederate cause, he returned to work and aided in the reconstruction of war damaged structures in Charleston such as St. Michaels Church, in whose churchyard he was buried after his death in 1882.⁴²

*Susan Pringle Frost*⁴³

Susan Pringle Frost, deemed by some the “Patron Saint of Preservation,”⁴⁴ was born in Charleston in 1873 in her family home, known today as the historic Miles Brewton house.⁴⁵

⁴⁰ Daniel J. Vivian, “White, Edward Brickell: January 29, 1806 – May 10, 1882,” South Carolina Encyclopedia, last updated July 1, 2019, <http://www.scencyclopedia.org/sce/entries/white-edward-brickell/> (accessed November 11, 2019).

⁴¹ Virginia Savage McAlester, *A Field Guide to American Houses* (New York, NY: Alfred A. Knopf, 2013) P. 283.

⁴² Daniel J. Vivian, “White, Edward Brickell: January 29, 1806 – May 10, 1882,” South Carolina Encyclopedia, last updated July 1, 2019, <http://www.scencyclopedia.org/sce/entries/white-edward-brickell/> (accessed November 11, 2019).

⁴³ See Appendix B, Figure 12

⁴⁴ Sidney Bland, *Preserving Charleston's Past, Shaping Its Future: The Life and Times of Susan Pringle Frost* (Columbia, SC: University of South Carolina Press, 1999) P. xi.

⁴⁵ Wendy Temple, “Susan Pringle Frost: Charleston’s First Lady of Preservation 1873-1960,” *East Cooper Magazine*. From vertical file located at the South Carolina Room, Charleston County Public Library, Charleston, SC.

Despite the economic uncertainty of the turn of the century, she had a rather lavish upbringing. She spent summers in the Carolina mountains, and attended a prominent boarding school. Unfortunately, the crash of the Ashley Phosphate Company owned by her father, among other political and economic factors, destroyed much of her family fortune. At this point in her life, as noted by Sidney Bland, “this middle daughter of distinguished but failed old aristocracy would need all the resolve she could muster.”⁴⁶

Fortunately for the city of Charleston, muster it she did. She quickly learned new skills, such as typing and stenography, and made important connections with influential individuals such as Louis Godebrod, a sculptor, and Bradford Gilbert, the chief architect of the South Carolina Interstate and West Indian Exposition. These individuals would lead her to learn more about architecture and design, the growing women’s rights movement, politics, and a new position in 1902 as a court stenographer for the United States District Court.⁴⁷ She would hold this position for sixteen years, before ultimately changing careers to real estate in late 1918.⁴⁸ The first few months of her transition into the real estate world were not smooth ones.

⁴⁶ Sidney Bland, *Preserving Charleston’s Past, Shaping Its Future: The Life and Times of Susan Pringle Frost* (Columbia, SC: University of South Carolina Press, 1999) P. 10-12.

⁴⁷ Sidney Bland, *Preserving Charleston’s Past, Shaping Its Future: The Life and Times of Susan Pringle Frost* (Columbia, SC: University of South Carolina Press, 1999) P. 13-16.

⁴⁸ Wendy Temple, “Susan Pringle Frost: Charleston’s First Lady of Preservation 1873-1960,” *East Cooper Magazine*. From vertical file located at the South Carolina Room, Charleston County Public Library, Charleston, SC.

“Frost set a precedent and scandalized her family during these several months as few women of status in Charleston history had ever done. The idea of a woman in business in the male professional district on Broad street was heretical, and several of Frost’s uncles brought the point home to her. The People’s Building housing Charleston men of mark didn’t even have female toilet facilities. Frost was the first female on the Real Estate Exchange (later its first honorary lifetime member), one of the earliest two or three women to enter business in downtown Charleston, and the first businesswoman with an office on Broad Street. Her only female rival in South Carolina real estate was Eulalie Salley of Aiken, who was licensed a short time before Frost.”⁴⁹

This early office on Broad Street was in fact 9 Broad Street. The Charleston City Directories of 1919⁵⁰ and 1920⁵¹ place her there. While she may not have been there long, she certainly made an impact on the real estate community in Charleston. She would certainly be happy to see that a hundred years later her office is still occupied by a female run real estate office.⁵²

Miss Frost used her position in the real estate world to help promote the preservation and restoration of historic buildings by founding the Society for the Preservation of Old Dwellings in 19²⁰. Among the properties that she is credited with restoring include Rainbow Row, several

⁴⁹ Sidney Bland, *Preserving Charleston's Past, Shaping Its Future: The Life and Times of Susan Pringle Frost* (Columbia, SC: University of South Carolina Press, 1999) P. 57.

⁵⁰ City of Charleston, *Charleston City Directory, 1919*. Special Collections, College of Charleston, Charleston, SC.

⁵¹ City of Charleston, *Charleston City Directory, 1920*. Special Collections, College of Charleston, Charleston, SC.

⁵² City of Charleston, *Charleston City Directory, 2019*. Special Collections, College of Charleston, Charleston, SC.

homes on the eastern end of Tradd Street, and the Joseph Manigault house at 350 Meeting Street.⁵³ The work that she started in 19~~40~~²⁰ with the Society for the Preservation Old Dwellings continues on to this day, although it is now known as the Preservation Society of Charleston. Lois Lane, the real estate agent who currently occupies Susan Pringle Frost's office at 9 Broad Street, would also hold the title of president of the Preservation Society, creating yet another link between herself and Miss Frost and adding another layer to the history of 9 Broad Street.⁵⁴

It is important to note that at the same time as she was pursuing a career in real estate and running the Society for the Preservation of Old Buildings Susan Pringle Frost was also one of the pioneers of the women's suffrage movement in South Carolina. After a visit from Lila Meade Valentine, president and founder of the Equal Suffrage League of Virginia, in 1914, Miss Frost helped organize the Charleston Equal Suffrage League, became its first president, and formed the South Carolina Equal Suffrage League by combining her club in Charleston with those of Columbia and Spartanburg.⁵⁵ Frost would continue to quickly form relationships with influential members of the women's suffrage movement, such as Carrie and Mabel Pollitzer of Charleston, Alice Paul of the Congressional Union, and Anna Howard Shaw of the National American

⁵³ "Rites Set Today For Miss Frost," *The News and Courier*, October 8th, 1960. From vertical file located at the South Carolina Room, Charleston County Public Library, Charleston, SC.

