

30 Mary Street, Charleston, South Carolina

A Property History



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For Katherine Pempton's HP 8090/HSPV 809

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INTRODUCTION

The purpose of this paper is to document research and findings related to 30 Mary Street in Charleston, South Carolina. 30 Mary Street was researched as a part of Katherine Pemberton's Research Methods class in the Masters of Science in Historic Preservation program at Clemson and the College of Charleston. The paper covers more than 200 years of Charleston history as related to 30 Mary Street in the Mazyck-Wraggborough neighborhood of Charleston, South Carolina

Possibly built around 1885, the house currently found at 30 Mary Street is an example of Victorian architecture built by prominent Charleston builder and contractor, John D. Murphy. The house later served as a home to an Austrian immigrant family who started their own bakery at the back of the house. This bakery resided at 30 Mary Street for 40 years starting in 1918. Furthermore, a "Mary St. Sweet Shop" and storefront found its home in the basement level of the street side of 30 Mary Street for at least 10 years starting in 1968 or earlier. An excellent example of preservation and adaptive reuse, 30 Mary Street currently exists as a multi-unit condominium and as a home for multiple families.

THE MAZYCK-WRAGGBOROUGH NEIGHBORHOOD

30 Mary Street is located in current day Mazyck-Wraggborough, a part of Charleston that was originally known as the Neck of the peninsula in the eighteenth and nineteenth centuries. Originally separate from the city of Charleston, this part of the peninsula did not become a part of Charleston until the mid-nineteenth century. The area was originally developed “as a commercial route between the backcountry and Carolina’s major port” and “as a summer refuge for plantation families and their entourages of Negro servants.”¹ The area developed at a slower rate than the rest of the city as the neighborhood’s northern location proved to be less than desirable to merchants as they “needed to be near the waterfront for the sake of convenience as well as for economy of transportation.” The city operated as a walkable, pedestrian city, like many other eighteenth-century American cities, and so the remote location of the Charleston Neck could not attract those who needed to be in the walkable part of the city.² Therefore, “throughout the colonial era,” this part of the peninsula existed as “countryside, occupied by plantations and small farms.”³

The Neck was subdivided in the mid-to-late eighteenth century.⁴ Specifically, Wraggborough was divided following the death of Joseph Wragg in 1751.⁵ The area of Wraggborough had been originally granted to Joseph and Samuel Wragg - the first members of the Wragg family to move to America from Chesterfield, England in the

¹ Dale Rosengarten and Martha Zierden, et al. *Between the Tracks: Charleston’s East Side During the nineteenth century*. (Charleston, SC: The Charleston Museum, 1987), 1.

² Rosengarten, *Between the Tracks*, 7.

³ Ibid, 8.

⁴ Ibid, 10.

⁵ Ibid, 16.

seventeenth century.⁶ As described by their descendant Judith Wragg, Joseph and Samuel were “enterprising businessmen who served in the provincial council that governed Charleston.”⁷ Joseph Wragg’s property was left to, and divided among, his children after his death.⁸ Joseph’s son, John Wragg, “inherited 79 acres east of the Broad Path” and is credited with creating the Wraggborough neighborhood. Specifically, Joseph created Wragg mall, a public park for the neighborhood, and named six streets after his children: Ann, Charlotte, Elizabeth, Henrietta, John, and Judith. In 1796, Joseph Wragg died without a will. In order to settle the estate among his heirs, Joseph Purcell was commissioned to survey the area in 1801. With the divisions drawn by Purcell, one can see that Joseph Wragg’s heirs “were hoping to turn a quick profit” off of the land even though Joseph Wragg had most likely intended the neighborhood to “attract well-to-do planters and merchants seeking spacious and quiet dwelling sites.”⁹

It is at this time - the early 1800’s - the newly subdivided Neck attracted “tanners, butchers, tallow chandlers, and dairymen” as “they were not welcome downtown: tallow chandleries because they were fire hazards, butcher shops because they were offensive, and tanneries and dairies because they required wide, open spaces.”¹⁰

Wraggborough was finally annexed to the city in 1849 and merged with the neighborhood of Mazyckborough later in the century to create the current day Mazyck-Wraggborough neighborhood.¹¹ Mazyckborough was an area named after wealthy

⁶ Charles Francis, “Wragg Descendant Gives Residents a History Lesson.” *Charleston Post-Courier*. November 23, 1988.

⁷ Francis, “Wragg Descendant Gives Residents a History Lesson.”

⁸ Rosengarten, *Between the Tracks*, 16.

⁹ Ibid.

¹⁰ Ibid, 21.

¹¹ Ibid, 1.

landowner Alexander Mazyck, the “heir of the original grantee” of the land, Isaac Mazyck.¹²

Mazyckborough had been subdivided by the Mazyck family in 1786 and followed the same division trends of its neighboring Wraggborough.¹³

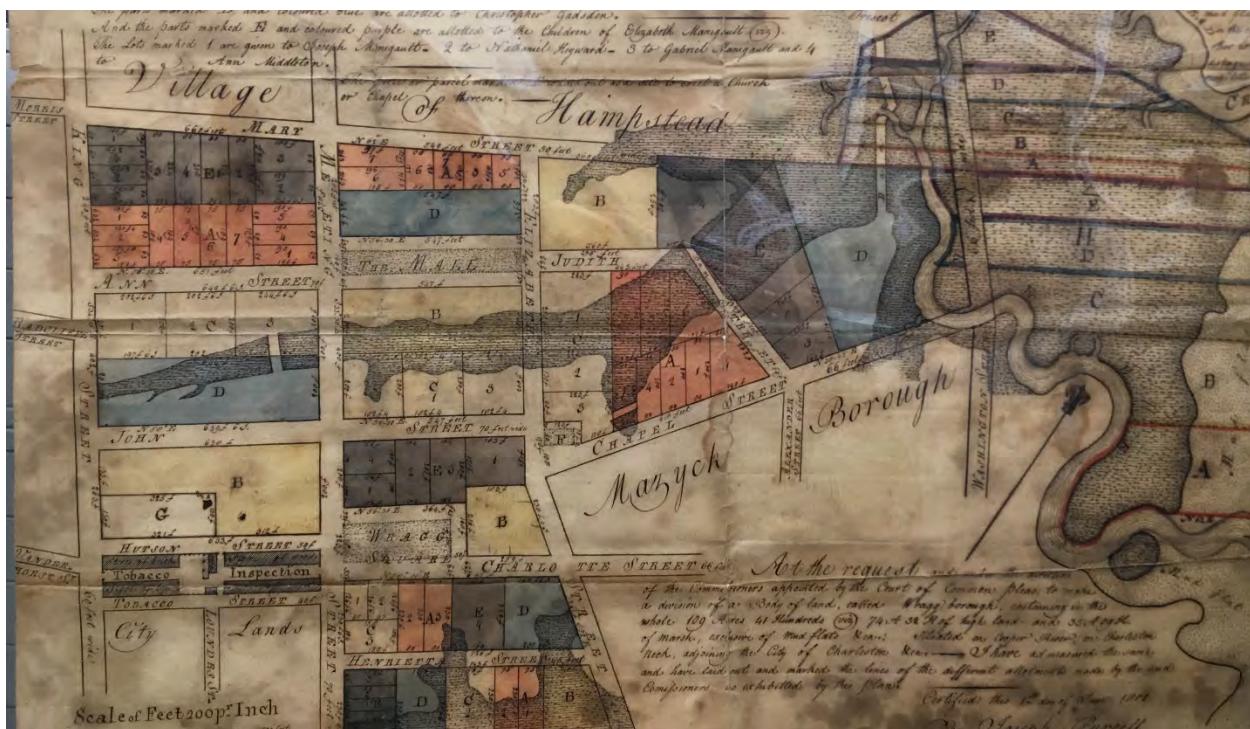


Figure 1: 1802 Plat by Joseph Purcell. From the South Carolina State Archives.

¹² Ibid, 14.

¹³ Francis, “Wragg Descendant Gives Residents a History Lesson.”

ARCHITECTURAL DESCRIPTION



Figure 2: Current day 30 Mary Street. From Zillow.com.

30 Mary Street, a three story frame house, faces south on Mary Street with a full, three story piazza that runs along the front, south facing side of the building. Rectangular in plan, the house is five bays wide (west-east) and three bays deep (north-south). The piazza has six Eastlakian columns with turned balusters and five bays, 6'-0" off center. The house is clad with weatherboard and has a box cornice. Furthermore, the house sits on a raised basement and a stuccoed brick foundation.

The front door is centered on the front of the building and is flanked by two sidelights, four panes tall with a five pane transom above the door, extending over the

sidelights. Moreover, there is a central door on each floor of the south facing piazza and two, six over six pane windows on each side of the center door on each floor. Evenly spaced, six over six pane windows run along the east and west sides of the house on each of the three levels. Finally, the house has a flat roof that is concealed by a full parapet.



A two-story addition of newer construction resides directly behind the main house. Additionally, the remnants of ovens and the ruins of the former bakery can be found at the back of the property, behind the parking area.

