
**A HISTORIC SURVEY OF THE PROPERTY AND ITS PEOPLE AT
43 SOUTH STREET
CHARLESTON, SOUTH CAROLINA**



43 South Street. Aug. 5, 2016

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CHARLESTON'S EASTSIDE COMMUNITY ///

Geographically, Charleston's Eastside neighborhood is located on the upper- East side of the peninsula, slightly south of the region known as Charleston's "Neck." The neighborhood is bounded by the Cooper River on its East, the Wraggborough neighborhood on its South, and the Midtown and Cannonborough communities on its West (*figure 1*).

These present day geographic and neighborhood boundaries have not always defined the limits of the Eastside, as all have evolved, shifted positions and changed names overtime, including the Eastside neighborhood itself. Initially called the "Village of Hampstead," the Eastside neighborhood was laid out by Henry Laurens in 1769¹. Laurens organized 99 acres into 140 separate lots which he then turned around and sold primarily to "wealthy planters and merchants."²

Positioned just outside the city limits the Village of Hampstead was in the area of Charleston's peninsula referred to as "The Neck." Between 1803 and 1860, retail and services in Charleston's neck were primarily found on King Street allowing the Eastside neighborhood to retain a residential quality³. This slowly changed as commercial and industrial activity soon became associated with the Eastside and influenced the neighborhoods' future development.⁴ Larger industries which were prohibited from entering into the city limits looked to Charleston's Neck which "offered relatively isolated and spacious lots to manufactories."⁵ By the 1830's, industries like The South Carolina Railroad and Northeastern Railroad moved to the area and indirectly created East and West boundaries to the neighborhood.⁶

With industry came working class people and much of the Eastside community was comprised of many African Americans –some slaves living apart from their owners while others had been freed. Immigrants and working class whites also moved to the area.⁷ The conglomeration of these different groups of



Figure 1

¹ Dale Rosengarten, et al., *Between The Tracks* (September 1987), 10.

² Rosengarten, *Between the Tracks*, 12.

³ Ibid., 17.

⁴ Ibid., 29

⁵ Ibid.

⁶ Ibid., 22 & 107.

⁷ Ibid., 17.

people was largely influenced by the affordable rent and housing prices which allowed many slaves, low income families, and working class people to call Eastside “home.”⁸

By 1872, the Eastside neighborhood was filled with many newly constructed Charleston Single style homes which are represented on the 1872 Drie Areal view of the peninsula (figure 2). In 1838, after devastating fires within densely populated areas on Charleston’s peninsula, a law was passed preventing wood construction within the city limits.⁹ Because the Eastside sat outside the city limits, houses during this time were constructed out of wood, significantly reducing the overall building cost, which in turn, lowered the cost of living for the area.



Figure 2: Partial Image of 1872 Drie Areal Map of Charleston

Today, the Eastside neighborhood still retains evidence of its 19th century building development as many of the houses still retain their original form and materials. Most of the houses have gone through a long season of neglect and disrepair, and most are used as rental property drawing low-income residents to the neighborhood.

⁸ Ibid., 17.

⁹ Ibid., 39.

PROPERTY LOCATION ///

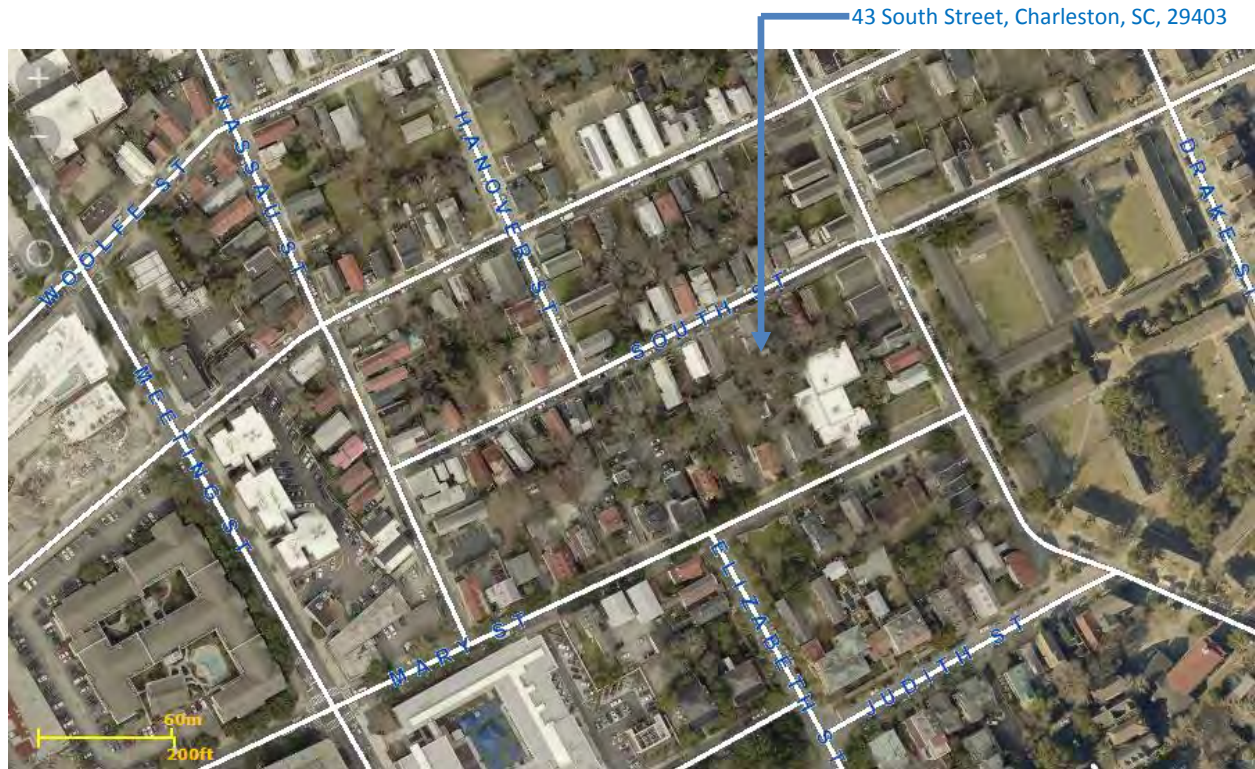


Figure 3: Areal View of 43 South Street and surrounding context.

The property is located on the South Side of South Street and is located East of Hanover Street and to the West of America Street. The property physical address is: 43 South Street, Charleston South Carolina, 29403.

