

The Drennis-Whitney Tenement

8-10 Lamboll Street

A Capsule History

by

Robert P. Stockton

The two story brick building known as 8-10 Lamboll Street was built by the Drennis-Whitney family sometimes between 1792 and 1852. The construction date of the building is difficult to determine more precisely, partly because the property remained in the same family for a very long period of time, and no mention of the building is documented before 1852. Architecturally, the building appears to date from c. 1840.

The site of 8-10 Lamboll Street was part of a large lot, measuring 43 feet, 9 inches, in front on King Street, and 137 feet, 6 inches, on the south line along Smith's Lane (which was then the name of that part of Lamboll Street, running between King and Meeting streets). The large lot was part of the estate of John Ash, of St. Paul's Parish, planter, deceased, which was sold at public auction by the sheriff of Charleston District on August 6, 1792. George Drennis (Drennes, Drenis, Drennas) purchased the lot for a high bid of 180 pounds, 10 shillings, sixpence, Sterling. The amount of the purchase price indicates the large lot was vacant at the time.¹

The lot is also indicated as vacant in the advertisement of the sheriff's sale, in which the property is described as a "valuable and pleasantly situated lot of land."² The site is also indicated as vacant on Edmund Petrie's fire insurance map of Charleston, surveyed in 1788 (Figure 1).³

By 1805, Drennis had subdivided the large lot. One parcel, fronting on King Street, and measuring 100 feet in depth, he leased to Peter Smith on March 9, 1805, for 10 years at \$60.00 a year. The lot was described in the lease as butting and bounding to the south and west on other lots of George Drennis. There is no indication whether there were buildings on Drennis's corner lot at King Street and Smith's Lane, or his lot on Smith's Lane.⁴



Figure 1

Drennis was a baker, who resided at the location then numbered 34 Beaufain Street, corner of St. Philip Street.⁵ He died about 1807, leaving as heirs his wife Martha and an only daughter, Mary. Mary Drennis, on September 24, 1807, married Archibald Whitney.⁶

Archibald Whitney was a baker, subsequently a grocer, and still later a notary public and collector of accounts. He is listed in city directories at 297 King St., 1813 and 1816 (with Mrs. Drennis residing at the same location in 1816); at 36 Market St., 1822; at 9 Society St., 1829 and 1831; and finally at 11 Cumberland St., 1837-38 and 1840.⁷

The widowed Martha Drennis died sometime before March 22, 1844, when her will was probated. The will bequeathed all her estate, real and personal, to her daughter Mary Drennis Whitney. and named Mrs. Whitney and her husband, Archibald Whitney, as executrix and executor of the estate.⁸

Archibald Whitney died in June 1847, at the age of 62, and was buried in the Circular Congregational Churchyard.⁹ Mary Drennis Whitney continued to live at 11 Cumberland St. (later numbered 27 Cumberland), with their several children.¹⁰

Charleston City tax assessment records of 1852 contain the first documentation of the two story brick double tenement, then numbered 10-12 Smith's Lane, on Mrs. Mary Whitney's property. Also indicated in the 1852 tax records is a two story wooden house, then numbered 8 Smith's Lane, which stood just to the east of the brick double tenement.¹¹ The same structures also are depicted on the Bridgens & Allen map of Charleston, dated 1852 (Figure 2).¹²

Mrs. Whitney's son, Octavius L. Whitney, is listed in the city directory of 1846 as residing at 10 Smith's Lane. However, it is not known whether the address then referred to the wooden house or one of