Figure 3: A new construction addition behind 30 Mary Street. From Zillow.com.



Figure 4: Ruins of ovens from a former bakery can be seen behind the parking area of 30 Mary Street. From Zillow.com.

PROPERTY HISTORY

THE BURCKMYER AND PATRICK FAMILIES

The property now known as 30 Mary Street can be traced back to the 1811 will of a Charleston butcher, John Burckmyer.¹⁴ Burckmyer left his divided possessions and land to his wife Ann Mary Burckmyer, his sister in law Elizabeth Cobia, and his five children: John Charles, Cornelius Dener, Mary Elizabeth, Elizabeth, and Julia Cobia. He named his wife, Ann, “executrix” and his sons John Charles and Cornelius Dener “executors” of his will. Specifically, he left his daughter, Mary Elizabeth Ellsworth, the wife of Frederick Ellsworth, with “a House and Lot of Land in Society Street.” He left “a House and Lot of Land in Wentworth Street, by the number Seventy Six (No. 76)” to his daughter Elizabeth Burckmyer. He left both of his sons John Charles and Cornelius, “a certain lot of land [...] situated between Wraggborough and Hampstead measuring fifty feet, from the House Westward to the extent of the said Lot of Land.” John Burckmyer also left two slaves - one, “A Negro Girl, Named Patience [...] about Seventeen Years of Age” to his sister in law Elizabeth Cobia and one, a “Negroe boy, Named Tom, about fourteen Years of age” to both of his sons John Charles and Cornelius “to be equally divided to them.” Finally, John Burckmyer left his daughter, Julia Cobia Burckmyer, “A Lot of Land, in Wentworth Street” and “a Tract of Land, situated between Wraggborough and Hampstead, fronting Mary Street Two hundred and thirty feet.”¹⁵ This is the land that would become the future location of 30 Mary Street.

¹⁴ Ancestry.com. *South Carolina, Wills and Probate Records, 1670-1980* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2015.

¹⁵ Ancestry.com. *South Carolina, Wills and Probate Records, 1670-1980*.

Although the land “fronting Mary Street” had been left to Julia from her father John, it is John’s sons, John Charles Burckmyer and Cornelius Burckmyer, who sell the 50’ by 230’ lot on Mary Street to Casimer Patrick - the now husband of their sister Julia Cobia Burckmyer - in a deed of conveyance dated December 9, 1822.¹⁶ Also in this 1822 deed, Julia Cobia Burckmyer (now known as Julia Cobia Patrick), and the wives of both John Charles and Cornelius, renounce their dowager rights to the property.¹⁷

Working in the leather business, Casimer Patrick “employed a sizable crew in his tanyard and leather store on King and Mary in the 1820s.”¹⁸ Patrick also has Mary Street listed as his residence as early as 1819 in the Charleston City Directory.¹⁹ According to a census dated, August 7, 1820, Casimer Patrick is listed as having eight white persons in his household and 18 total slaves.²⁰ Furthermore, he is listed as living on Mary Street in the 1822 and 1825 Charleston City Directories as well.²¹ By 1829, however, Patrick is listed at another location and by 1830, Patrick is listed as a merchant rather than as a tanner and the owner of a leather store.²² Furthermore, an 1830’s census lists Patrick as having three slaves as opposed to the 18 he is listed as owning in the 1820’s census.²³

Around this time, Casimer Patrick’s brother in law, John Charles Burckmyer, goes into business with his uncle, Charles Burckmyer, a former butcher.²⁴ The two form the

¹⁶ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book K9, p.420.

¹⁷ Ibid.

¹⁸ Rosengarten, *Between the Tracks*, 21.

¹⁹ City of Charleston, *Charleston City Directory, 1819*, South Carolina Room, Charleston County Public Library, Charleston, SC.

²⁰ Ancestry.com. 1820 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010.

²¹ City of Charleston, *Charleston City Directory, 1825 and 1829*.

²² Ibid, 1829 and 1830.

²³ Ancestry.com. 1830 United States Federal Census.

²⁴ City of Charleston, *Charleston City Directory, 1822*.

company “JC & C” at 140 East Bay Street and are listed as commission merchants in the 1822 Charleston City Directory.²⁵ By 1830, John Charles Burckmyer’s brother, Cornelius Burckmyer, is also listed as a merchant in the Charleston City Directory.²⁶ A census from 1830, lists John Charles Burckmyer as having four total slaves and six white persons in his household.²⁷ John Charles Burckmyer is listed as a commission merchant through almost 40 years of Charleston City Directories.²⁸ Starting in the 1852 Charleston City Directory, the Burckmyer company begins to be listed as “Burckmyer & Moffett” as opposed to “JC & C.”²⁹

In 1828, John Charles Burckmyer purchases Ansonborough lot number 18, also known then as 40 Society Street, from Mordecai Cohen.³⁰ Records show that a “three story tenement” on this site, with the “west side owned and occupied by” John Charles Burckmyer, burned down in the Ansonborough fire of April 27, 1838. By 1840, Burckmyer had built a new, three story single house that becomes known as current day 58 Society Street and the John Charles Burckmyer House. An important part of the Burckmyer family legacy, the house says in the family until 1871.³¹

Meanwhile, the property of 30 Mary Street has experienced continual changes in ownership. Specifically, in a deed of conveyance dated September 23, 1834, Casimer and Julia Cobia Patrick sell the 50’ by 230’ lot of land on Mary Street to planter John M. Van

²⁵ City of Charleston, *Charleston City Directory, 1822*.

²⁶ *Ibid, 1830*.

²⁷ Ancestry.com. 1830 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010.

²⁸ City of Charleston, *Charleston City Directory, 1822-1860*.

²⁹ *Ibid, 1852*.

³⁰ 58 Society Street Property File, Margaretta Childs Archives, Historic Charleston Foundation.

³¹ 58 Society Street Property File.

Rhyn for \$600.³² Four years later, in a deed of conveyance dated October 12, 1838, John M. Van Rhyn sells the 50' by 230' lot of land on Mary Street to John Charles Blum for \$891.51.³³

THE BLUM FAMILY

A merchant and auctioneer, John Charles Blum's auctioneering "Firm of Blum & Cobia" is listed in the Charleston City Directory starting in 1830 with 30 Vendue Range as



its location.³⁴ By 1849, it appears that a house has been built at current day 30 Mary Street, as John Charles Blum's son, John Andrew Blum, is listed as living on Mary Street in the 1849 Charleston City Directory.³⁵ Furthermore, the 1856 Charleston City Directory specifically lists "8 Mary" Street as John Andrew Blum's residence.³⁶ 8 Mary Street would be renamed to 30 Mary Street in 1886.³⁷

Figure 5: John Charles Blum. From the Gibbs Museum.

³² Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book I10, p.139.

³³ RMC, Charleston, S. C. Deed Book Z10, p.155.

³⁴ City of Charleston, *Charleston City Directory, 1830*.

³⁵ *Ibid, 1849.*

³⁶ *Ibid, 1856.*

³⁷ *Ibid, 1885.*

The 1852 Bridges and Allen Map shows a building at current day 30 Mary Street and serves as further proof that a house existed on the lot by this time.³⁸



Figure 6: 1852 Bridges and Allen Map. From the South Carolina Room.

In a deed of conveyance dated January 4, 1858, Ester Blum, the widow of John Charles Blum, sells the property to her son, John Andrew Blum for \$1.00 in accordance with the wishes expressed in her late husband's will.³⁹ John Andrew Blum is first listed as a teacher in the 1849 Charleston City Directory and continues to be listed as such through the Charleston City Directories up to and including the year 1860.⁴⁰ A census from 1860 lists John A Blum as 58 years old, with an occupation of "Teacher Publist."⁴¹ The census

³⁸ R. P. Bridges and F. Allen, *An Original Map of the City of Charleston* (Hayden Brothers and Co., 1852). Map. From the South Carolina Room, Charleston County Public Library.

³⁹ RMC, Charleston, S. C. Deed Book W13, p.454.

⁴⁰ City of Charleston, *Charleston City Directory, 1849-1860*.