METHODOLOGY ///

The property's research began by tracing the lineage of the property owners back to 1838 through deed books and through Cross and Direct Indexes. From there, public records such as city directories, historic news paper articles, plats and genealogical information were used to gain a better understanding of how the property evolved and changed with its owners. Though there are portions of the property's history which still remain a mystery, a basic understanding of the property's progression and development through time has come out the research. The hope is that this research will not only contribute to the discovery and understanding of 43 South Street, but also to a better knowledge of Charleston's Eastside Neighborhood.

A PLANTATION BY THE SEA ///

The earliest recorded owners of the property are Mr. Thomas Drayton Grimke and his wife Sarah D. Grimke. The year in which the couple purchased the land and from whom are both unknown, but it was sometime prior to 1833.¹⁰ The property at the time of Thomas and Sarah's ownership was much larger than it is today. The earliest found written description of property is included in the transfer of power of attorney between Thomas and Sarah in 1833 which describes the land as measuring 200 feet in depth by 94 feet in front and back – in essence, the parcel of land spans the entire block between present day South Street and Mary Street.¹¹ The document specifically describes the property fronting Mary Street rather than South Street, and after looking at 1852 map of the East Side, shown in figure 4, it is apparent why.



The 1852 map illustrates the majority of the Grimke's property backing up to marshy land which consumes the entire eastern half of South Street, the area between Hanover Street and America Street. The large expanse of marsh prevented South Street from running the entire length of the block and creating a thoroughfare between Nassau Street and America Street. Because South Street dead-ended into Hanover Street, a little less than halfway through the block, Mary Street was the only way for anyone to access the property by way of a road, and therefore, the property is described as fronting Mary Street in 1833.

¹⁰ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book A11, p.415.

¹¹ Ibid.

In addition to representing the area around the property to be wetlands, the 1852 map also reveals one other important characteristic to note about Thomas and Sarah's property – the Grimke's land was one of the properties located closest to the Cooper River in 1852. Understanding the geography of the neighborhood at the time and the property's close proximity to the Cooper River helps draw a possible connection to a large parcel of land Thomas D. Grimke mentions in his will which he calls his "Plantation called Ocean."¹²

THE COTTAGE ///

Other early features about the property are also revealed in the written transfer of power of attorney between Thomas and Sarah. After describing the properties dimensions, the article includes the phrase, "upon which the dwelling known as 'The Cottage' now standings"¹³ Initially, the reference to "The Cottage" was believed to have been related to the Robert Gould Shaw Memorial School which occupies the site presently. The Robert Gould Shaw Memorial School was "one of the earliest free schools in the South that blacks could attend" and was "was begun as a tribute to the bravery of Robert G. Shaw and his men, members of the 54th Massachusetts Regiment, one of the first all black fighting units in U.S. military history"¹⁴ Unfortunately, the school was not founded until 1874, more than 40 years after the earliest written documentation of the property, ruling out "The Cottage's" association to the Robert Gould Shaw Memorial School.

Other than deed transactions, one other reference to "The cottage" is found. In a letter from Charles Baring to James Heyward written on December 13, 1847, its address reads, "The Cottage Combahee."¹⁵ In his letter to James Heyward, Charles Baring is succinct and cordial, asking for money on past taxes that are due for the property James Heyward purchased from Charles Baring. No additional information on either of these men or their property exchange is found in property deeds, city records, local news papers or other public documents.

¹² Charleston County. Thomas Drayton's Will, December 6, 1820. Thomas Drayton Grimke, Charleston, SC. College of Charleston Libraries, Grimke Family Papers, 1678-1977.

¹³ RMC, Charleston, SC. Deed Book A11, p. 415.

¹⁴ South Carolina Department Of Archives and History, "Shaw Community Center, Charleston County," <http://www.nationalregister.sc.gov>, (accessed November 30, 2016).

¹⁵ Charleston County, 107. Charles Baring to James B. Heyward, December 13, 1847. Charles Baring, Charleston, SC. College of Charleston Libraries, Heyward and Ferguson Family Papers, 1806-1923.

THE RHETTS, BUT NOT THOSE RHETTS ///

By 1839, the property, still described as fronting Mary Street, was owned by James Smith Rhett and his wife, Charlotte.¹⁶ It appears that James and Charlotte might have been living larger than they could financially afford – no doubt that a property of that size is a rather large financial investment. The couple purchased the land from Mrs. Grimke with a mortgage which they never paid off in full. This is assumed since no confirmation was written for their payments having been paid off in full. Because the Rhett's were not able to purchase the land outright, Mrs. Grimke retained full rights and ownership of the property until she received full payment for the land.¹⁷

Initially, there was a hope that James Smith Rhett was somehow connected to the prominent family living at the present day Aiken-Rhett House on 48 Elizabeth Street. However, this does not appear to be the case since the Aiken family was occupying the house in 1839. Despite not being related to the future well-known Rhetts of 48 Elizabeth Street, James Smith Rhett and his family on Mary Street are still very interesting individuals.

In 1818, at the budding age of 21, the South Carolina native Mr. James Smith Rhett met and married a young woman by the name of Charlotte Haskell. The newlyweds welcomed the birth of their first son one year later, naming him Haskell L. Rhett in reference to Charlotte's maiden name. The couple brought many other children into their family, though how many is unknown. What is known, is that James ensured his wife and children were financially provided for after his death. In his very lengthy and descriptive will, James lists how his estate should be handled: "let all of my Estate Real Personal and Mixed be divided equally between my children then alive or their descendants should any be dead...I will that every such Single Daughter take a double Share in Value to those allotted to their brothers or Married Sisters. This is to be first paid them out of My Estate."¹⁸

¹⁶ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book A11, p.602.

¹⁷ Ibid.

¹⁸ Ancestry.com. Will of James Smith Rhett, James Rhett, South Carolina, Wills and Probate Records, Wills Vol 46-47, 1851-1856.

The death of James came unexpectedly, something which must have devastated his family. On March 23, 1855 James dies from “apoplexy,” more commonly known as a stroke, at the age of 57¹⁹. Widowed, Charlotte buries her husband in the St. Philip’s Cemetery, a church which they might have attended together.²⁰

Charlotte remained in the Charleston area, but not all of her children did the same. At the of 25, Haskell Smith moved nearly 70 miles away to Beaufort, South Carolina fell in love, and married a young lady by the name of Rosa Means on November 23, 1843. Haskell Smith Rhett makes a career as an “attorney at law,” according the 1850 United States Federal Census.²¹ Sadly, Haskell dies at a fairly young age in 1868, leaving Rosa to care and provide for their four small children, Robert (age 12), James (age 10), William (age 8) and Rosa (age 6).²² Rosa never moved back to Charleston where Charlotte still lived, but rather made ends meet by taking a position as a laundress. Financially, things must have been tight since Rosa, the sole financial provider for the family, only worked an average of 15 hours a week.²³ Rosa worked hard and kept her occupation well into her old age before dying in 1911. She was 80 years old. Her age was extraordinary considering only 5.35% of white females in 1911 lived to the age of 80.²⁴

MR. SIMONS AND THE BANK///

The last holder of the property in its largest dimensions of 94 feet by 200 feet was James Simons.²⁵ Like James and Charlotte Rhett, James was unable to purchase the large piece of property outright, and thus borrowed money from The Provident Institute for Savings of Charleston. On December 13, 1852, Mr. Simons officially receives the property’s title from the bank, thus becoming the official landholder of the property after 14 years. Ironically, 21 days after becoming the official owner of the property, Mr. Simons sells the land to Mr. George H. Brown on January 4, 1853.

