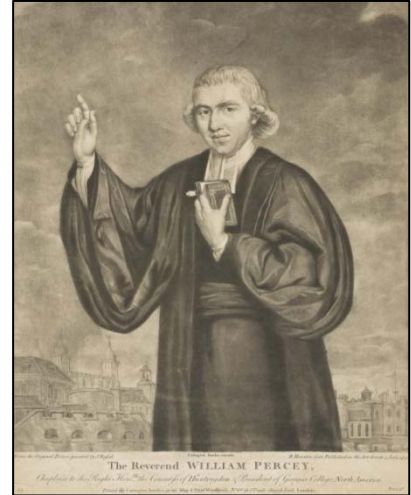


## 38 Bogard Street (c. 1888)

**Rev. William Percy**<sup>1</sup> owned about eight acres in the area, which he had received in 1786 from his brother-in-law, planter **Barnard Elliott**. In 1819, Rev. Percy died, and a suit was filed to divide his holdings among his seven children and their families.<sup>2</sup> As a result, Rev. Percy's holdings were divided into 140 lots in 1848.<sup>3</sup> As part of the partition, Rev. Percy's son-in-law **William Turnbull**<sup>4</sup> received a 1/21st interest made up for six lots, including Lot H-63, upon which 38 Bogard Street would be built.<sup>5</sup>



Development of Mr. Turnbull's allotment did not occur right away, perhaps because he and his family were all living abroad in England, Mexico, and India. When the 1872 Bird's Eye View map was prepared, no houses were included on Bogard St. between Laurel (now Ashe) and Percy Streets. And, no improvements were included in the county tax records until after 1887.



Mr. Turnbull appears to have lost his Charleston properties, perhaps due to inattention from being overseas, for failure to pay his taxes. On September 21,

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<sup>1</sup> Rev. Percy was born in England in 1744 and died in 1819. He married Catherine Elliott (1748-1818) on May 18, 1776.

<sup>2</sup> Rev. Percy had had nine children, but two died without heirs before the property was partitioned.

<sup>3</sup> Plat book A, page 36

<sup>4</sup> William Duncan Turnbull was born in England in 1782 and married Elizabeth Percy on February 16, 1805. Mr. Turnbull died in England on November 10, 1848.

<sup>5</sup> Deed book A12, page 382

1887, the Commissioners of the Sinking Fund<sup>6</sup> sold two corner lots (current 38 and 40 Bogard Street, totaling 80 by 88 feet) for \$117 to the City of Charleston.<sup>7</sup> (The Sinking Fund was an arm of the State government that would receive properties that did not otherwise sell during tax sales.) Although the deed(s) are missing from the public records, the City flipped several vacant lots on Bogard Street, including 38 Bogard Street, selling them to John Thomson between September 1887 and January 1889.

John Thomson was a very successful man with far-flung business interests. He emigrated from Scotland and eventually made his way to Charleston. Once here, he opened a seed business on King Street that grew into a very lucrative establishment. In addition, he was an active farmer himself, operating fields both in the Uptown area and also in West Ashley. In fact, he was the first person to engage in truck farming in that area (that being the idea of growing produce in the suburbs and shipping it in, often by rail, to town). Later in life, Mr. Thomson became very involved in the development of Elliottborough, building many houses in the neighborhood, including 38 Bogard Street.

According to a recap of all the City building permits issued between August 1887 and August 1888, Mr. Thomson obtained a permit for two two-story, wooden houses on Bogard Street costing a total of \$1600, but no individual lot numbers were listed.<sup>8</sup> Nevertheless, by assembling several pieces of information, one can prove that 38 Bogard Street was one of those two houses. First, Mr. Thomson owned only four lots on Bogard Street: 32, 34, 38, and 40. Second, 32 Bogard Street was built in the late 1890s by a later owner. Third, in February 1889, a separate newspaper article specified that Mr. Thomson had pulled another permit for another \$800 house to be built at 40 Bogard Street.<sup>9</sup> That process of elimination confirms that the permit Mr. Thomson pulled sometime between August 1887 and August 1888 must have been for the houses at 34 and 38 Bogard Street.