⁴¹ Ancestry.com. 1860 United States Federal Census.

also lists Blum as having a real estate value of \$6,000 and a personal estate value of \$4,000. This same census lists John Andrew Blum's household members as: Jane Blum (his wife), Jane Massey (his daughter), Horace Massey (his son in law), Mary Blum, John Blum, and his grandchildren from Jane and Horace: Eloise Massey, John Massey, Ann Massey, Florence Massey, and Josephine Massey.⁴² A Charleston Courier news article dated January 13, 1845 lists the marriage of "Horace Massot Jr." to "Jane Ann, second daughter of John Andrew Blum" on January 8, 1845.⁴³ Although listed as residing at 30 Mary Street in the 1860 census, the Charleston City Directories do not show Horace Massot as living in 30 Mary Street until 1869-70.⁴⁴ In the Charleston City Directories, Horace Massot's

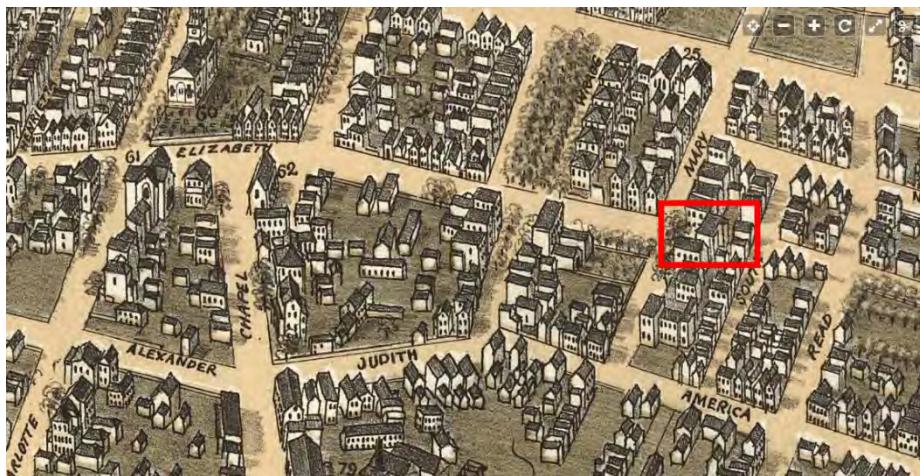


Figure 7: 1872 Bird's eye view of the city of Charleston. From the Library of Congress.

occupation is listed as wharfinger.⁴⁵ Furthermore, the Charleston City Directories list Horace Massot as residing at current day 30 Mary Street until 1884.⁴⁶

In a deed of conveyance dated October 31, 1884, John Andrew Blum's daughters Eliza Coward and Jane Ann Massot sell the property to John D. Murphy for \$2,800.⁴⁷

⁴² Ancestry.com. 1860 United States Federal Census.

⁴³ Marriage Announcements, *Charleston Courier*, January 13, 1845.

⁴⁴ City of Charleston, *Charleston City Directory*, 1869-70.

⁴⁵ *Ibid.*

⁴⁶ *Ibid.* 1869-1884.

⁴⁷ RMC, Charleston, S. C. Deed Book H20, p.12.

JOHN D. MURPHY

John Dilihuntte Murphy Jr. was born on January 1, 1844 in Bull Island (present day Mount Pleasant) to John D. Murphy Sr. and Lavinia Thursa Durva (Airs) Murphy and has been credited with building the house that currently resides at 30 Mary Street.⁴⁸ Growing up in a family of artisans, Murphy experienced a well-suited foundation for his eventual career as a contractor and builder.⁴⁹ Specifically, Murphy's father, John D. Murphy Sr., was a brick burner, and his half-brother, William, was a blacksmith.⁵⁰ By the age of 17, Murphy was a "carpenter apprentice," as listed in an 1860 census.⁵¹ On March 20, 1862, at 18 years old, Murphy enlisted in Company B, 5th South Carolina Cavalry of the Confederate Army.⁵²



Figure 8: John D. Murphy. From unpublished research by John I. Bell Jr.

⁴⁸ Unpublished research compiled by John I. Bell, Jr., *30 Mary Street Property File*, Margaretta Childs Archives, Historic Charleston Foundation, May 1, 2017.

⁴⁹ Unpublished research compiled by Meg Olson., *5 and 7 Murphy's Court Property File*, Margaretta Childs Archives, Historic Charleston Foundation, December 7, 2015.

⁵⁰ Unpublished research compiled by Meg Olson., *5 and 7 Murphy's Court Property File*.

⁵¹ Unpublished research compiled by John I. Bell, Jr.

⁵² Ibid.

After the war, Murphy married Elizabeth Ann Thompson on October 18, 1866.⁵³ John and Elizabeth had two daughters and three sons before Elizabeth passed away in 1878. Lavinia Thursa Murphy was born on April 22, 1869, John D. Murphy III was born in October of 1871, Thomas William Murphy was born on May 6, 1872, Rebecca Elizabeth Murphy was born on November 25, 1875, and, finally, Julius H. Murphy was born in June or July of 1876. On October 23, 1879, Murphy married his second wife, Mary Jones Nagel. Together, John and Mary had one daughter, Lila Pearl Murphy, born on August 8, 1880. Two years later, on March 11, 1882, Mary Murphy passed away. On January 1, 1883, John D. Murphy married his third wife, Laura Josephine Mew. John and Laura had three daughters together. Florence Camille Murphy was born on May 22, 1884, Laura Vivian Murphy was born on February 22, 1887, and, finally, Ethel Lenore Murphy was born on September 9, 1889.⁵⁴

John D. Murphy most likely built the house that currently resides at 30 Mary Street sometime after purchasing the property in late 1884. It is unclear if Murphy made alterations to the already existing structure at 30 Mary Street or if that structure had been the victim of a fire or some other kind of accident that would have resulted in its demise.

In 1885, Murphy first begins to advertise his building services.⁵⁵ An advertisement from April 25, 1885 states: "I take pleasure in announcing to my friends and the public that I am prepared to contract for the building of the following class of work: Wharves and Warehouses of all descriptions, Automatic Railways, Trestles and Bridge Building. Also Foundations of all kinds, Private houses, Railroad Grading, Laying Track, etc. Hard Wood

⁵³ Unpublished research compiled by John I. Bell, Jr.

⁵⁴ Ibid.

⁵⁵ Ibid.

Finish in private houses receives special attention. Yours respectfully, John D. Murphy, Contractor and Builder, 8 Mary Street, Charleston, S.C."⁵⁶

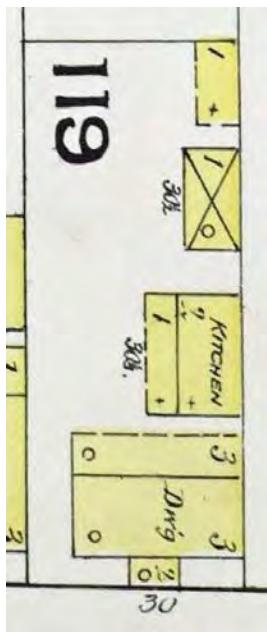


Figure 9: 1888 Sanborn Map. From the South Carolina Room.

A Sanborn Fire Insurance Map from 1888 shows 30 Mary Street as a three story frame dwelling with a three story piazza running along the back, north side of the house.⁵⁷ Furthermore, an architectural survey conducted in 1985 by Geier Brown Renfrow Architects dates the current day three story piazza on the front, south side of the house to 1895.⁵⁸ Therefore, it is most likely that Murphy constructed the house at 8 Mary Street (which would turn into 30 Mary Street by 1886) and then altered it by filling in the north side piazza and adding the south side piazza. Furthermore, a 1902 Sanborn Fire Insurance Map shows the main house of 30 Mary Street as it exists today, so it is likely that

Murphy, rather than a later owner, made the alterations to the property before he passed away on June 2, 1900.⁵⁹ An undated advertisement with an image of 30 Mary Street with its south side piazza was used by Murphy to help advertise his building services. This advertisement was likely

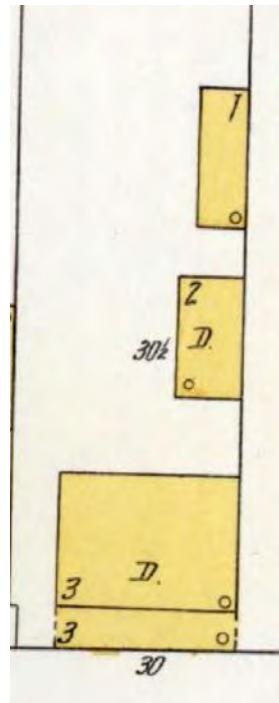


Figure 10: 1902 Sanborn Map. From the South Carolina Room.

⁵⁶ Unpublished research compiled by John I. Bell, Jr.

⁵⁷ Sanborn Fire Insurance Map, From the South Carolina Room, Charleston County Public Library, 1888.

⁵⁸ Architectural Survey by Geier Brown Renfrow Architects, *30 Mary Street Property File*, Board of Architectural Review Charleston, April 12, 1985.

⁵⁹ Sanborn Fire Insurance Map, From the South Carolina Room, Charleston County Public Library, 1902.

published sometime after 1888 due to the different configuration of the house in the 1888 Sanborn Map.⁶⁰

In addition to constructing 30 Mary Street, John D. Murphy had a full and accomplished building career in the Charleston area. In January of 1885, Murphy was the superintendent of construction for the building of a new



Figure 11: An undated advertisement by J. D. Murphy. From the Historic Charleston Foundation.

railroad bridge over the Ashley River at Drayton, South Carolina.⁶¹ In May of 1886, Murphy is listed as building three residences, each two and a half stories, on the north side of Cannon Street. In November of 1887, Murphy is listed as starting "The Steinmeyer Lumber Manufacturing Company" with three other men. In 1888, Murphy and D. A. J. Sullivan completed the Central Police Station at a cost of \$43,000. Between 1891 and 1892, Murphy was the builder-contractor for the Poppenheim Hardware Store at 363 King Street. Furthermore, in March of 1892, Murphy was awarded a contract for the renovations to the Old American Hotel. In 1892 and 1893, Murphy worked on the construction of a Baptist chapel and the Unitarian Parish Home. By 1893, Murphy, listed as an "Architect," had been hired to build a three story stone and brick building for Connelley's Funeral Home at 309-313 Meeting Street. In 1897, Murphy worked as a contractor on a building for the Hirsh-Israel Company at 275 Meeting Street. In an advertisement from October 13, 1898, Murphy

⁶⁰ 30 Mary Street Property File, Margaretta Childs Archives, Historic Charleston Foundation.