¹⁹ Charleston County, South Carolina Death Records, Columbia, South Carolina, South Carolina Department of Archives and History.

²⁰ Ibid.

²¹ Seventh Census of the United States, 1850; (National Archives Microfilm Publication M432, 1009 rolls); Records of the Bureau of the Census, Record Group 29; National Archives, Washington, D.C.

²² Ibid.

²³ Ibid.

²⁴ “Life Expectancy by Age, 1850–2011,” Infoplease, <http://www.infoplease.com>, (accessed November 30, 2016).

²⁵ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book A11, p.572 & 607.

Although Mr. Simon's owned the property for quite some time, very little information can be found relating to Mr. Simons. However, research has yielded one plausible theory as to who Mr. Simons was in relation to the town and community. One potential identity for James Simons is that he was a political figure in the Charleston area between the years of 1860 to the 1868. During 1860 and 1868 Charleston had a democratic political figure whose name was James Simons. This particular James Simons is also listed as the South Carolina Delegate at the Democratic National Convention in 1860.²⁶

Throughout the 1850's the name James Simons appears regularly in the Charleston Mercury, a local Charleston news paper at the time. On January 2, 1854, an article titled "Members of The Legislature, Senate and House of Representatives," appears in the Charleston Mercury listing James Simons as one of the representatives for St. Philips and St. Michaels.²⁷ Another article published in the Charleston Mercury on January 31, 1856, credits James Simons as "Speaker House of Representatives" in an act which was passes "to provide for a uniform system of measuring Ranging Timber in this State."²⁸

The idea that James Simons held a political office of some sort might also be supported through information found on the 1860 census- particularly his occupation listing. In 1860, a white male, aged 36, by the name of James Simons is recorded living on the property by himself.²⁹ The records indicate that James Simons was born in 1824 in the state of Georgia, making him 32 in 1856, a reasonable age for a political figure at the time, if that was his true identity. Interestingly, in the column labeled "Profession, Occupation, or Trade" Simons is identified simply as a "clerk" without any further explanation as to who or which office provided him employment.³⁰ Though the job title of "clerk" is rather vague and could apply to many different jobs, it does not disprove the theory that Mr. Simons occupied some political seat as well.

The Provident Institute for Savings, the bank loaning Mr. Simons money to purchase the property, had only been established 9 years prior to Mr. Simons' contract with them. Established in 1843, the bank

²⁶ "Simons," The Political Graveyard, <http://politicalgraveyard.com>, (accessed November 30, 2016).

²⁷ Legislative Acts Article, "Members of The Legislature. Senate and House of Representatives," Charleston Mercury, January 2, 1854, America's Historical Newspaper Database, <http://infoweb.newsbank.com.ezproxy.ccpl.org:2048/iw-search/we/HistArchive> .(accessed November 30, 2016).

²⁸ Legislative Acts Article, "Speaker House of Representatives," Charleston Mercury, January 31, 1856. America's Historical Newspaper Database, <http://infoweb.newsbank.com.ezproxy.ccpl.org:2048/iw-search/we/HistArchive> .(accessed November 30, 2016).

²⁹ Census of the United States, 1860; (National Archives Microfilm Publication M653); Records of the Bureau of the Census, Record Group 29; National Archives, Washington, D.C.

³⁰ Ibid.

opened under the name of Provident Institution for Savings in the City of Charleston.³¹ It was later renamed The Provident Institute for Savings by the time Mr. Simons purchased the property in 1852.³² The bank was faithful in promoting their business, and ran an ad in the Business Directory of The Southern Patriot twice a week for many years, and by comparing news paper ads across multiple years, it is known that the bank's name changed early on in its establishment. One of their longest running ads published for the Bank appears in the Southern Patriot on May 4, 1846, stating:

“CHARLESTON SAVINGS INSTITUTION.

“B.J.Howland, President; Wm. Gregg, Vice President, J.W.Caldwell,
Secretary; H.S. Griggs, Treasurer.

Office at the Apprentices Library Society. Meeting Street. Open
Monday and Thursday, from 4 o'clock till dark.”³³

DOWNSIZEING ///

Other than the exchange of property owners every few years, no change in the physical character of property has been recorded. This however, is about to change. Between 1853 and 1866, the property size is greatly reduced from measuring 94 feet along its front and back by 200 feet in depth to 31.3 feet in front and back by 96 feet in depth – nearly a third of its original size.

The property's transformation begins with Mr. George H. Brown who purchases the land from James Simons in 1853 for \$5,000.00³⁴. The land is still described in the property's deed as containing the building known as, “The Cottage”, fronting Mary Street, and measuring 94 feet along its front and back by 200 feet in depth.³⁵ The property is also described as backing South Street, perhaps indicating South Street has been extended to intersect with America Street.³⁶ Though no numerical address is listed on

³¹ Charleston Savings Institution (S.C.). Financial statement, ca. 1865. (43/158) South Carolina Historical Society.

³² Ibid.

³³ Advertisement, “Charleston Savings Institution,” The Southern Patriot, May 4, 1846, America's Historical Newspaper Database. <http://infoweb.newsbank.com.ezproxy.ccpl.org:2048/iw-search/we/HistArchive> .(accessed November 30, 2016).

³⁴ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book Q12, p.520.

³⁵ Ibid.

³⁶ Ibid.

the property's deed between Mr. Simons and George Brown, the 1861 City of Charleston Census records George Henry Brown as occupying 2 Mary Street, thus revealing the property's physical address.³⁷

During the 13 years that Mr. George H. Brown owned the property (1853- 1866), the land description was no longer considered as a single parcel of land. According to the 1866 IRS Tax Assessment List, George H. Brown is listed as having four separate properties on Mary Street.³⁸ Despite the fact that separate numerical addresses are not given, it might be assumed that this single large plot of property is now considered and taxed as four separate parcels of land by the government.