Not coincidentally, the houses at 34 and 38 Bogard Street are, if not twins, at least architectural siblings. The houses originally shared identical footprints (which is not unusual), but also share several details. Both houses have identical piazza balusters and identical pendant details on the eaves of the piazzas. (The piazza

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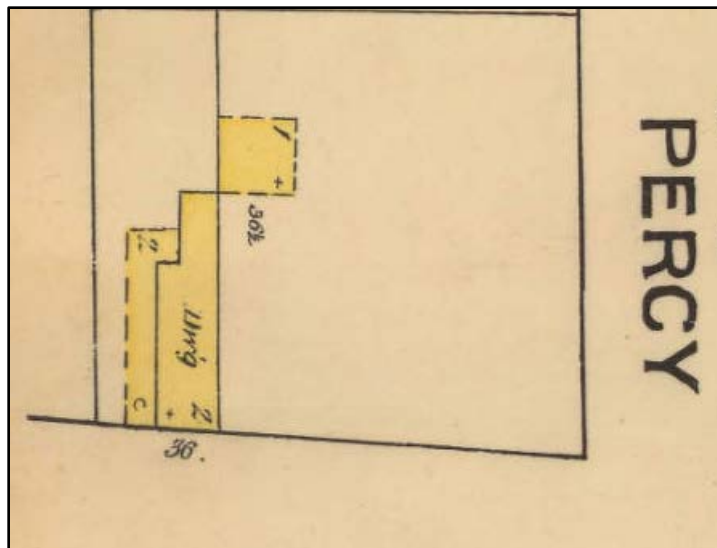
<sup>6</sup> The Sinking Fund was an arm of the State government that would receive those properties not otherwise sold to private buyers during tax sales.

<sup>7</sup> Deed book M19, page 19

<sup>8</sup> "Building Up the City," Charleston News & Courier, Sep. 3, 1888, at 1 (two two-story houses on undesignated lots)

<sup>9</sup> Charleston News & Courier, Feb. 16, 1889, at 8 (40 Bogard)

door for 38 Bogard Street has been severely altered, but likely would have shared the details seen at 34 Bogard Street.)



The one year window (August 1887 to August 1888) can be closed slightly more. Based on the intact chain of title, Mr. Thomson clearly did not acquire his Bogard Street lots before September 21, 1887, when the City acquired them from the Sinking Fund. Moreover, when the Sanborn insurance map was drawn in June 1888 the edge of the mapped area stopped just

barely across the property line for 38 Bogard Street. The extremely detailed June 1888 map did not show a house at either 34 or 38 Bogard Street. (Partial buildings were regularly included when severed by the edge of the map.)

It seems, therefore, the Mr. Thomson built the house at 38 Bogard Street in late 1888. The new house was used as an income producing property from the very start, beginning with salesman James K. Salvo as a resident in 1889.<sup>10</sup> When Mr. Thomson died in March 1893, he was already a widower and had no children. He left some of his real estate holdings to the man who had bought out his seed company a few years earlier, William McIntosh. The rest of his sizable estate (speculated to be worth about \$200,000 in the press), including 38 Bogard Street, was left to the City of Charleston.

At a meeting on April 13, 1897, City Council agreed to sell several parcels on Bogard Street from the Thomson bequest for \$2435 to **Rueben Burton Jarvis**, the superintendent of the Wando Phosphate Works.<sup>11</sup> The three lots included 38 Bogard Street and the two lots at the northwest corner of Bogard and Percy Streets (32 and 34 Bogard Street). The deed was not recorded until September 7, 1899; often deeds were not recorded until the buyer had paid off the entire purchase price. Mr. Jarvis lived on Meeting Street, and he continued using 38 Bogard Street

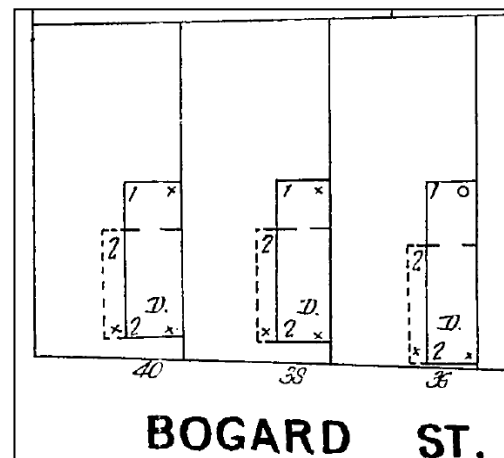
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<sup>10</sup> Other occupants included David T. Anderson (1891), James Martin (1891), William L. Martin (1892-93), and Daniel T. Anderson (1894-97).