⁶¹ Unpublished research compiled by John I. Bell, Jr.

lists his recent work as “the floating docks of the Seashore road and the wharves and sheds for the company at Charleston and Mount Pleasant.” Finally, a year before his death, Murphy is “awarded contracts to build two residences,” - one of which is for Mr. W. Gregg Chishold on East Battery Street, and the other for Mr. W. M. Wallace at the corner of King and Ladson Streets in September of 1899.⁶²

In addition to his accomplished building career, Murphy had a successful social and political life as well. An article from June 15, 1899 credits Murphy with suggesting the start of the “Mechanic’s Union No. 1” in 1868 and serving as president of the union from 1883 to 1895.⁶³ The article also states that Murphy was “responsible for purchasing the Mechanic’s Union Hall at 424 King Street.” In 1891, Murphy was elected as city alderman from Ward 9 to serve from 1892 to 1895. In March of 1892, Murphy was elected as a delegate to the democratic convention in Columbia, South Carolina. In November of 1899, Murphy was again elected as city alderman from Ward 9 to serve from 1900-1903. Moreover, a newspaper describes Murphy as “Major John D. Murphy, a well-known contractor in Charleston” who “ran far ahead of his competition.”⁶⁴

On June 2, 1900, John D. Murphy passed away in Charleston, South Carolina from a “rupture of aorta aneurysm, hemorrhage.”⁶⁵ A funeral was held for Murphy at 30 Mary Street and Murphy was buried in Magnolia Cemetery in Charleston. At the time of his death, Murphy was on the following city government committees: Public Buildings, Wood and Brick Buildings, Fire Escapes, Claims, and Steam Engines and Bath Houses.

⁶² Unpublished research compiled by John I. Bell, Jr.

⁶³ Ibid.

⁶⁴ Ibid.

⁶⁵ Ibid.

Furthermore, he was listed with the following real estate: a marsh island west of Dewees Island, a house at 88 Radcliffe Street, a house at 14 Rutledge Avenue, a lot on Sullivan's Island, and Spring Hill Plantation in Berkeley County, South Carolina. 30 Mary Street was not listed and was instead later disputed and settled by the family through a public auction in 1902.⁶⁶

THE RIVERS AND COYLER FAMILIES

In 1902, an argument within the Murphy family over the right to the property sends the 30 Mary Street to auction.⁶⁷ In a deed dated July 10, 1902, H. W. Mitchell sells the property on behalf of the Murphy family to M. Rutledge Rivers at auction for \$2,525.00.⁶⁸ M. Rutledge Rivers, an attorney, and his wife, Eliza, are never listed as living at 30 Mary Street.⁶⁹ Instead, Rivers and Eliza are listed at 12 George starting in 1903 and, in the same year, 30 Mary Street is listed as vacant.⁷⁰ Rivers appears to rent out 30 Mary Street to Alex E Gadsden, a bookkeeper at "D Rhode & Co," and his family from 1904 through 1906.⁷¹ In the 1907 Charleston City Directory, 30 Mary Street is listed as vacant again.⁷² The 1908 Charleston City Directory lists M. Rutledge Rivers and Eliza Rivers at 48 Montague Street

⁶⁶ Unpublished research compiled by John I. Bell, Jr.

⁶⁷ RMC, Charleston, S. C. Deed Book W23, p.9.

⁶⁸ Ibid.

⁶⁹ City of Charleston, *Charleston City Directory, 1902-1911*.

⁷⁰ Ibid, 1903.

⁷¹ Ibid, 1904-1906.

⁷² Ibid, 1907.

and a Mrs. Vivian S. Walton as living in 30 Mary Street.⁷³ In the 1910 Charleston City Directory, Anthony Young is listed as living in 30 Mary Street.⁷⁴

In a deed of conveyance dated March 20, 1911, M. Rutledge Rivers sells 30 Mary Street to Minnie Hart Coyler.⁷⁵ Coyler's husband, George W. Coyler, is listed as a clerk in the 1903 Charleston City Directory, a bookkeeper in the 1904 Charleston City Directory, a clerk on a steamship in a 1910 census, an insurance agent in the 1912 Charleston City Directory, and, finally, as a clerk again in the 1913-14 Charleston City Directory.⁷⁶ The 1910 census lists George W. Coyler's birth year as "abt 1878," making him 32 years old in 1910. The 1910 census also lists Minnie Hart Coyler as 34 years old and their children as Emily Coyler, eight years old, Warren Coyler, six years old, and Ruth Colyer, four years old.⁷⁷

THE RUDICH FAMILY

In a deed of conveyance dated March 21, 1914, Minnie Hart Coyler sells 30 Mary Street to Anzel and Yetta Rudich.⁷⁸ Soon after acquiring the property, it appears that Anzel Rudich begins working on the property as a building permit dated April 5, 1914, lists "A Rudich" and \$1,100 with the "type" of permit listed as "new."⁷⁹ Furthermore, a building

⁷³ City of Charleston, *Charleston City Directory, 1908*.

⁷⁴ *Ibid, 1910.*

⁷⁵ RMC, Charleston, S. C. Deed Book W26, p.58.

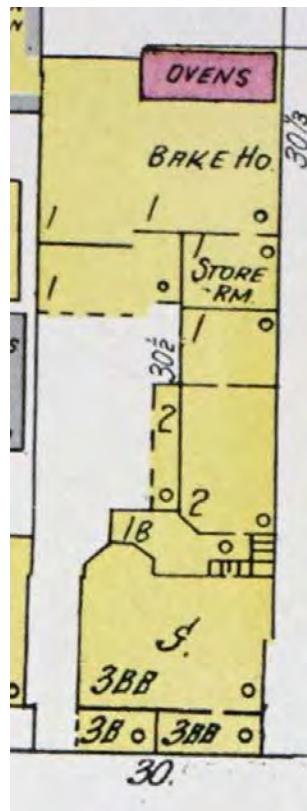
⁷⁶ City of Charleston, *Charleston City Directory, 1903-1914*.

⁷⁷ Ancestry.com. 1910 United States Federal Census.

⁷⁸ RMC, Charleston, S. C. Deed Book 027, p.186.

⁷⁹ Building Records for the City of Charleston 1882-1936, Margaretta Childs Archives, Historic Charleston Foundation, April 5, 1914.

permit dated August 24, 1914, lists “Ansel Rudich” and \$1,100 with the “type” of permit listed as an “addition.”⁸⁰ It is possible that these permits, published in the *Charleston News and Courier*, coincide with the construction of a bakery, owned by



Ansel Rudich, in the back of the property. Sanborn Fire Insurance Maps first show the “ovens” of the bakery clearly labeled in the back of the property as early as 1944.⁸¹ However, a bakery is first listed at 30 Mary Street in the 1918 Charleston City Directory, so it is plausible to think that the ovens were put in by this time.⁸²

In the 1915 Charleston City Directory, an “F A Rudich” is listed as living at 30 Mary Street.⁸³ This same “F A Rudich” is listed as living at 30 Mary Street in the 1916-17 Charleston City Directory along with Mint-Cola Bottling Works.⁸⁴ In the 1918 Charleston City Directory, Ansel Rudich, a baker, is listed as working at a bakery at

Figure 12: 1944
Sanborn Map. From the
South Carolina Room.

30 Mary Street and living at 30 Mary Street with his wife, Yetta.⁸⁵

In this same year, Rafel Rudich is listed as working at a bottling

works company at 30 Mary Street and Mendel Rudich is listed as working in sales at 30 Mary Street. Both Rafel and Mendel Rudich are listed as living at 30 Mary Street as well, in addition to Rafel’s wife Sarah. Ansel, Yetta, and “R Rudich” are listed as living at 30 Mary Street in the 1919 Charleston City Directory.⁸⁶ However, “R Rudich” is now listed as the

⁸⁰ Building Records for the City of Charleston 1882-1936, August 24, 1914.

⁸¹ Sanborn Fire Insurance Map, From the South Carolina Room, Charleston County Public Library, 1944.

⁸² City of Charleston, *Charleston City Directory*, 1918.

⁸³ *Ibid*, 1915.

⁸⁴ *Ibid*, 1916-17.

⁸⁵ *Ibid*, 1918.