Another interesting puzzle concerning the property arises from the 1861 City of Charleston Census records, though it is not in regard to its physical attributes, but rather to its owner(s). The 1861 City of Charleston Census lists Tr. Est. (a legal abbreviation for Trusts and Estates) Mrs. E. L. Brown, rather than George H. Brown as the owner of the property.³⁹ George, instead, is listed as the property's occupant. No additional information is known about who Mrs. E.L. Brown is or her relationship to Mr. George H. Brown, though it is reasonable to believe this person is a close relative of Mr. Brown. Whoever she is, it is peculiar that "Tr. Est. Mrs. E. L. Brown" is listed as the owner of the property when, in fact, she is not.⁴⁰ What is even more strange is that she, a female, is listed as the head of house rather than Mr. George Brown.⁴¹

During the ownership of Mr. George H. Brown, the land is surveyed by Joseph A. Gates on October 25, 1860, illustrated in figure 5. Rather than the plat drawn by Mr. Gates depicting the property as a single area of land, he has carefully denoted multiple smaller parcels of land. In the top left corner of the plat, Mr. Gates leaves a statement, giving insight as to why and how the plat was drawn.

"At the request of the [illegible] of the late General Grimke's Sarah, General James Simons, and Colonel E.H. Seeke, I have surveyed the property situated in Ward No. 7 in the City of Charleston and divided into Lots; the same as represented in the Plat. The buildings are all in good order.

³⁷ Charleston City Council, Census of the City of Charleston for 1861, Charleston, South Carolina, <http://docsouth.unc.edu/ims/census/census.html> (accessed November 30, 2016).

³⁸ *U.S. IRS Tax Assessment Lists, 1862-1918* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2008. (accessed November 30, 2016)

³⁹ Census of the City of Charleston for 1861.

⁴⁰ Ibid.

⁴¹ Ibid.



Charleston October 25, 1860

Scale 20 feet per inch

Joseph A. Gates

Surveyor "

In 1866, Mr. George H. Brown sells the property fronting Mary Street for \$4,750 to a man by the name of James Kealey.⁴² The property description in this transaction references newer boundaries than in previous deeds. In addition to purchasing the property at 2 Mary Street, James Kealey also owns the parcel of land which bounds the West side the property.⁴³ The South side of the property butts and bounds the land owned by A.G. Kealey, who is believed to be a relative to James. After James Kealey purchases the property from George Brown, the parcel of land grows by 44 feet in depth, probably because Mr. A.G. Kealey and Mr. James Kealey made a land transaction which has not been found in the deed books.⁴⁴

After purchasing the land from Mr. George H. Brown, James Kealey in turn sells part of the property to Hon. Clarence F. Lunz.⁴⁵ The property's size in this deed transaction is described as measuring 31.3 feet along the front and back by 96 feet in depth.⁴⁶ The property is also described for the first time as backing South Court, thus providing a time frame for when South Street was extended past Hanover Street to intersect with America Street.⁴⁷

The relationship between the Hon. Clarence F. Lunz and James Kealey is not clear, but it must have been a particularly close friendship. The Hon. Clarence F. Lunz retains ownership of the land for 15 years,

⁴² Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book Q14, p.343.

⁴³ Ibid.

⁴⁴ Ibid.

⁴⁵ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book L14 Vol.7, p.7.

⁴⁶ Ibid.

⁴⁷ Ibid.

before he passes away, leaving the property to the two sons of James Kealey.⁴⁸ Andrew G. Kealey and Matthew Kealey, receive joint ownership of the land on July 7, 1881.⁴⁹ Andrew G. Kealey should not be confused with the A.G.Kealey whose property butted the South side of the property in 1866 – though there is good evidence to believe the two are kin. It is evident these are two separate individuals based on information gleaned from the 1860 Charleston Census which records Andrew being the age of 8 and Matthew age 6, making little Andrew too young to have owned the parcel of land running along the Southern side of the property in 1866.⁵⁰

Andrew Kealey must have had a good understanding of the future development and real estate market in the east side. On September 14, 1882, at the age of 29, Andrew Kealey applied for a building permit from the city.⁵¹ The permit was for the construction of two-2 story, wood frame houses each valued at \$1,300.00. Despite only one address being listed on the permit, which is “9 South,” the permit states that both houses will be constructed on the “south side, bw American and Nassau,” thus making strong evidence that the building permit was for the construction of the house presently standing on the site.⁵²

There are several possible explanations for why the building permit is listed under “9 South.” One of the more possible explanations is that “South” was in reference to South Court which preceded the arrival of South Street. South Court did not span the entire distance between Nassau Street and America, but rather was a dead-end street projecting off America and stopping slightly east of Hannover Street – this is made clear in the 1860 Engineering Plat drawn by Mr. Joseph A. Gates which is illustrated in figure 5. Though the date is unknown, it is not until later that South Street and South Court are joined together to make a single road spanning the entire distance between Nassau and America.

Not long after the construction of the houses was completed there was need for significant repair. In 1886, a major earthquake damaged many of the buildings in Charleston, including Mr. Kealey’s newly constructed house at 43 South Street. The 1886 Record of Earthquake Damages assessment conducted by the City of Charleston recorded the condition of all the faces of the façade to be in “good” condition, but noted the houses’ chimney was “down.”⁵³ In a very brief summary of what repair is needed, the

⁴⁸ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book Q14, p.343.

⁴⁹ Ibid.

⁵⁰ Census of the United States, 1860; (National Archives Microfilm Publication M653); Records of the Bureau of the Census, Record Group 29; National Archives, Washington, D.C.

⁵¹ Building Records of the City of Charleston 1882-1936, Charleston, South Carolina.

⁵² Ibid.

⁵³ Charleston County, 1886 Record of Earthquake Damages, City of Charleston, Charleston South Carolina.

report states, “Rebuild and repair chimneys; present condition dangerous; also foundation and piazza.”⁵⁴ The total cost of damages is listed as \$150.00, which, in 2016, would roughly be around \$2,450.00.⁵⁵ Looking at the damage assessments made to other houses built along South Street, only two other houses are recorded to have received more significant damage than 43 South Street, they are 62 and 56 South Street.⁵⁶ The house at 62 South Street is recorded to have approximately \$175 worth of damages, nearly \$2,859.00 in today’s currency, while 56 South Street is estimated to have \$250 worth of damages- a whopping \$4084.29 in 2016!⁵⁷

The 1866 City of Charleston Earthquake Damage Assessment also yields other interesting information which supports the idea that Mr. Kealey was carefully watching the real estate and development of the East Side Neighborhood at the time. Listed as the owner for 45 and 47 South Street is Andrew Kealey (spelled Keely).⁵⁸ It would not be surprising if records were found confirmed Mr. Kealey both built and owned these other two properties as well. Both 45 and 47 South Street received damages from the earthquake as well, though not as significant as those recorded at 43 South.⁵⁹

Also listed in the damage assessment report are the materials and approximate building size of each of the houses. This is helpful in painting a picture of what the other houses in the neighborhood might have looked like around 1886. Most houses were similar to Andrew Kealey’s which was roughly 18 feet wide by 60 feet deep, and 22 feet high.⁶⁰ The house was a wood frame and its roofing material is recoded as tin.⁶¹

In addition to describing how the neighborhood might have looked, the Damage Assessment Report also gives insight into other changes and development that took place in the neighborhood. In the Earthquake Assessment Report, the house is listed in the index as “43 South Street.”⁶² This reveals that the property’s neighborhood underwent some changes, such as house renumbering. Though no hard evidence is found, one explanation for why the houses underwent renumbering at this particular time could have been because South Street and South Court were extended to connect to one another. This

⁵⁴ Ibid.