⁵⁴ "Lois Lane," Lois Lane Properties, <https://www.loislaneproperties.com/agents/39988/Lois+Lane> (accessed November 25, 2019).

⁵⁵ Sidney Bland, *Preserving Charleston's Past, Shaping Its Future: The Life and Times of Susan Pringle Frost* (Columbia, SC: University of South Carolina Press, 1999) P. 28.

Woman Suffrage Association,⁵⁶ before ultimately becoming one of the most prominent members of the National Woman's Party. She would go as far as speaking out against President Woodrow Wilson for his unjust imprisonment of NWP members, and hosting the first stop of the Suffrage Prison Special tour here in Charleston in 1919.⁵⁷ While Frost would ultimately focus her time on her career in real estate and her preservation work, she would stay involved with the women's suffrage movement for many more years.

⁵⁶ Sidney Bland, *Preserving Charleston's Past, Shaping Its Future: The Life and Times of Susan Pringle Frost* (Columbia, SC: University of South Carolina Press, 1999) P. 31.

⁵⁷ Sidney Bland, *Preserving Charleston's Past, Shaping Its Future: The Life and Times of Susan Pringle Frost* (Columbia, SC: University of South Carolina Press, 1999) P. 38-40.

Architectural Description

*9 Broad Street*⁵⁸

Nestled between the shorter 7 Broad Street to the east and the taller 11 Broad Street to the west, 9 Broad Street is a slender one bay wide and two-story tall brownstone structure on the south side of Broad Street. It is located on the eastern end of Broad Street in a mixed use, albeit primarily commercial, neighborhood. The structure is a hybrid of the Italianate style that emerged in the 1840s⁵⁹ and the Romanesque Revival style of later popularized by H.H. Richardson.⁶⁰ Each story is dominated by one large bay that spans nearly the entire width of the façade. The bay on the lower level is a large arched entryway. The lower portion of the entryway is a pair of French doors with sidelights. The French doors and sidelights each contain two panes of glass separated by thin muntins. The upper portion of the entryway is a semi-circular fanlight with two large orthogonal muntins that extend from the frame of the door below. The bay on the upper level is a large decorative tripartite window framed within a larger arched opening. The façade of the building is also ornamented with decorative brownstone carving, much of which has eroded with time. This brownstone work is credited to W.G. Chave, a stonecutter from New

⁵⁸ See Appendix B, Figure 13

⁵⁹ Virginia Savage McAlester, *A Field Guide to American Houses* (New York, NY: Alfred A. Knopf, 2013) P. 283.

⁶⁰ “Romanesque Revival Style 1840 – 1900,” Pennsylvania Architectural Field Guide, Pennsylvania Historical & Museum Commission, <http://www.phmc.state.pa.us/portal/communities/architecture/styles/romanesque-revival.html> (accessed November 23, 2019).

York. At the top of the façade, the inscription reading “Exchange Office” connects the structure back to its construction for the Shingler brothers in 1856.⁶¹

⁶¹ L. Louis Green, III, October 1969. Property Files (7, 9, and 11 Broad Street) from the Historic Charleston Foundation Archives, Charleston, SC.

Appendix A - Annotated Chain of Title

March 6th, 1818

Grantor: Unclear

Grantee: Philip Moses

Book and Page: A9-14

Type: Court of Equity Conveyance

Amount: \$4,000

Lot: 45'11" on Broad St, 140' deep, 46' on rear line

After a court case involving families whose names are unclear, the Master of the Court, William Hasell Gibbes, sells the property described as measuring "about forty five feet and eleven inches [on Broad Street] and on the back line about forty six feet and in depth about one hundred and forty feet". An adjoining property measuring "forty five feet and eleven inches [on Broad Street], and on the rear at the back line about forty six feet three inches and in depth about one hundred and forty feet" that lies to the west of the first property is also included in the sale. A plan with approximate measurements accompanies the conveyance.

April 22nd, 1821

Grantor: Philip Moses

Grantee: Joel R. Poinsett as President of South Carolina Academy of Fine Arts

Book and Page: F9-459

Type: Lease

Amount: \$190.22 annual rent for three years? \$2770.50 to buy?

Lot: 50' in width on Broad Street and the rear property line, 140' in depth

Philip Moses is leasing the land to Joel R. Poinsett, who is the President of the South Carolina Academy of Fine Arts. The lease is for three years, starting in May of 1821 and ending in 1824. The Academy will pay \$190.22 per year for the land. The lease acknowledges the Academy's intent to either renew the lease or outright purchase the land, and denotes the potential purchase price as \$2770.50

July 30th, 1833

Grantor: South Carolina Academy of Fine Arts

Grantee: Joel R. Poinsett, Thomas Middleton, Henry Middleton, Arthur Middleton, and others

Book and Page: S10-73

Type: Conveyance

Amount: \$3500?

Lot: 50' in width on Broad Street, 49'10" on the rear property line, and 160' in depth

The South Carolina Academy of Fine Arts is in debt, and is selling all of its land, artwork, and furniture to pay it off. Joel R. Poinsett receives the land for the price of \$3,500. Many prominent figures from Charleston's history such as Thomas Middleton, Henry Middleton, Arthur Middleton, Thomas Bennett, James Petigru, and more are involved with either the sale or purchase of the land and goods. The particular monetary sums exchanged for the land and the artwork by the previously mentioned men is unknown.