⁸⁶ *Ibid*, 1919.

proprietor of “R Rudich Bottlg Wks,” which is also listed at 30 Mary Street along with the Rudich bakery.⁸⁷

A census from 1920 lists many members of the Rudich family as living at 30 Mary Street.⁸⁸ Specifically, an “A Rudich” is listed as being 34 years old with a birth year of “abt 1886” and a birthplace of Austria. This is most likely Ansel Rudich, whose immigration year is listed as 1906 and whose occupation is listed as “Baker in Own Bakery.” A 24 year old Netty Rudich (most likely Yetta Rudich), a six year old Leon Rudich, a four year old Mary Rudich, a three year old Ester Rudich, and a two year old Mitchell Rudich are all listed as household members of Ansel Rudich. Netty Rudich is listed with a birth year of “abt 1896” and a birthplace of Austria as well. This same 1920 census also includes a 39 year old “R Rudich” with his 21 year old wife, “Sarah Rudich.” “R Rudich” is listed as having a 1907 immigration year with his occupation listed as “boiler.” A three year old Reva Rudich and a two year old Mitchell Rudich are listed as members of “R Rudich’s” household.⁸⁹

Oddly enough, in a deed of conveyance dated December 6, 1921, Anzel Rudich sells 30 Mary Street to his wife Yetta Rudich for \$5,000.⁹⁰ In the Charleston City Directories between 1920 and 1924, a “Reuben Rudich” with wife Sarah is listed as living at 30 Mary Street and as a proprietor of Pepsi Cola Company that also resides at 30 Mary Street.⁹¹ However, starting in the 1925 Charleston City Directory, “Reuben Rudich” and the Pepsi Cola Company are no longer listed.⁹² Ansel Rudich and Yetta Rudich are listed as living in

⁸⁷ City of Charleston, *Charleston City Directory, 1919*.

⁸⁸ Ancestry.com. 1920 United States Federal Census.

⁸⁹ Ibid.

⁹⁰ RMC, Charleston, S. C. Deed Book W30, p.267.

⁹¹ City of Charleston, *Charleston City Directory, 1920-1924*.

⁹² Ibid, 1925.

30 Mary Street and Ansel is listed as being a baker in a bakery at 30 Mary Street in the Charleston City Directories spanning 1920 through 1945.⁹³

The 1923 and 1924 Charleston City Directories list a “Progressive Grocery” at 30 Mary Street with the owners appearing to be Elijah and Stella Poinsette who live at 612 Meeting Street.⁹⁴ A 1930 census lists a 45 year old “Froyen A. Rudich” as living at 30 Mary Street with a 37 year old Yetta Rudich.⁹⁵ This Foyen A. Rudich is most likely Ansel Rudich. Froyen A. Rudich’s occupation is listed as “Baker in Own Bakery” and his home value is listed at \$5,000. Both Froyen A. Rudich and Yetta Rudich are listed with a birthplace of Romania rather than Austria, however, Froyen A Rudich’s language spoken is listed German with the ability to speak English. Furthermore, household members are listed as a 16 year old Leo Y. Rudich, a 14 year old Mary H. Rudich, a 13 year old Esther Rudich, an 11 year old Mitchell Y. Rudich, an 8 year old Pauline Rudich, a five year old Sola Rudich, and, finally, a 3 year old Bennie Rudich.⁹⁶

Building permits from 1938 to 1941 appear to be a time when Ansel Rudich is working on the property.⁹⁷ Specifically, a building permit credited to “A Rudich” and dated to July 13, 1938 lists the purpose of the permit as “remodel[ing] and repair[ing] two story

⁹³ City of Charleston, *Charleston City Directory, 1920-1945*.

⁹⁴ *Ibid, 1923 and 1924*.

⁹⁵ Ancestry.com. 1930 United States Federal Census.

⁹⁶ *Ibid*.

⁹⁷ Building Permits, Charleston City Records Management, Charleston, S.C.

frame dwelling; first floor to be made into apartments.”⁹⁸ This building permit appears to reference a structure directly behind the main house that can be seen in the 1944 Sanborn Fire Insurance Map.⁹⁹

A building permit credited to “A Rudich,” dated July 5, 1939 lists the purpose as to “construct a one story frame storage room [...] size 22’ x 50’ to replace the present frame building which is in disrepair.”¹⁰⁰ Two years later, a building permit credited to “A Rudich” and dated March 4, 1941 lists “permission to make an addition 20’ x 30’ in the rear of #30 Mary Street for the Storage of flour; B Residence.”¹⁰¹ This storage room is clearly labeled in the 1944 Sanborn Fire Insurance Map.¹⁰²

By the 1950 Charleston City Directory, Yetta Rudich is listed as a widow, however, she still resides at 30 Mary Street and appears to be working at the Rudich Bakery with (potentially her sons) Benj Rudich, Leo Rudich, and Saul Rudich. Yetta, Benj, and Saul are also listed as living at 30 Mary Street, however, Leo appears to be living at 26 St. Philip Street with his wife Anne.¹⁰³ The 1958 Charleston City Directory lists Benj and Leo as still working at 30 Mary Street with Saul and Yetta Rudich listed as living at 72 St. Margaret Street.¹⁰⁴ Saul and Yetta do not have a place of work listed in the 1958

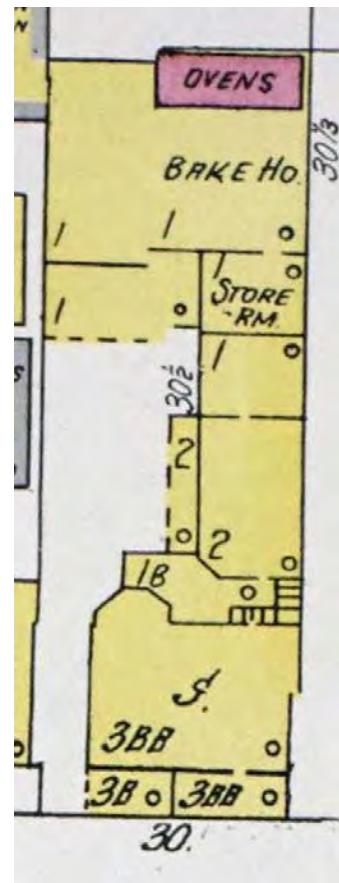


Figure 13: 1944 Sanborn Map. From the South Carolina Room.

⁹⁸ Building Permits, Charleston City Records Management, Charleston, S.C., July 13, 1938.

⁹⁹ Sanborn Fire Insurance Map, 1944.

¹⁰⁰ Building Permits, Charleston City Records Management, July 5, 1939.

¹⁰¹ Ibid, March 4, 1941.

¹⁰² Sanborn Fire Insurance Map, 1944.

¹⁰³ City of Charleston, *Charleston City Directory*, 1950.

¹⁰⁴ Ibid, 1958.

Charleston City Directory. Furthermore, Benj appears to be living with Saul and Yetta at 72 St. Margaret Street and Leo appears to still be living at 26 St. Philip Street with his wife Anne. In this same year, 30 Mary Street is listed as the residence for a "Palmetto Amusement" Company vending machine and for a "Stella C. Moore."¹⁰⁵ In the 1961 Charleston City Directory, Benj Rudich is no longer listed.¹⁰⁶ Leo Rudich is the only Rudich still listed as working at the Rudich Bakery while Saul and Yetta Rudich are simply listed as living at 72 St. Margaret Street. Furthermore, this appears to be the last time that the Rudich Bakery is listed in a Charleston City Directory. Additionally, it is unclear if the bakery is even still located at 30 Mary Street at this time as the 1961 Charleston City Directory lists a "30a" Mary Street as vacant and a "30b" Mary Street as "information unavailable."¹⁰⁷

Starting with the 1968 Charleston City Directory, 30 Mary Street appears to be rented out to various tenants.¹⁰⁸ Furthermore, a "Sweet Shop" is listed at 30 Mary Street in the 1968 and 1976 Charleston City Directories.¹⁰⁹ Moreover, this "Mary Street Sweet Shop" can be seen in a 1977 photograph of 30 Mary Street from the Historic Charleston



Figure 14: 1977 photograph of "Mary St. Sweet Shop." From the Historic Charleston Foundation.

¹⁰⁵ City of Charleston, *Charleston City Directory, 1958*.

¹⁰⁶ Ibid, 1961.

¹⁰⁷ Ibid.

¹⁰⁸ Ibid, 1968.

¹⁰⁹ Ibid, 1968 and 1976.

Foundation as a storefront.¹¹⁰ The storefront, with a sign reading “Mary St. Sweet Shop,” resides in the basement level of the property. It is possible that this could have been a replacement for where the Rudich Bakery storefront may have resided, if there ever was a storefront for the bakery.

In a deed of conveyance dated to 1981, Yetta Rudich sells the property to her son, Saul Rudich.¹¹¹ An architectural survey recorded by Geier Brown Renfrow Architects from Washington, D.C. dated April 12, 1985 notes that the building was possibly a remodeled version of a building that appears on the 1852 Bridges and Allen Map.¹¹² Moreover, the architectural survey lists the condition of 30 Mary Street as “good.”¹¹³ However, a damage assessment form from November 5, 1989 after Hurricane Hugo, contains a note about the property from the surveyor that reads “cannot tell - already in terrible shape.”¹¹⁴ It is unclear how much damage Hurricane Hugo inflicted on the property and it is also unclear how much natural deterioration occurred between the 1985 architectural survey and the 1989 Hurricane Hugo damage assessment survey.