⁵⁵ Ibid.

⁵⁶ Ibid.

⁵⁷ Ibid.

⁵⁸ Ibid.

⁵⁹ Ibid.

⁶⁰ Ibid.

⁶¹ Ibid.

⁶² Ibid.

development and transition in the neighborhood would have had to occur between 1881 when the property was last listed as 9 South Court in the building permit index, and 1886 when it was recorded as 43 South Street in the Earthquake Damage Assessment Index.

IMMIGRANTS AND REAL ESTATE ///

Purchased in 1866 by James Kealey, and later owned by both his sons Andrew and Mathew between 1881-1932, the Kealey family owned and occupied the property for nearly 57 years, longer than any other property owner of 43 South Street.⁶³

The Kealey's were Irish immigrants who came to America prior to 1852 and had moved to Charleston by 1860.⁶⁴ This is gathered from the 1860 Charleston City Census which records James Kealey's place of birth as "Ireland" while his two sons are recorded to have been born in America.⁶⁵ There is some evidence to believe that James Kealey and his family could have moved the Charleston as early as 1845. This evidence comes from Jame Kealey's gravestone which is inscribed with "and resident of this city for 36 years."⁶⁶

In 1860, James Kealey is 45 and married to a woman whose name, age, and place of birth are not recorded.⁶⁷ What is known from the census is that their two sons are both born after coming to America which is how it is known for certain that James immigrated to America prior to 1852. Andrew, the oldest son, is born in 1852 and his brother, Matthew came 2 years later in 1854. Both the boys grow up and lived their adult lives in the city of Charleston.⁶⁸

James Kealey financially provided for his small family by working as a blacksmith or as a "Drayman," that is, according to the 1869 U.S. City Directory.⁶⁹ A drayman was someone who drove a dray, which was "a low, strong cart without fixed sides, for carrying heavy loads."⁷⁰ Perhaps though, the more notable

⁶³ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book Q14, p.343; H28, p.203.

⁶⁴ Census of the United States, 1860; (National Archives Microfilm Publication M653); Records of the Bureau of the Census, Record Group 29; National Archives, Washington, D.C.

⁶⁵ Ibid.

⁶⁶ "James Kealey," Find A Grave, <http://www.findagrave.com>, (Accessed November 30, 2016)

⁶⁷ Census of the United States, 1860; (National Archives Microfilm Publication M653); Records of the Bureau of the Census, Record Group 29; National Archives, Washington, D.C.

⁶⁸ Ibid.

⁶⁹ U.S. City Directories, 1822-1995 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

⁷⁰ "Drayman," Dictionary.com, <http://www.dictionary.com>, (Accessed November 30, 2016).

discovery found in the 1869 U.S. City Directory is that Mr. James' physical address is listed to be at "res. 2 Mary."⁷¹ This is the only record found which provides the physical address of the property prior to its land division and prior to its description of fronting South Street. All three Kealey men are recorded living at 2 Mary Street in multiple City Directories spanning between 1869 and 1874.⁷² The City Directory of 1877 is perhaps the most detailed which includes a physical description of the property's location: "ns. Mary. W of America, r 2 Mary."

The directories trace each of the Kealey men's carrier paths as they each alternated occupations of being a blacksmith to draymen throughout their lives. Life in a new city was not easy, but the Kealeys did have family who immigrated to America with them. Sadly, on May 2 1860, six years prior to owning the 2 Mary Street, James Kealey places an ad in the Missing Friends section of The Boston Pilot in regards to his brother, Michel Kealey.⁷³ The ad, shown in figure 6 begins by stating the home town of Michael and James, "parish of Ballin [co. Carlow]." Ballin (now spelled Ballon) is a village in the county of Carlow in Ireland.⁷⁴ The Missing Friends ad continues with the phrase, "who left home about seven years ago."⁷⁵ It is unclear if "home" is in reference to Ballin or to Charleston, but either way, the phrase provides a timeline for when Michael Kealey, and probably James as well, immigrated to or already had arrived in America in 1853.

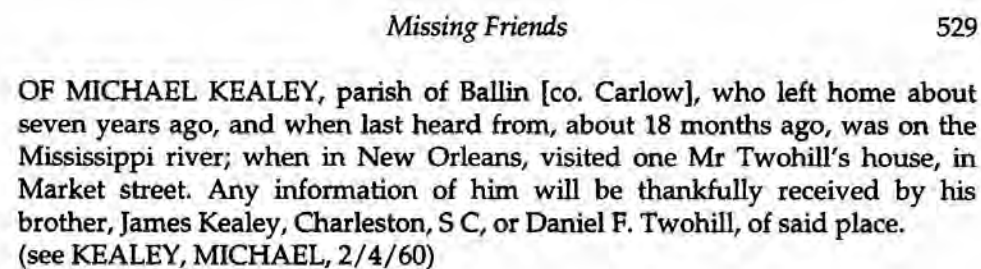


Figure 6: Missing Friends Ad, May 2, 1860

July 14, 1866 and March 4, 1932 are the last recorded dates for either James or Andrew Kealey until their deaths. Both are buried in the Saint Lawrence Cemetery in Charleston South Carolina.⁷⁶

⁷¹ U.S. City Directories, 1822-1995 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

⁷² Ibid.

⁷³ Searching for Missing Friends: Irish Immigrant Advertisements Placed in "The Boston Pilot," 1831-1920[database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2013.

⁷⁴ Ibid.

⁷⁵ Ibid.

⁷⁶ "James Kealey," Find A Grave, <http://www.findagrave.com>, (Accessed November 30, 2016)

NEIGHBORS ///

Andrew Kealey, the last of the Kealey's to own the property, sells the land to Dora P. Alston on March 4, 1932.⁷⁷ By 1930, prior to Dora's ownership, the house had transitioned into a rental property. Listed on the 1930 census are 5 African American individuals, 4 of which are listed as renters.⁷⁸ Strangely, the owner of the property is listed as Dora P. Alston, which, according to the property deed Dora does not purchase the property from Andrew Kealey for another two years. Why Dora is listed as the property's owner in the 1930 census remains a mystery.