April 5th, 1843

Grantor: Joel R. Poinsett

Grantee: Thomas Bennett

Book and Page: R11-210

Type: Conveyance

Amount: \$39000

Lot: See below.

Joel R. Poinsett is selling several of his properties to Thomas Bennett. These properties include two lots on Pinckney Street measuring 353' wide by 359' in depth and 100' wide and 360' in depth respectively, a lot of land on the west side of East Bay Street measuring 27' wide and 175' in depth, two adjoining lots of land on the south side of Broad measuring 18' wide by 99' in depth and 16'5" wide and 88' in depth, shared rights to a passage on the eastern edge of the Broad Street lots, three lots of land on the east side of State Street measuring 15' wide and 65' in depth, 13'3" wide and 82'6" in depth, and 13' wide and 82'6" in depth respectively, a lot of land on the west side of State Street measuring 20' wide and 60' in depth, two lots of land on the north side of Tradd Street measuring 25' wide and 142' in depth and 40' wide and 100' in depth respectively, as well as miscellaneous properties on Marsh Street and South Bay Street. It is believed that the two lots of land on the south side of Broad Street described here are the lots now known as 11 Broad Street and 13 Broad Street and that the lot now known as 9 Broad Street is actually the passage described within the conveyance.

June 24th, 1850

Grantor: Thomas Bennett

Grantee: William Lloyd and Alonzo J. White

Book and Page: F12-248

Type: Title to Real Estate

Amount: Unclear

Lot: See below.

Joel R. Poinsett is selling two lots of land on the south side of Broad Street to William Lloyd and Alonzo J. White. The first lot of land measures 16'5" wide by 102' in depth and the second lot of land measures 18' wide by 99' in depth. Included in the sale are rights of use for the passageway to the east of these lots. It is unclear how much Lloyd and White purchased the land for. It is believed that the two lots of land on the south side of Broad Street described here are the lots now known as 11 Broad Street and 13 Broad Street and that the lot now known as 9 Broad Street is actually the passage described within the document.

August 14th, 1854

Grantor: David C. Gibson, executor of the will and testament of Charles L. Denny

Grantee: William Lloyd and Alonzo J. White

Book and Page: Z12-267

Type: Conveyance

Amount: \$8525

Lot: See below.

David C. Gibson, executor of the will and testament of Charles L. Denny, is selling the lot of land known as 7 Broad Street to William Lloyd and Alonzo J. White for the sum of \$8525. The lot of land is described as measuring "sixteen feet and four inches [on Broad Street] more or less on the back side twenty five feet nine inches more or less, and in depth from north to south on the west line one hundred and three feet more or less and on the east line from Broad Street measuring southwardly twenty seven feet five inches be the same more or less". The conveyance references a plat drawn by E.B. White to explain the lot, but unfortunately the plat is not attached and cannot be found. The conveyance also denotes use of a passage to the west of the lot of land. It is believed that the lot of land described here is lot of land today known as 7 Broad Street and that the lot now known as 9 Broad Street is actually the passage described within the document.

January 1st, 1856

People of Note: S.G. Courtenay and W.P. and T.J. Shingler

Book and Page: S13-137

Type: Agreement

William Lloyd and Alonzo J. White have agreed to sell the property measuring "thirty nine feet more or less of which twenty seven feet being the westward portion has been conveyed to the said S.G. Courtenay and twelve feet on the remaining eastward portion has been conveyed to the said W.P. and T.J. Shingler. At the time of the sale, there appears to be a building on Courtenay's piece of the lot, and another building to the east of the Shingler lot, but not on the Shingler lot

itself. This agreement is acknowledging that S.G. Courtenay and the eastward neighbor are allowing the Shingler brothers to use their exterior walls to construct a brick building on their recently purchased lot of land. This lot of land appears to be what was formerly known as a passage. The building that they construct on this lot of land is the building today known as 9 Broad Street.

January 1st, 1856

Grantor: Alonzo J. White and William Lloyd
Grantee: W. Pinckney Shingler and Thomas J. Shingler
Book and Page: S13-139
Type: Conveyance
Amount: \$5000
Lot: 12' in width and 102'10" in depth

The purchase of the land on the south side of Broad Street mentioned in the prior agreement is documented here. The lot is described as being 12' in width on Broad Street and the rear property line and 102'10" in depth. The agreement to use the exterior walls of the neighboring buildings to construct a new building on this lot is acknowledged, although this conveyance also notes the existence of two brick buildings on the lot already occupied by the Shingler brothers. It is unknown when these buildings were constructed or demolished, as this is the only mention of their existence. This conveyance marks the beginning of the current property known as 9 Broad Street.

January 23rd, 1874

Grantor: C.C. Bowen, Sheriff of Charleston
Grantee: Ann Amelia Shingler
Book and Page: G16-46
Type: Sheriff's Title to Real Estate
Amount: \$6000
Lot: 12' in width by 102'10" in depth

Ann Amelia Shingler, administrator of the estate of Thomas J. Shingler, is purchasing the lot of land known as 9 Broad Street from the Sheriff of Charleston. The document is heavily modified, and the reason for the sheriff sale is unknown.

October 1st, 1889

Grantor: Ann Amelia Shingler

Grantee: Copartners Augustine T. Smythe and A.M. Lee

Book and Page: E21-30

Type: Conveyance

Amount: Unclear

Lot: 12' in width by 102'10" in depth

Ann Amelia Shingler is selling the lot of land known as 9 Broad Street to Augustine T. Smythe and A.M. Lee. The amount that Smythe and Lee paid for the land is unclear. Smythe and Lee are the first non-Shingler family owners of the building that currently resides on the lot.