¹¹⁰ *30 Mary Street Property File*, Margaretta Childs Archives, Historic Charleston Foundation, 1977.

¹¹¹ RMC, Charleston, S. C. Deed Book K124, p.303.

¹¹² Architectural Survey by Geier Brown Renfrow Architects, *30 Mary Street Property File*, Board of Architectural Review Charleston, April 12, 1985.

¹¹³ Ibid.

¹¹⁴ Hurricane Hugo Damage Assessment, *30 Mary Street Property File*, Margaretta Childs Archives, Historic Charleston Foundation, November 5, 1989.

SITE NAME: 30 Mary St.
SITE NUMBER: c-459-9-3:95
RECORDED BY: Geier Brown Renfrow Architects, Washington, D.C.
DATE: 4/12/85
VIEW: W/S
NEG. FILE #: 42:9

LOCATION: City of Charleston
COUNTY: Charleston



Figure 15: 1985 photograph by Geier Brown Renfrow Architects. From the Board of Architectural Review.



Figure 16: 1989 photograph for Hurricane Hugo Assessment. From the Historic Charleston Foundation.

The property finally leaves the Rudich family after 76 years of ownership when, in a deed of conveyance dated to November 15, 1990, Saul Rudich sells the property to David Gross for \$75,000.¹¹⁵

1991 - PRESENT

The new owner, David Gross began the Board of Architectural Review application process for the restoration of 30 Mary Street as early as January 15, 1991 when he applied for approval to “repair or replace doors, windows, siding, trim, and roofing materials.”¹¹⁶ Photographs dated January 28, 1991 show the condition of 30 Mary Street and the need for such renovations.¹¹⁷

It appears that ownership of 30 Mary Street changes by May 19, 2005 as a “David Agnew” began to submit disclosures of physical conditions of the property to the Board of Architectural Review.¹¹⁸ Specifically, Mr. Agnew consulted “Rosen and Associates Inc. Consulting Engineers” in order to gain understanding of the



Figure 17: 1991 photograph of 30 Mary Street. From the Board of Architectural Review.

¹¹⁵ RMC, Charleston, S. C. Deed Book H198, p.871.

¹¹⁶ *30 Mary Street Property File*, Board of Architectural Review Charleston, January 15, 1991.

¹¹⁷ Ibid, January 28, 1991.

¹¹⁸ Ibid, May 19, 2005.

condition of the roof, exterior, and crawl spaces of the house.¹¹⁹ Furthermore, Mr. Agnew works with various contractors and professionals in 2005 and 2006 in order to repair the exterior trim and to add a privacy fence on the right side of the property line.¹²⁰

Tax records appear to show that 30 Mary Street became a multi-unit condominium by 2005 or 2006.¹²¹ Furthermore, ownership of the property appears to again shift or at least extend to a “Kevin Phelps” in 2008.¹²² In 2008 and 2009, Kevin Phelps hired a design professional and contractor in order to demolish the former bakery or storage room in the rear of 30 Mary Street and construct a new, two story, single family unit in its place with the approval of the

Board of Architectural Review.¹²³



Figure 18: 2008 photograph of bakery or storage room. From the Board of Architectural Review.

Finally, applications to the Board of Architectural Review from 2012 to 2018 show continued interest in restoring and maintaining 30 Mary Street by various property owners.¹²⁴ The following chart lists Board of Architectural Review applications for 30 Mary Street beginning in 1991.

¹¹⁹ 30 Mary Street Property File, Board of Architectural Review Charleston, May 19, 2009.

¹²⁰ Ibid, 2005-2006.

¹²¹ Charleston County Auditor. Charleston County Public Library. Charleston, S.C.

¹²² Ibid, June 20, 2008.

¹²³ Ibid, 2008-2009.

¹²⁴ Ibid, 2012-2018.

30 Mary Street - Board of Architectural Review Applications

Date	Property Owner	Applicant	Information
January 15, 1991	David Gross	David Gross	Request: "repair or replace doors, windows, siding, trim, and roofing materials"
September 9, 1991	David Gross	David Gross	Request: approval for color change Approved: September 9, 1991
August 29, 2005	David Agnew	George Reavis (contractor)	Request: "siding and exterior trim repairs; paint to match" Approved: June 29, 2006 "with the following conditions: no material substitutions"
June 28, 2006	David Agnew	Fences of Charleston Inc. (contractor)	Request: "install 7 foot dog-eared privacy fence in front of parking spaces on right side of property line" Approved: June 28, 2006
March 14, 2008	Kevin Phelps	William M. Warlick (design professional)	Request: "original intent to remodel existing unit [6]. Condition of structure is such that most of stud walls, siding, roof, windows and foundation need to be replaced. Economics suggest demo of existing and new construction" Approved: March 26, 2008 "with the following conditions: that demolition be tied to final approval of plans and a building permit and that historic fabric be reused"
June 20, 2008	Kevin Phelps	William M. Warlick (design professional)	Request: "total heated square footage (new construction): 1200 SF [...] approval for new construction of 2-story single family unit as replacement for structure to be demo'd." Approved: June 24, 2008

30 Mary Street - Board of Architectural Review Applications Continued

Date	Property Owner	Applicant	Information
April 22, 2009	Kevin Phelps	Keith Barley (contractor)	Request: final approval to install skylight in Unit 6 (new construction) - "windows are not allowed on the zero lot line walls. Therefore we would like to install a low profile skylight on the roof to allow natural light at the top of the interior steps. Approximate size is 2-0 x 2-6." Approved: May 7, 2009
April 10, 2012	unknown	Marvin Butler	Request: "repaint" Approved: April 10, 2012
June 30, 2015	Alicia Reed	Southeastern Construction Co. (contractor)	Request: "approval for constructing a retaining wall" Approved: July 1, 2015
November 5, 2015	Gordan Smith	Mark Welborn - Charleston Remodeling	Request: "exterior repairs and painting - no changes" Approved with the following conditions: "replacement is limited to 6 window sashes, 50' of siding and 120' of crown. If more replacement is needed, come back for additional approvals"
August 30, 2018	unknown	Wesley Wright	Request: repairs or repaint with no changes Approval with the following conditions: "replacement of siding/trim to extent shown in photos"

CONCLUSION

With its start as the property of prominent merchant families, 30 Mary Street has also served as a home to a successful auctioneer, a teacher, a locally celebrated builder, and an immigrant turned prosperous bakery owner. 30 Mary Street has also served as the location for many businesses and has existed under the ownership of several self-made men and women. Furthermore, 30 Mary Street's renovations over the last 20 years speak to its active participation in the larger preservation community of Charleston. Such a property is an excellent example of the ever-changing and evolving fabric of the historic city of Charleston.

APPENDIX A: ANNOTATED CHAIN OF TITLE

December 09/1822

Grantor: John Charles Burckmeyer and Cornelius Burckmeyer

Grantee: Casimer Patrick

Book & Page: K9-420

Type: Conveyance

Lot: 50' x 230' on Mary Street

John Charles and Cornelius Burckmeyer used the will of their father, John D. Burckmeyer, to sell the land to their sister, Julia Cobia Burckmeyer, and new brother-in-law, Casimer Patrick, for \$5,000.00. In the deed, Julia Cobia renounces her dower rights along with the wives of John Charles and Cornelius.

September 23/1834

Grantor: Casimer and Julia Cobia Patrick

Grantee: John M. Van Rhyn

Book & Page: I10-139

Type: Conveyance

Lot: 50' x 230' on Mary Street

John M. Van Rhyn purchases the property from Casimer and Julia for \$600.00.

October 12/1838

Grantor: John M. Van Rhyn

Grantee: John Charles Blum

Book & Page: Z10-155

Type: Conveyance

Lot: 50' x 230' on Mary Street

John Charles Blum purchases the property from John M. Van Rhyn for \$891.51.

January 04/1858

Grantor: Ester Blum

Grantee: John Andrew Blum

Book & Page: W13-454

Type: Conveyance

Lot: 50' x 230' on Mary Street

Ester Blum, the widow of John Charles Blum, sells the property to her son John Andrew Blum for \$1.00 according to the wishes of the will of her late husband, John Charles Blum.

October 31/1884

Grantor: Eliza Coward & Jane Massot

Grantee: John D. Murphy

Book & Page: H20-12

Type: Conveyance

Lot: 50' x 164' on Mary Street

John Andrew Blum's daughters and heirs, Eliza C. Coward and Jane Ann Massot, sell the property to John D. Murphy for \$2,800.00.

July 10/1902

Grantor: H. W. Mitchell

Grantee: M. Rutledge Rivers

Book & Page: W23-9

Type: Conveyance

Lot: 50' x 164' on Mary Street

An argument within the Murphy family over the right to the property sends the property to auction. H. W. Mitchell sells the property on behalf of the Murphy family to M. Rutledge Rivers at auction for \$2,525.00.