<sup>11</sup> Deed book Y22, page 461

as a rental property.<sup>12</sup> The house was listed for rent at \$12.50 a month in a newspaper listing on November 30, 1897.<sup>13</sup>

Mr. Jarvis died on December 16, 1910; **Thomas (a/k/a William) St. C. Jarvis** received the house from Reuben Jarvis's estate; and his siblings all executed quitclaim deeds in his favor.<sup>14</sup> Because they were minors, Wilfred Anthony Jarvis<sup>15</sup> and Margaret Mary Jarvis executed quitclaim deeds later.<sup>16</sup> The younger Mr. Jarvis, like his father, used the house as a rental property.<sup>17</sup>



**Margaret C. Boyler** (later changed to Boyle) bought the house on April 9, 1928, for \$2100.<sup>18</sup> Like all the house's previous owners, Ms. Boyler also used the house as a rental property.<sup>19</sup>

The first owner-occupant of 38 Bogard Street was its next buyer. **Alonzo H. Drayton**, a house painter, bought it in September 18, 1944 for \$3800.<sup>20</sup> He and his wife, Josephine Drayton, occupied the house until his death on September 3, 1960. She remained at least another ten years.

**Viola Manigault Swinton** then bought the house on August 14, 1978, for \$10,600.<sup>21</sup> Her husband, Christopher Swinton, died in 1980. **Florine Murrell Taylor** bought the house on January 29, 1981,<sup>22</sup> from her mother, who remained in residence until her death on February 23, 1994.

<sup>12</sup> Residents included D.E. Moorer (1898), Mrs. A.J. McCants (1899), William Weatherford (1900), C.J. Alphonse (1901-04), J.F. Puckhaber (1905), L.M. Badger (1906), Christian Fletcher (1907-08), and Paul DeAntonio (1909).

<sup>13</sup> Charleston Evening Post, Nov. 30, 1897, at 8

<sup>14</sup> Deed book M34, page 287; deed book M34, page 289; deed book M34, page 291

<sup>15</sup> (b. Nov. 10, 1910; m. Kathryn Santos; d. Oct. 19, 1985) Mr. Jarvis later moved to Virginia and founded Jarvis Corp., a communications firm.

<sup>16</sup> Deed book Z36, page 274 (Wilfred); deed book K35, page 148 (Margaret)

<sup>17</sup> Residents included Miss Rosa Ellis (1911-12), G.H. Schrage (1913-14), Israel Brody (1915), Albert S.J. Burn (1916-1922), and William J. Barrett (1923-28).

<sup>18</sup> Deed book U33, page 242

<sup>19</sup> Residents included William J. Barrett (1928-31), William H. Chappell (1932), J. Harmon Pieper (1934-38), Charles H. and Essie Behrens (1940-42), and Thomas O. Lee (1942).

<sup>20</sup> Deed book H45, page 19

<sup>21</sup> Deed book R116, page 158

<sup>22</sup> Deed book O124, page 90

The present owner of the house, **Christopher Tift Mitchell**, bought it on July 5, 2016, for \$200,000.<sup>23</sup>

Mr. and Mrs. Mitchell intend a restoration of the house.

The house is a classic example of a Charleston single house. The two-story house with two-story piazzas on the west side retains most of its original material including six-over-six windows, turned balusters, and decorative eave brackets with turned



pendants. Although the current shutters are modern replacements, pintles for shutters are still in place. The windows and attic vent on the street façade have slightly peaked architraves. At some point during the 20th century, a second floor was added to what had originally been a single story segment at the rear of the house. The piazza screen and hood over the door seem to be replacements.

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<sup>23</sup> Deed book 0565, page 844