March 9th, 1964

Grantor: The executors of the will of Augustine T. Smythe

Grantee: Harriot R. Smythe and the executors of the will of Augustine T. Smythe

Book and Page: U79-133

Type: Conveyance

Amount: \$1.00

Lot: 12' in width by 102'10" in depth (for 9 Broad)

The executors of the will of Augustine T. Smythe, Augustine T. Smythe, Jr., Henry B. Smythe, and Cheves McC. Smythe, establish a trust as per the instructions of Augustine T. Smythe. The trust includes the property assets known as 7 Broad Street measuring 16'4" wide and 103' in depth, which Augustine T. Smythe acquired in 1877, and 9 Broad Street measuring 12' wide and 102'10" in depth.

January 31st, 1977

Grantor: Executors of the wills of Augustine T. Smythe and Harriot R. Smythe

Grantee: See below.

Book and Page: M111-207

Type: Conveyance

Amount: \$1.00

Lot: 12' in width by 102'10" in depth (for 9 Broad)

Upon the death of Harriot R. Smythe, her estate is being divided among Frances R. Edmunds, Henry B. Smythe, Cheves McC. Smythe, and Augustine T. Smythe, Jr.. The property included as assets in the estate include 7 Broad St, measuring 16'4" in width and 103' in depth, and 9 Broad Street, measuring 12' in width and 102'10" in depth.

December 18th, 1997

Grantor: Henry B. Smythe et al

Grantee: Lois K. Lane

Book and Page: R294-822

Type: Title to Real Estate

Amount: \$175000

Lot: 12' in width by 102'9" in depth

Henry B. Smythe, on behalf of the executors of the wills of Augustine T. and Harriot R. Smythe, sells the property known as 9 Broad Street, now measuring 12' in width and 102'9" in depth to Lois K. Lane. The property has remained under the ownership of Lois K. Lane for 22 years as of 2019.

Appendix B – Maps and Illustrations

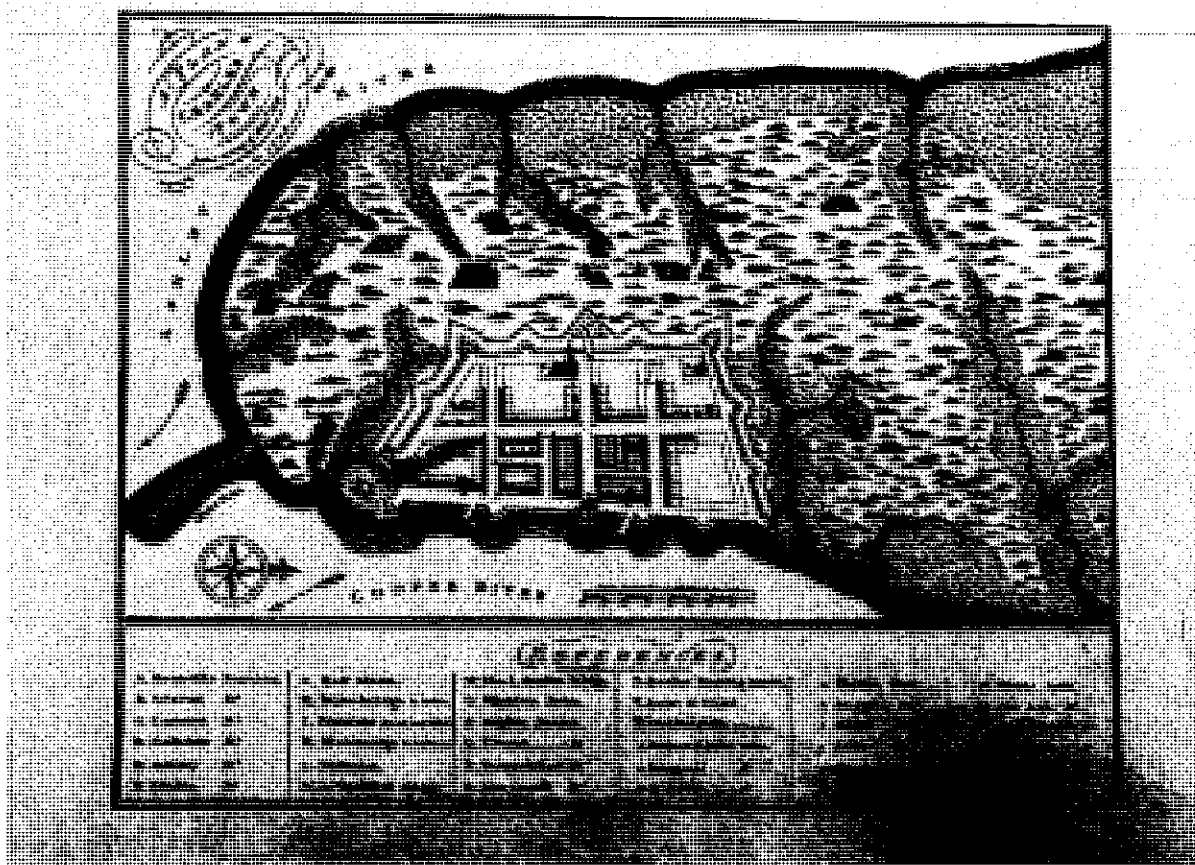


Figure 1- Edward Crisp, A Plan of the Town and Harbour of Charles-Town, 1711. South Carolina Room, Charleston County Public Library, Charleston, SC.



Figure 2 - Ichthyography of Charleston, SC at High Water, 1739. South Carolina Room, Charleston County Public Library, Charleston, SC.



Figure 3 - Bird's Eye View of City of Charleston, 1872. South Carolina Room, Charleston County Public Library, Charleston, SC.



Figure 4 - R.P. Bridgens and Robert Allen, *An Original Map of the City of Charleston, South Carolina* (Hayden Brother and Co.) 1852. South Carolina Room, Charleston County Public Library, Charleston, SC.