The 1930 US Federal Census yields other interesting information as well. Listed on the same page as Dora in the 1930 US Federal Census are three individuals with the surname of Alston who rent and occupy the house at 41 South Street. Edward Alston, age 36, and his wife, Rebecca, age 28 have a daughter who is seven.⁷⁹ Assuming Edward Alston is Dora's offspring, living so close to her family and grandchildren must have brought Dora great joy.

Analyzing the 1930 US Federal Census yields other interesting information about Dora's neighbors as well. George Brown and his wife Rosetta Brown are the only two occupants listed to be residing at 39 South Street.⁸⁰ This George Brown could in fact be the son of the George H. Brown who owned 43 South Street in 1866. It is reasonable to believe that George H. Brown owned multiple adjacent properties and in 1866 when he sold the land to James Kealey, he still retained ownership of his other adjoining property. However, no evidence has been looked for to support this theory. If this was found to be true, the George Brown listed as occupying 39 South Street in 1930 would have to be an heir of George H. Brown since he is recorded to be the age of 32.⁸¹

⁷⁷ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book H28, p.203..

⁷⁸ Fifteenth Census of the United States, 1930. Washington, D.C.: National Archives and Records Administration, 1930. T626, 2,667 rolls.

⁷⁹ Ibid.

⁸⁰ Ibid.

⁸¹ Ibid.

DOCUMENTATION ///

Since 1930, the property has passed through multiple owners, almost all of which have used the house as a rental property. Two noteworthy events take place in the property's history since 1930, the first of which takes place in the spring of 1985. In the efforts to nominate the Eastside community as a historic neighborhood, a Historical Survey Report was completed by the South Carolina Department of Archives and History. In addition to a brief architectural description and listing of notable features, the form also includes a single image of the house in 1985. This is the only image and description of the house prior to Hurricane Hugo in 1989, which is the next major event in the property's lifetime.



Figure 7: Image from Historical Survey Report

Hurricane Hugo strikes the Charleston peninsula in 1989, wrecking havoc on many of the buildings in the community, including the 43 South Street. Organized by the historic Charleston Foundation, Hurricane Hugo Damage Assessment Forms were completed on almost all the properties on the peninsula. These damage assessment forms documented properties, particularly in the east side neighborhood, which might not have been sufficiently documented before. Property descriptions and photographs were taken for each house, revealing how each house, street, and neighborhood on the peninsula fared after the storm. Fortunately, the images taken of the house just 4 years prior to hurricane Hugo were taken from the same angle, making comparison of the house' condition much easier. Completed on December

15, 1989, 43 South Street is recorded having had major damage to its windows piazza, downspouts, gutters, cornice and roof.⁸² The image in figure 8 below, which accompanied the form, visually supports their documentation of the houses' condition.



Figure 8: Hurricane Damage of 43 South Street

43 SOUTH ST : AN ARCHITECTURAL DISCRIPTION ///

Shortly after 1989 the house underwent a period of repair, and was once again used as a rental property, but for how long is unknown. Images found in the Property Record Management File capture the house in the process of being gutted and repaired. Currently, the house looks very similar architecturally to its 1985 photograph when it was documented by the South Carolina Department of Archives and History.

Located on the south side of South Street, West of America Street and Ease of Hannover Street is the white, two story wood frame house known as 43 South Street. The house is clad in weatherboard siding on all four facades with symmetrically placed window apertures. Though many of its window openings have been boarded over, the ones which do remain uncovered are six over six double hung sash windows, just as they were in 1985.

The form of the house draws from local regional architectural elements such as its single loaded corridor in front and side piazza. The two story piazza is found on the house's west façade running two-thirds

⁸² Charleston County, 1989 Record of Hurricane Hugo, City of Charleston, Charleston South Carolina.

down the house's depth. The last third of the house varies the most from its single house precedent when a solid gabled mass pulls out from the building primary volume and runs perpendicular to the main axis of the house. The house's brick chimney is located at the intersection of these two building masses. Just beyond this dividing volume is a third volume matching the scale of the front of the house. This portion of the house is also enclosed.

The piazza is perhaps the element of the house that has changed more markedly than any other exterior feature of the house. This is probably due to the significant damage it received from hurricane Hugo which required it to be completely rebuilt. Four wooden square columns on both levels of the piazza are evenly spaced and run down the length of the porch. Slender baluster railings span between the porches' columns. Rising from the first level of the piazza to the second is an open staircase with missing treads. Two doors and three windows are located on each level of the piazza, and all of which are boarded up.

The house's primary door from the street is placed into the single level piazza screen that is also clad in weatherboard. A pent roof, approximately the width of the door, extends out, covering the concrete step which juts out into the sidewalk. The pent roof is supported by scalloped brackets that are in likeness to the ones which flanked either side of the door in 1985. The door panel itself is plane and sits into the piazza screen without a door surround to accompany it – an element clearly missing when comparing the house to its 1985 image.

A front facing gabled roof caps the top of the house, accentuating the houses' long and narrow form. The primary gable roof system is joined with a shed style that provides covering over the piazza. The hand turned metal roof on both systems adds character and patina to the overall character of the house.

SOUTH ST. AND THE FUTURE OF THE EASTSIDE ///

Today, the house is unoccupied and stands in a state of disrepair –like a great many of the houses in the Eastside neighborhood today. The majority of the houses which are occupied are used as rental property; primary tenants are low-income African Americans. But within the past 2 years, the Eastside neighborhood has experienced a resurgence in interest and revitalization efforts.

Houses which once stood vacant now stand fully repaired and restored by higher wage-earning couples whose primary demographic is Caucasian. Many houses stand next to vacant houses, empty lots and condemned structures, with 47 South Street serving as an excellent example. A vacant lot spans between 47 and 43 South Street, collecting a variety of old coke cans, roadside trash, and scraggly weeds (figure 9). Across the street is a 42 South Street, a structured which, if it has not been already, should be condemned (figure 10).



Figure 9: 47 South Street, August 5, 2016



Figure 10: 42 South Street, August 5, 2016

With many homeowners, like those at 47 South Street, gentrification is starting to take place in the Eastside neighborhood, and the community will soon look and feel quite differently than it has for most of its history. The speed at which this change will take place is unknown, but the certainty of its coming is apparent. Those who live in the Eastside can only stand back and watch as the neighborhood which so many have called “home” draws new owners and modern architecture trends. What the Eastside neighborhood will look like five, ten, or even fifteen years from now, one can only guess, but it certainly will be one that looks and feels very different than today.