"I, H. W. Mitchell Jr., Master in and for the County aforesaid, SEND GREETING: WHEREAS, Laura J. Murphy, as Administratrix of the Estate of John D. Murphy, on or about the Twenty second day of April in the year of our Lord nineteen hundred and two exhibited her complaint in the court of Common Pleas, for the County aforesaid, against Leila T. Murphy, and others, demanding judgement in relation to the Premises hereafter mentioned and described; the cause being at issue, came on to be heard on the Sixteenth day of June 1902 and such proceedings were had therein and resulted in a Decree of the said Court, whereby if was adjudged and decreed that the said Premises hereinafter mentioned and described, be sold by H. W. Mitchell Jr., Master in and for the County aforesaid, for the purpose mentioned in the said Decree, as by reference thereto on file in said Court will appear; and the said Master, after having duly advertised the said Premises for sale by public outcry on the Tenth day of July in the year of our Lord nineteen hundred and two did thee openly and publicly, and according to the custom of auction, sell and dispose of the same unto M. Rutledge Rivers for the sum of two thousand five hundred twenty five Dollars, being at that price the highest bidder thereafter"¹²⁵

March 20/1911

Grantor: M. Rutledge Rivers

Grantee: Minnie Hart Colyer

Book & Page: W26-58

¹²⁵ RMC, Charleston, S. C. Deed Book W23, p.9.

Type: Conveyance
Lot: 50' x 164' on Mary Street

M. Rutledge Rivers sells the property to Minnie Hart Colyer.

March 21/1914

Grantor: Minnie Hart Colyer
Grantee: Anzel and Yetta Rudick
Book & Page: 027-186
Type: Conveyance
Lot: 50' x 164' on Mary Street

Minnie Hart Colyer sells the property to Anzel and Yetta Rudick.

December 06/1921

Grantor: Anzel Rudick
Grantee: Yetta Rudick
Book & Page: W30-267
Type: Conveyance
Lot: 50' x 164' on Mary Street

Anzel Rudick sells the property to Yetta Rudick for \$5,000.00.

1981

Grantor: Yetta Rudick
Grantee: Saul Rudick
Book & Page: K124-303
Type: Conveyance
Lot: 50' x 164' on Mary Street

November 15/1990

Grantor: Saul Rudick
Grantee: David Gross
Book & Page: H198/871
Type: Conveyance
Lot: 50' x 164' on Mary Street

Saul Rudick sells the property to David Gross for \$75,000.00

APPENDIX B: SANBORN FIRE INSURANCE MAPS

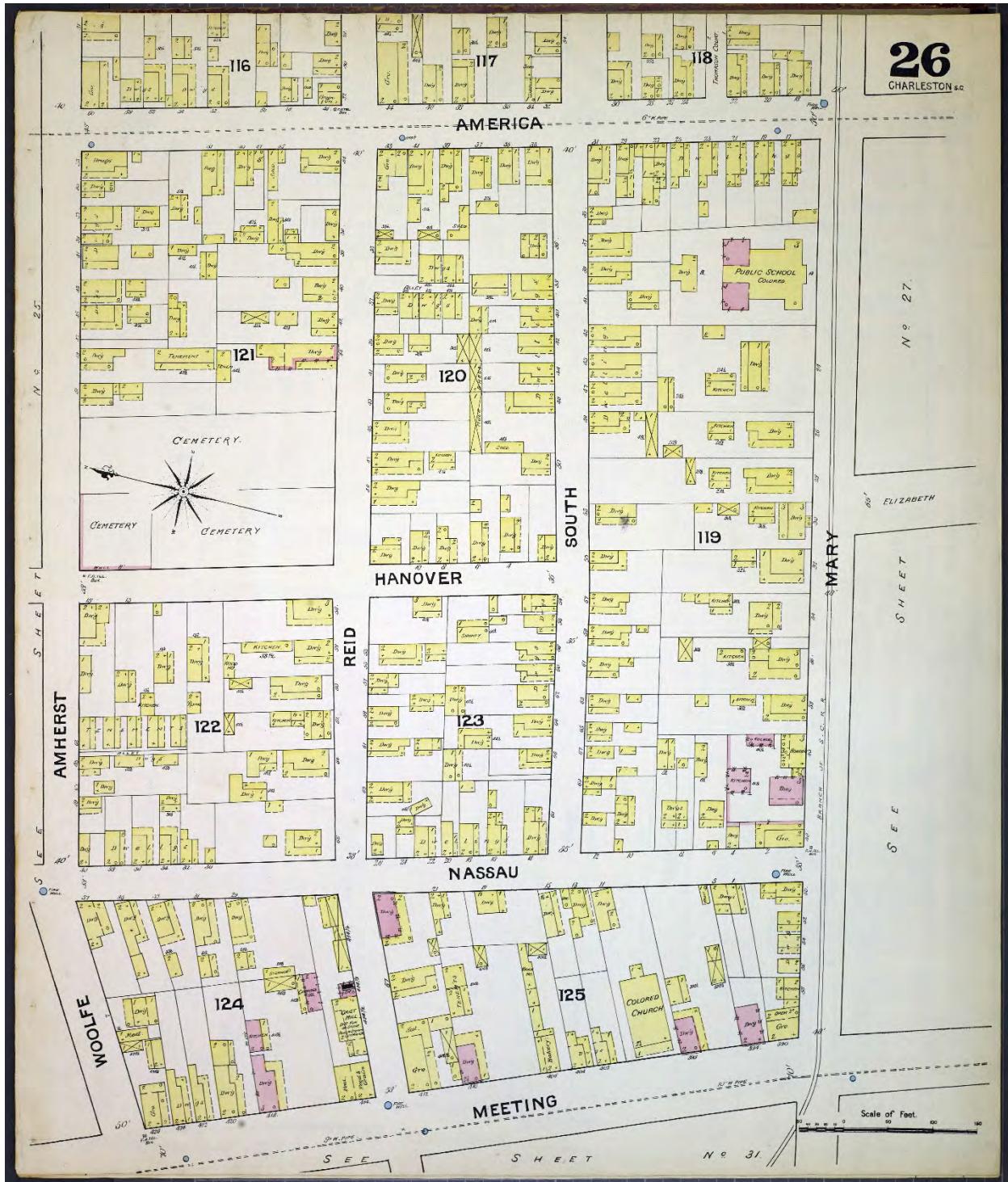


Figure 19: 1888 Sanborn Map. From the South Carolina Room.

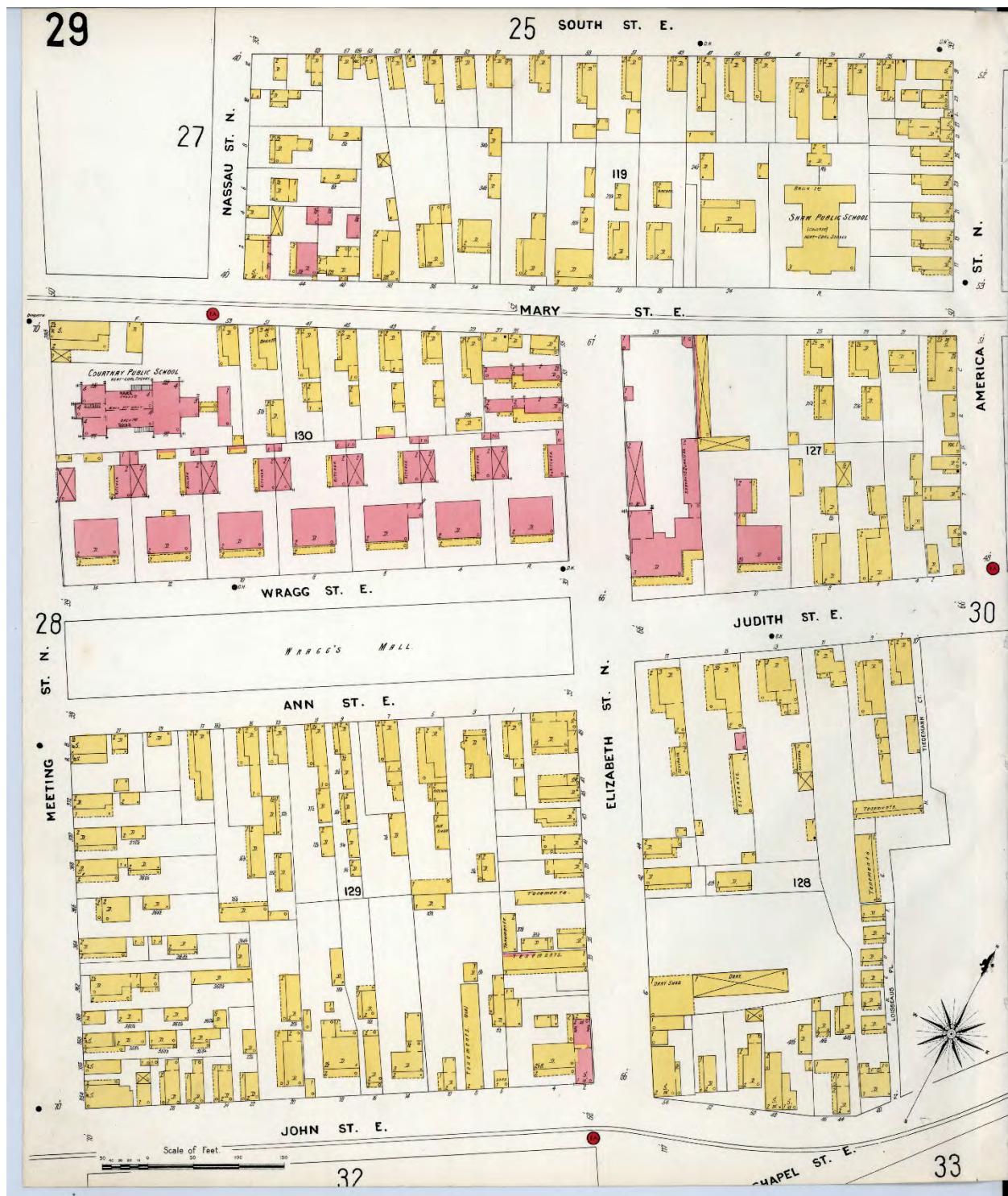


Figure 20: 1902 Sanborn Map. From the South Carolina Room.