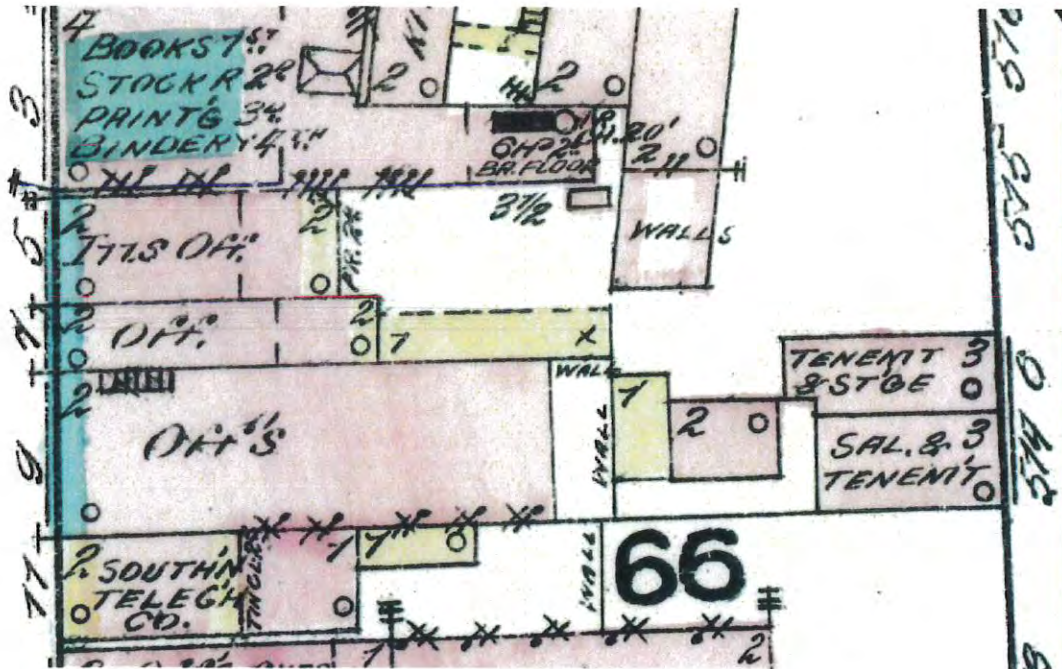


Figure 5 - Sanborn Fire Insurance Maps, Charleston, SC, 1884, Sheet 12. Charleston County Public Library, https://fims-historicalinfo-com.ezproxy.ccpl.org/FIMSSD.aspx?m=08124_1884 (accessed October 2019).

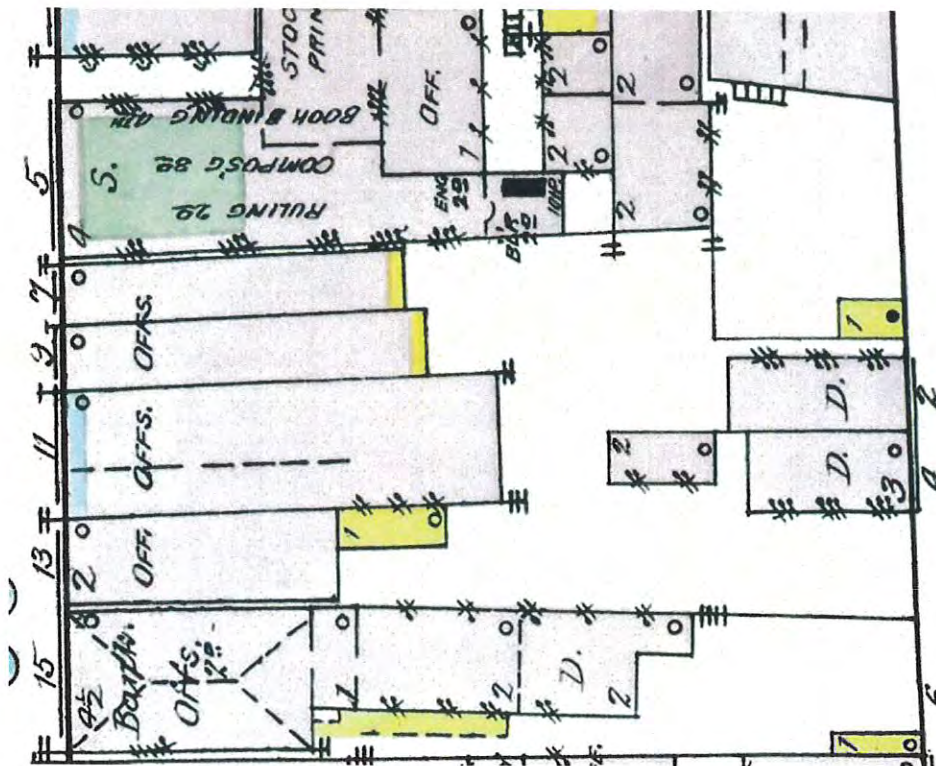


Figure 6 - Sanborn Fire Insurance Maps, Charleston, SC, 1888, Sheet 12. Charleston County Public Library, https://fims-historicalinfo-com.ezproxy.ccpl.org/FIMSSD.aspx?m=08124_1888 (accessed October 2019).