43 South Street, Aug. 5, 2016

DATE	DEED BOOK & PAGE	GRANTOR	GRANTEE	TYPE	LOT SIZE	PRICE	COMMENTS
		St. Julian Richard Harrison			31.3 x 96 x 31.3 x 96		Current Owner, but currently lives at 1125 Carnegie Ave, Charleston, SC
Dec. 3 1993	B: R 235 P: 318	Fortified Land Commission	St. Julian Richard Harrison	Conveyance	31.3 x 96 x 31.3 x 96	\$1,400	
Sep. 13 1993	B: W 231 P: 137	Eastside Neighborhood Council, Inc.	Fortified Land Commission	Conveyance	31.3 x 96 x 31.3 x 96	\$263	
Sep. 3 1987	B: L 168 P: 284	Annie F. Foster (Trustee)	Eastside Neignborhood Council, Inc.	Conveyance	31.3 x 96 x 31.3 x 96	\$22,000	"Code 26"
Sep. 18 1984	B: 80 P: 462	Theodore R. Foster,Sr	Annie F. Foster (Trustee)	By Will	31.3 x 96 x 31.3 x 96	0	Annie receives land through will from U/W Theodore R. Foster, Sr.
Sep. 11 1962	B: Z 76 P: 351	Betty Goldberg	Theodore R. Foster, Sr.	Conveyance	31.3 x 96 x 31.3 x 96	\$2,550	
Oct. 10 1955	B: S 60 P: 317	Albert Brown Scott	Betty Goldberg	Conveyance	31.3 x 96 x 31.3 x 96	\$6,000	
May 13 1953	B: V 56 P: 305	Claudia F. Matthews	Albert Brown Scott	Conveyance	31.3 x 96 x 31.3 x 96	\$5,000	
Nov. 20 1934	B: V 37 P: 477	John B. Campbell	Claudia F. Matthews	Conveyance	31.3 x 96 x 31.3 x 96		
Mar. 19 1932	B: H 28 P: 203	Dora P. Alston	John B. Campbell	By Will	31.3 x 96 x 31.3 x 96	\$5, Love & Affection	Dora dies and leaves property to only son, John B. Campbell
Mar. 4 1932	B: H 28 P: 203	A.G. Kealey	Dora P. Alston		31.3 x 96 x 31.3 x 96	\$500 & other valuable considerations	Hon. Clarence F. Lunz dies 7/7/81 and left property to A.G. Kealey & Mathew Kealey
Sept. 23 1882	B: H 28 P: 203	Matthew Kealey	A.G. Kealey A= Andrew -> Administrator	By Will	31.3 x 96 x 31.3 x 96		Matthew dies unmarried, Sep. 23, 1882 & leaves property to brother A.G. Kealey
July 7 1881	B: H 28 P: 203	Hon. Clarence F. Lunz	A.G. Kealey & Matthew Kealey	By Will (in 4-4-32 transaction)	31.3 x 96 x 31.3 x 96		Lunz dies July 7, 1881 & leaves prop. to 2 brothers, A.G.Kealey & Matthew Kealey
July 4 1866	B: L 14 Vol. 7 P: 7	James Kealey	Hon. Clarence F. Lunz		31.3 x 96 x 31.3 x 96		
July 14 1866	B: Q 14 P: 343	George H.Brown	James Kealey	Convayance	94' x 244' x 94 x 200'	\$4,750	Prp. sold to James Kealey by G.L.Brown. West of prop bounds that of A.G.Kealey & South bounds prop. of James Kealey
Jan 4 1853	B: Q 12 P: 520	James Simons	George H. Brown	Pittle	94' x 200' x 94' x 200'	\$5,000	
Dec. 13 1852	B: W 12 P: 231	Prov. Institue For Savings	James Simons	Conveyance ??	94' x 200' x 94' x 200'	\$6,000	
Sep 11 1839	B: A 11 P: 572 B: A11 P: 607	James Smith Rhett	James Simons	Conveyance	94' x 200' x 94' x 200'	\$2,000	Contains the House known as "The Cottage." Wife, Charlotte Rhett is Listed On Deed
Oct. 20 1838	B: A 11 P: 602 B: T-10 P: 511	Sarah D. Grimke	James Smith Rhett	Conveyance	94' x 200' x 94' x 200'		Release of Cottage to James S. Rhett (but Rhett still owns property???)
Oct. 20 1838	B: A 11 P: 415	Thomas Drayton Grimke	Sarah D. Grimke	Transfer Power of Attorney & Mortgage	94' x 200' x 94' x 200'		Transfer of Power of Attorney James M. Grimke is the Signed Whitness to Transaction.

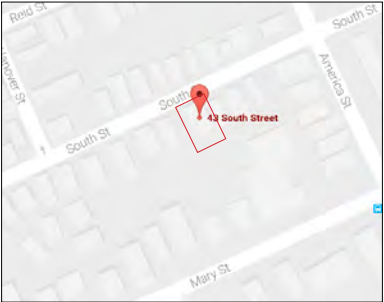
PROPERTY DESCRIPTION

PROPERTY ID: 4590903079

CURRENT PROPERTY ADDRESS:

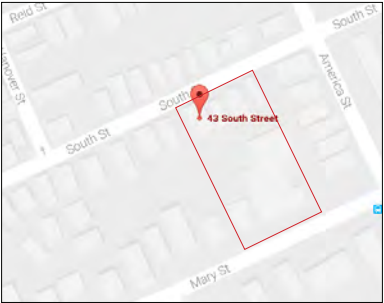
43 South Street, Charleston, SC

Presently, the north side of the property fronts South Street.



PAST PROPERTY ADDRESS:

From 1866 and prior, the property is larger and is described as fronting Mary Street which runs south and parallel to South Street.



Annotated Chain of Title Record>>>

Property Address: 43 South Street, Charleston, SC (Property later referenced by Mary Street)

Property ID: 4590903079

1833/4

Grantor: Thomas Drayton Grimkie

Grantee: Sarah D. Grimki

Book & Page: (totally forgot to write this info down!! Err!!)

Type:

Lot:

In a very lengthy description, Thomas Drayton Grimkie transfers his power of attorney to, who presumably is his wife or other direct family member, Sarah Grimki. Property at this time is referenced by fronting Mary Street which runs parallel with the north side of South Street. Also referenced in the article is the property containing a building(s) known as “the cottage.” Unfortunately, the transaction leaves no reference to prior owners or early transactions that may have transpired in regards to the property’s ownership.

October 20, 1839

Grantor: Sarah D. Grimki

Grantee: James Smith Rhett

Book & Page: A11, page 415

Type: Conveyance ??