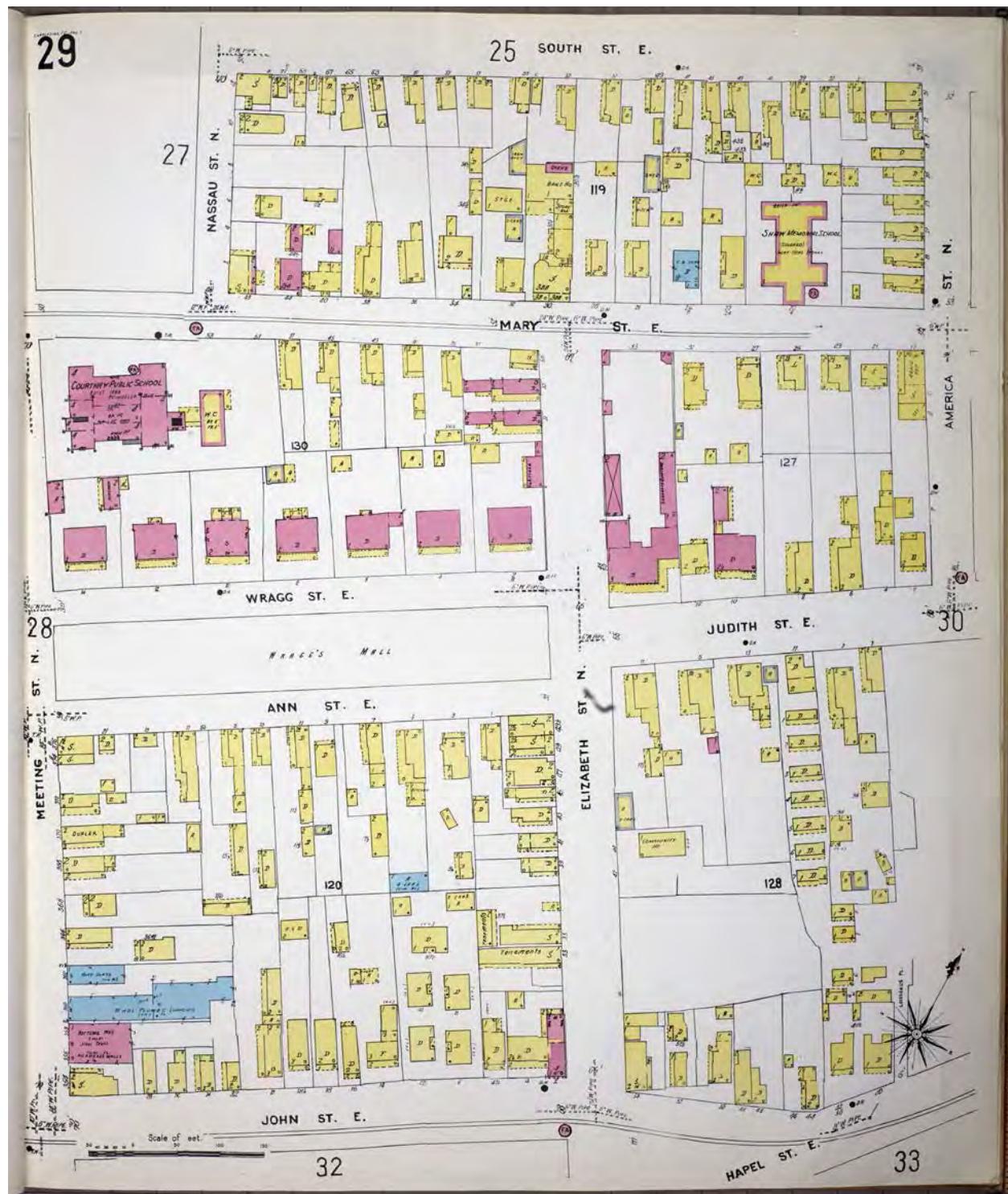




Figure 22: 1951 Sanborn Map. From the South Carolina Room.

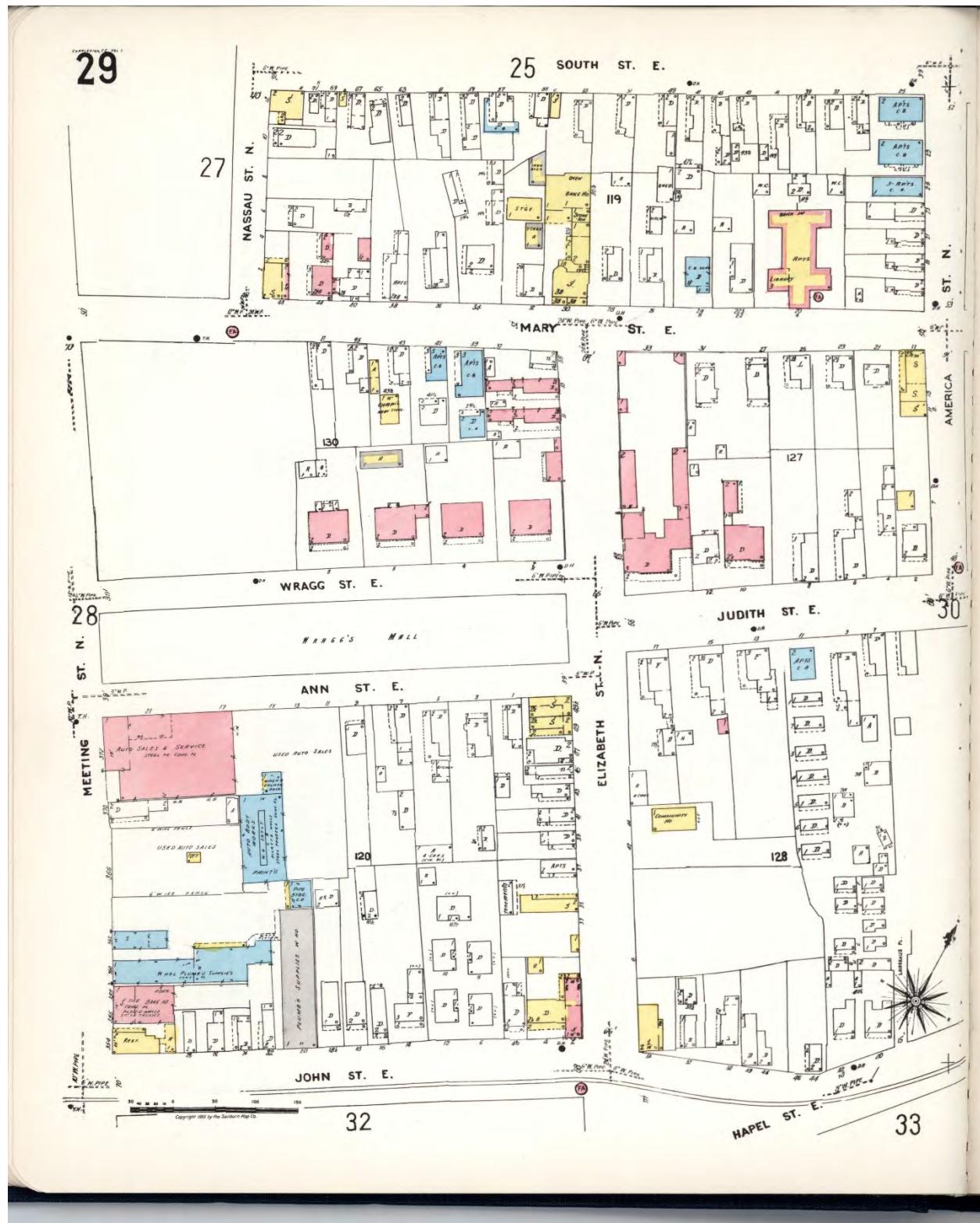


Figure 23: 1955 Sanborn Map. From the South Carolina Room.

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