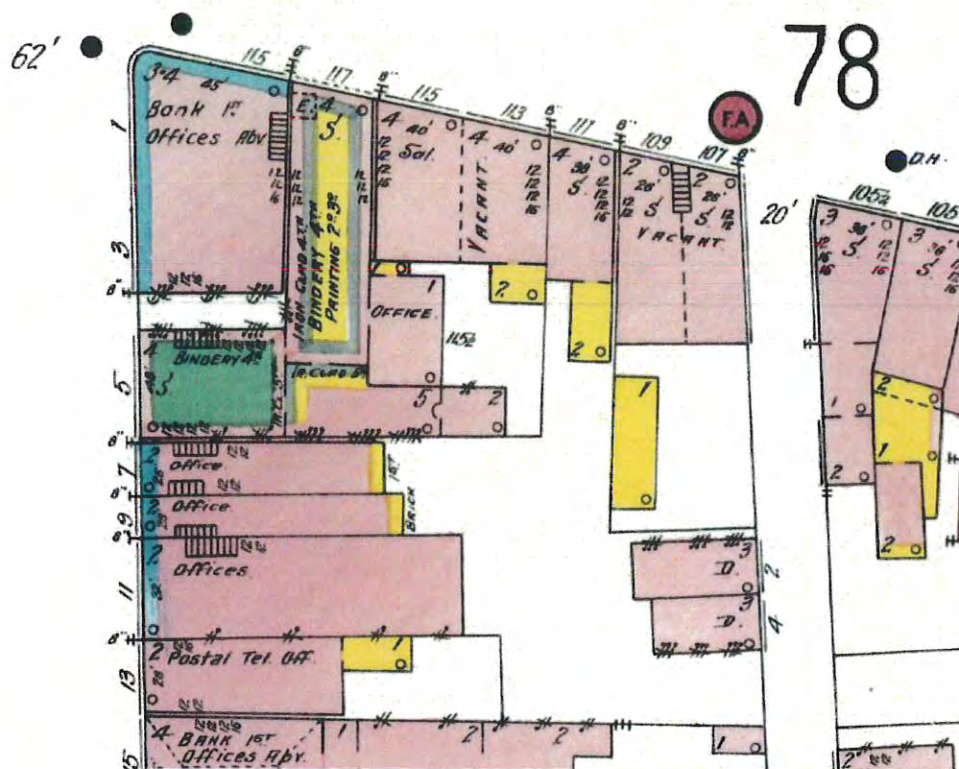


Figure 7 - Sanborn Fire Insurance Maps, Charleston, SC, 1902, Sheet 69. Charleston County Public Library, https://fims-historicalinfo-com.ezproxy.ccpl.org/FIMSSD.aspx?m=08124_1902 (accessed October 2019).

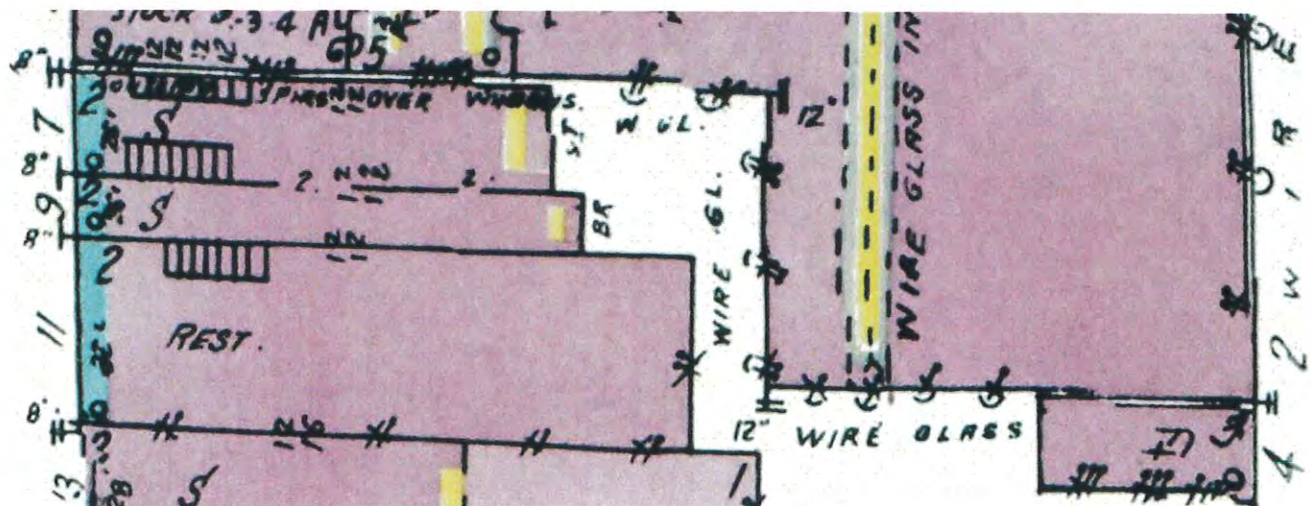


Figure 8 - Sanborn Fire Insurance Maps, Charleston, SC, 1944, Sheet 69. Charleston County Public Library, https://fims-historicalinfo-com.ezproxy.ccpl.org/FIMSSD.aspx?m=08124_01_1944 (accessed October 2019).