Lot: 94’ on South Street x 200’ x 94’ on Marry Street x 200’

On October 20, 1839 a document was written describing the release of the lot containing “the Cottage” from Sarah Grimki to James Smith Rhett. However, it appears that James Rhett still owes Ms. Grimki money and therefore she still retains the rights/ ownership of the property.

September 11, 1839

Grantor: James Smith Rhett

Grantee: James Simons

Book & Page: A11 page 572; A11 page 607

Type: Conveyance

Lot: 94’ on South Street x 200’ x 94’ on Marry Street x 200’

This transaction was found through the direct and cross references. Because both the deed and mortgage documents have additional writing scribed on top of the original documents, little new information could be deciphered from either documents. However, enough of the property’s description

could be made out to confirm that the property described within the documents belongs to this chained property.

December 13, 1853

Grantor: James Simons

Grantee: Prov. Institute for Savings

Book & Page: W 12 page 231

Type: Conveyance/ Mortgage

Lot: 94' on South Street x 200' x 94' on Marry Street x 200'

On December 13, 1852, for the sum of \$6,000 the Prov. Institute for Savings sells property to James Simons. I think it would be logical to assume that Simons borrowed money from Prov. Institute to purchase the land from James Smith Rhett in September of 1829 and it was not until December 13, 1852 that he was released from his debt and became the legal owner of the property.

Jan. 4, 1853

Grantor: James Simons

Grantee: George H. Brown

Book & Page: Q 12 page 520

Type: Pitle (not sure what this stands for)

Lot: 94' on South Street x 200' x 94' on Marry Street x 200'

For \$5,000, James Simons sells the property containing the building known as the "the Cottage" to George H. Brown. The transaction between the two men appears straightforward. The cross and direct indexes references this transaction as a Pitle. At this point in time, the lot is still considered fronting Mary Street by 94' and stretching across the block 200' where it backs to South Street.

July 14, 1866

Grantor: George H. Brown

Grantee: James Kealey

Book & Page: Q 14 page 343

Type: Conveyance

Lot: 94' on South Street x 244' x 94' on Marry Street x 244'

James Kealey purchases the property for \$4,750 from George H. Brown. In addition to owning this property, James Kealey also owns the parcel of land directly to the West of this property. James' believed relative, A.G. Kealey, owns the parcel of land that bounds the South side of the newly purchased land. After James Kealey purchases the property from George Brown, the land parcel triples in length along its

North and South sides and grows by roughly 150 feet in its West East dimensions. Prior to this point, the property has not been described as “fronting Mary Street.”

July 4, 1866

Grantor: James Kealey

Grantee: Hon. Clarence F. Lunz

Book & Page: L 14 Vol. 7 page 7

Type: Conveyance

Lot: 31.3' on South Street x 96' x 31.3' x 96'

James Kealey sells the parcel of land to Hon. Clarence F. Lunz on July 4, 1866. This parcel of land which James Kealey sells to Clarence Lunz is a smaller portion of a much larger parcel of land which James Kealey owned. In addition, A.G. Kealey who owns the parcel of land that bounds the property's South side is assumed to be a kin to James Kealey.

March 4, 1932

Grantor: Dora P. Alston

Grantee: John B. Campbell

Book & Page: H 28 page 203

Type: Conveyance

Lot: 31.3' on South Street x 96' x 31.3' x 96'

Sixty-six years of the property's history is found in one deed as it recants the lineage of past owners who inherited the property through wills. This is discovered in the land conveyance between A.G. Kealey and Dora P. Alston on March 4, 1932. In this deed transaction, it is revealed that Hon. Clarence F. Lunz who purchased the property from James Kealey on July 4, 1866, dies fifteen years later on July 7, 1881. Lunz willed the property to two brothers (or perhaps a father and a son), A.G.K Kealey and Matthew Kealey. Sadly, a little more than a year later Matthew Kealey dies on September 23, 1882, leaving his half of the property to A.G.Kealy. Kealey retains the property until March 4 of 1932 when he sells the property to Dora P. Alston for \$500 “and other valuable considerations.” Dora holds ownership of the property for a very brief while (15 days) before willing the property to John B. Cambell on March 19, 1932.

November 20, 1943

Grantor: John B. Campbell

Grantee: Claudia F. Matthew

Book & Page: V 37 page 477

Type: Conveyance

Lot: 31.3' on South Street x 96' x 31.3' x 96'

Holding ownership of the property longer than Dora Alston before him, John B. Campbell sells the property to Claudia F. Matthews on November 20, 1934. The conveyances is clear and succinct and contains little embellishment of the transaction between the two parties.

May 13, 1953

Grantor: Claudia F. Matthews

Grantee: Albert Brown Scott

Book & Page: V 56 page 305

Type: Conveyance

Lot: 31.3' on South Street x 96' x 31.3' x 96'

For 20 years, Claudia was the owner of property fronting South Street. On May 13 of 1953 she decides to finalize the property's sell between her and Albert Brown Scott.

October 10, 1955

Grantor: Albert Brown Scott

Grantee: Betty Goldberg

Book & Page: S 60 page 317

Type: Conveyance

Lot: 31.3' on South Street x 96' x 31.3' x 96'

This information was given in the digital Real Property Record pulled off line.

September 11, 1962

Grantor: Betty Goldberg

Grantee: Theodor r. Foster, Sr.

Book & Page: Z 76 page 351

Type: Conveyance

Price: \$2,555

Lot: 31.3' on South Street x 96' x 31.3' x 96'

This information was given in the digital Real Property Record pulled off line.

September 18, 1984

Grantor: Theodor R. Foster, Sr.

Grantee: Annie F. Foster (trustee)

Book & Page: 80 page 462

Type: Conveyance

Price: By Will

Lot: 31.3' on South Street x 96' x 31.3' x 96'

This information was given in the digital Real Property Record pulled off line.

September 3, 1987

Grantor: Annie F. Foster

Grantee: Eastside Neighborhood Council, Inc.

Book & Page: L 168 page 284

Type: Conveyance

Price: \$22,000

Lot: 31.3' on South Street x 96' x 31.3' x 96'

This information was given in the digital Real Property Record pulled off line.

September 13, 1984

Grantor: Eastside Neighborhood Council, Inc.

Grantee: Fortified Land Commission

Book & Page: W 231 page 137

Type: Conveyance

Price: \$263

Lot: 31.3' on South Street x 96' x 31.3' x 96'

This information was given in the digital Real Property Record pulled off line.

December 3, 1993

Grantor: Fortified Land Commission

Grantee: St. Julian Richard Harrison

Book & Page: R 235 page 318

Type: Conveyance

Price: \$1,400

Lot: 31.3' on South Street x 96' x 31.3' x 96'

This information was given in the digital Real Property Record pulled off line.

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