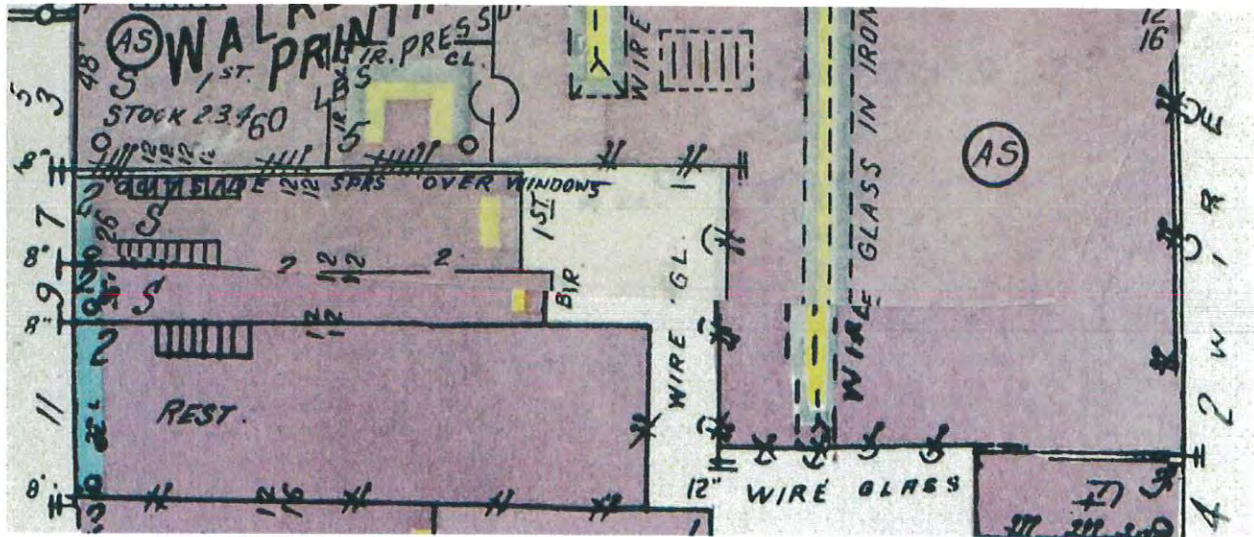


Figure 9 - Sanborn Fire Insurance Maps, Charleston, SC, 1951, Sheet 69. Charleston County Public Library, https://fims-historicalinfo-com.ezproxy.ccpl.org/FIMSSD.aspx?m=08124_01_1951 (accessed October 2019).

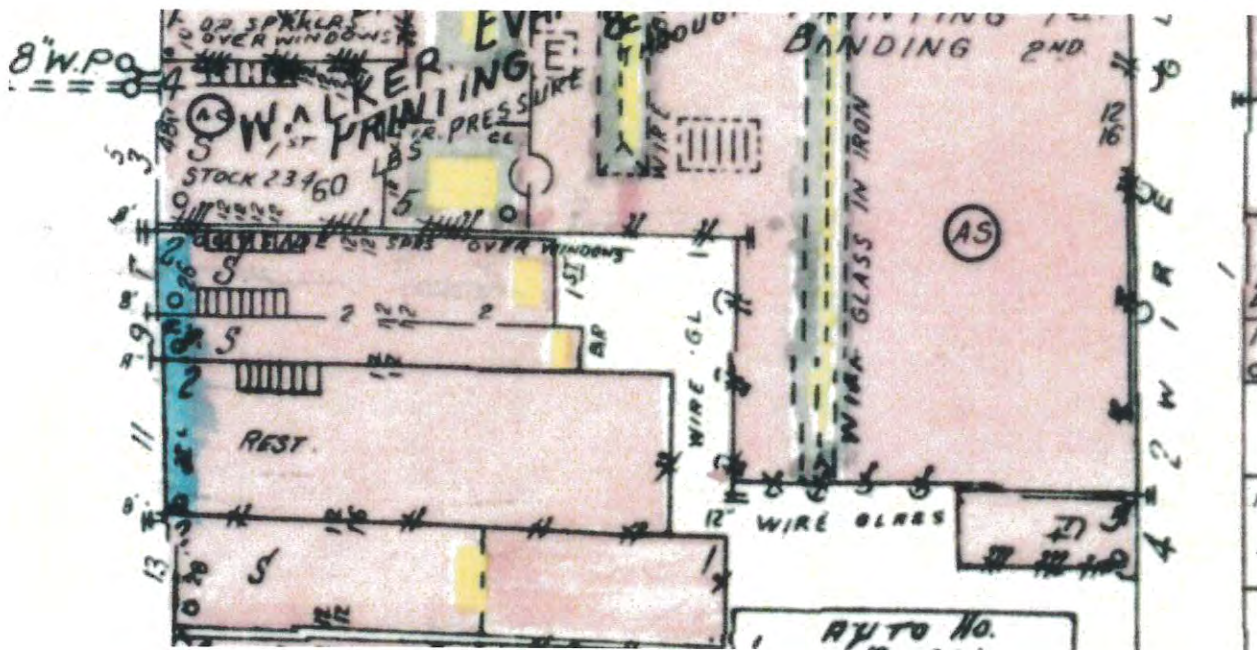
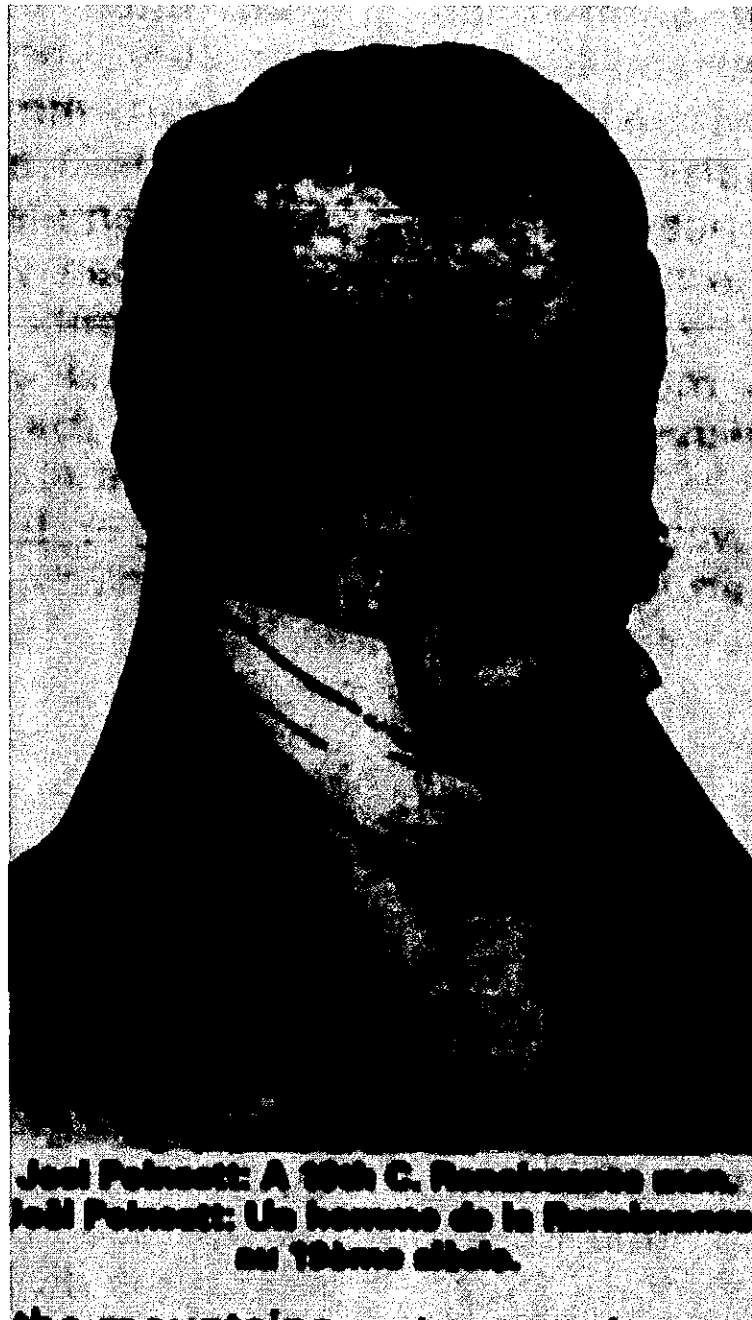
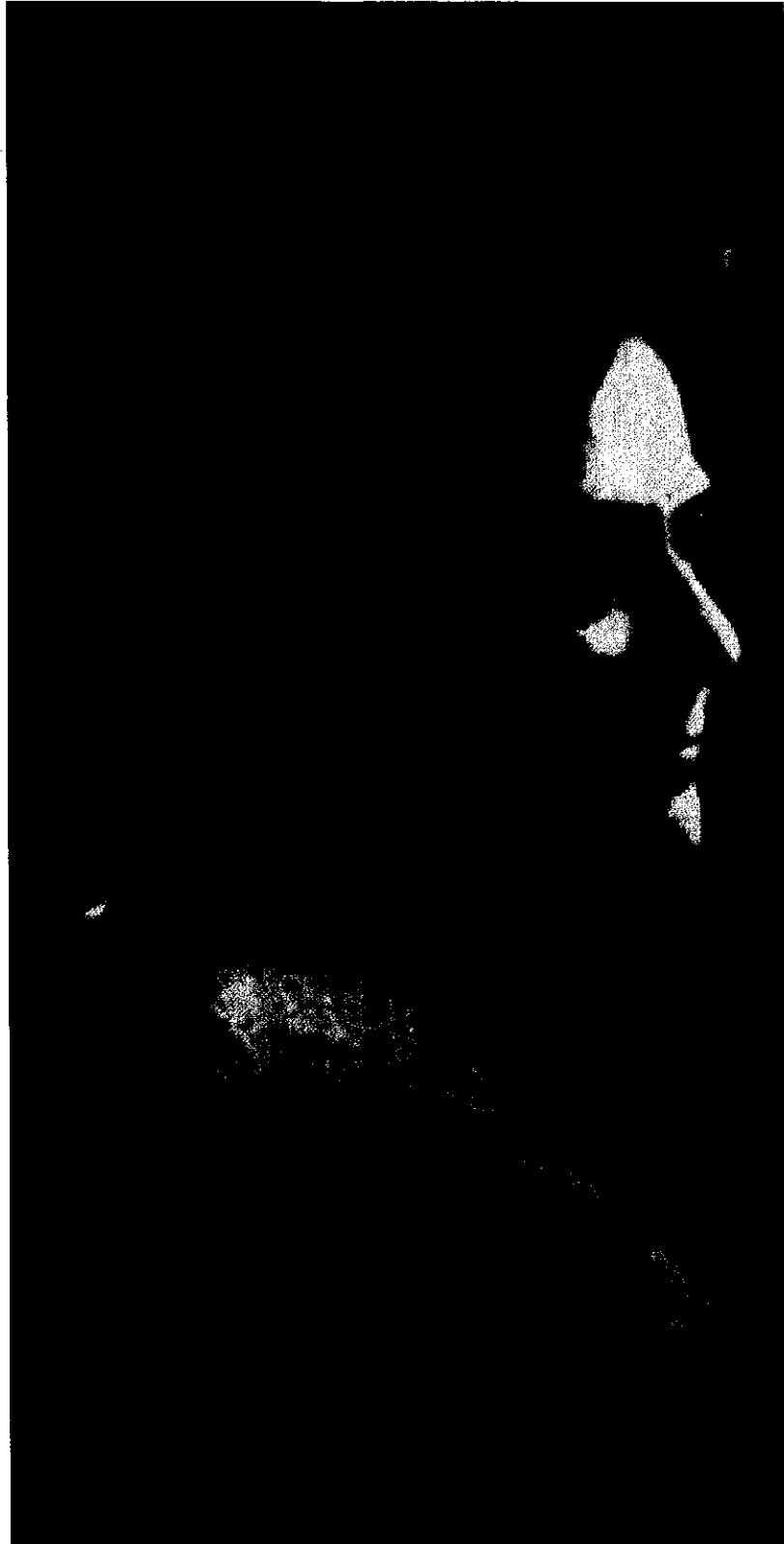


Figure 10 - Sanborn Fire Insurance Maps, Charleston, SC, 1955, Sheet 69. Charleston County Public Library, https://fims-historicalinfo-com.ezproxy.ccpl.org/FIMSSD.aspx?m=08124_01_1955 (accessed October 2019).



Joel Poinsett: A 19th C. Renaissance man.
Joel Poinsett: Un homme de la Renaissance
au 19ème siècle.

Figure 11 - Colleen Katz, "Joel Roberts Poinsett: 19th Century Renaissance Man," *Huguenot Heritage*, Winter 1998. From vertical file located at the South Carolina Room, Charleston County Public Library, Charleston, SC.



*Figure 12 - Wendy Temple, "Susan Pringle Frost: Charleston's First Lady of Preservation 1873-1960," East Cooper Magazine.
From vertical file located at the South Carolina Room, Charleston County Public Library, Charleston, SC.*



Figure 13 - Photo taken by author

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