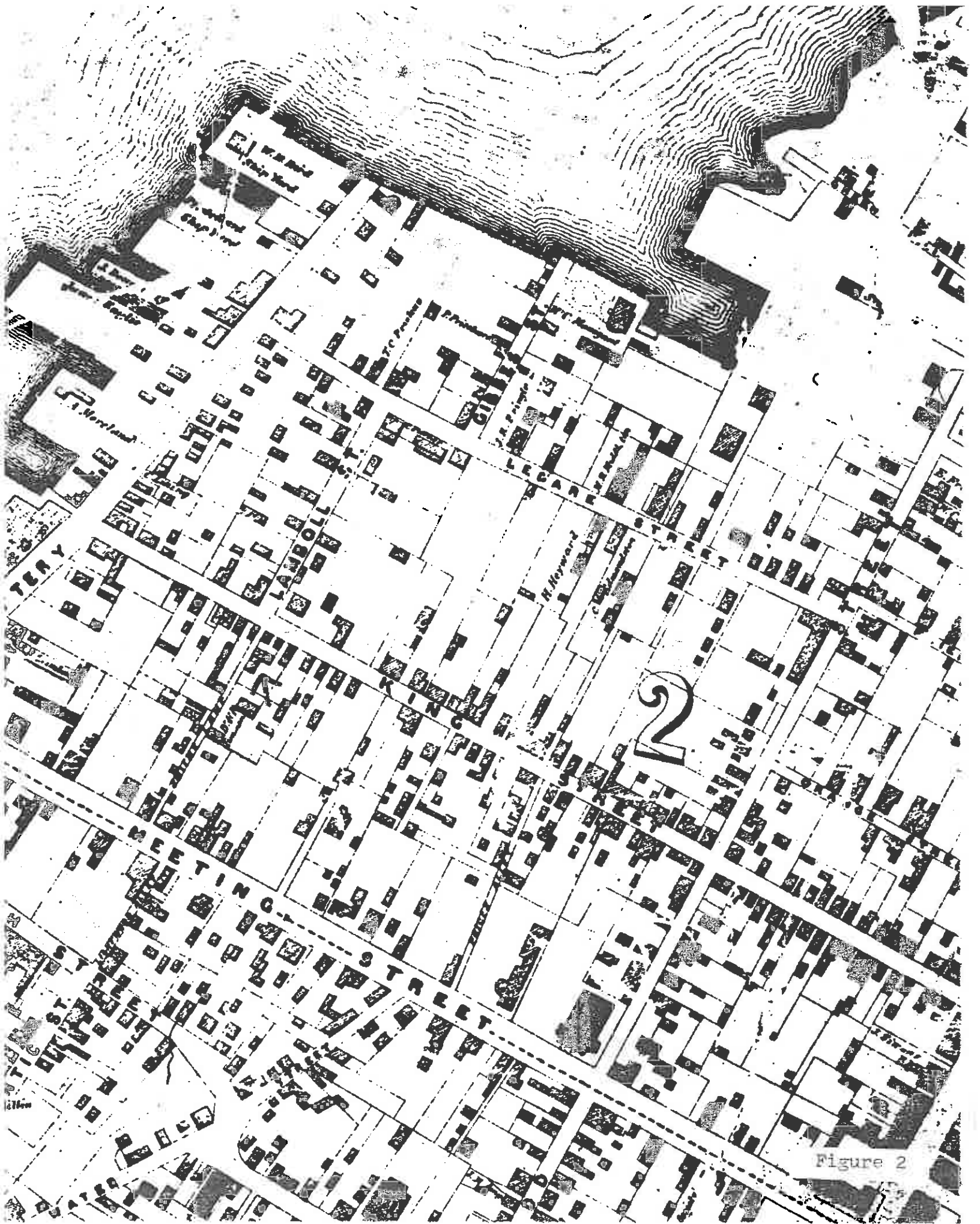


Figure 2

the brick tenements belonging to Mrs. Whitney. He is the only member of the family known to have lived in Smith's Lane.

The City of Charleston census of 1861 lists Mrs. Whitney's three tenements in Smith's Lane. The wooden tenement, then known as 10 Smith's Lane, was occupied by Mrs. Ellen McCanan. The easternmost unit of the brick double tenement, then numbered 12 Smith's Lane, was occupied by Joseph Howard, a "free person of color," while the western tenement, then numbered 14 Smith's Lane, was unoccupied.

Mrs. Whitney sold the wooden tenement, on September 17, 1867, to Mrs. Naomi R. Dobson, who owned the property adjacent to the east.

On July 17, 1878, Mrs. Whitney conveyed an interest in the remaining Smith's Lane property, and in the Cumberland Street residence, to her daughters Placidia Emma Whitney and Margaret Gardner Whitney.

On December 10, 1880, Mrs. Whitney and her two daughters sold the Smith's Lane property, for \$1,150, to Henry F. Welch.

Mrs. Mary Drennis Whitney died March 13, 1881, shortly before her 88th birthday, at her residence in Cumberland Street, and was buried in the Circular Congregational Churchyard.

The Drennis-Whitney double tenement's architecture and construction indicate a probable building date of c. 1840. It is similar to residential structures built in Ansonborough about the same time. It is in the Greek Revival style, with a parapet roofline and brick facade cornice typical of c. 1835-50. The Flemish bond brickwork of the facade rarely was seen in Charleston after c. 1840. Wooden Greek Revival fireplace mantels, found in second floor rooms, are typical of the same period. Sanborn insurance maps of 1888, 1902 and 1942 depict the building as a brick double tenement, with an open passage between the two units, on the first level. On the second

level, the tenements were separated by a common wall. The 1888 insurance map indicated a one story brick extension behind each of the two tenements. The 1902 insurance map depicts the brick extensions as two-story, with a further single story wooden extension behind the eastern tenement.¹⁹ Subsequent to 1942, the double tenement was converted into a single family residence. The central passage was eliminated.

Endnotes

- 1 Deeds, X6:109; Charleston County Register of Mesne Conveyance Office.
- 2 City Gazette and Daily Advertiser, Monday, August 6, 1792; Library Society of Charleston.
- 3 Edmund Petrie, Ichnography of Charleston, 1788 (London: The Phoenix Fire-Company, 1788).
- 4 Deeds, 07:197.
- 5 City Directories, 1796-1807; Library Society of Charleston.
- 6 Brent H. Holcomb, comp., Marriage and Death Notices from The (Charleston) Times, 1800-1821 (Baltimore: Genealogical Publishing Co., Inc., 1979) 178. City Directories, 1807-1816.
- 7 City Directories, 1807-1840.
- 8 Charleston County Will Transcripts, 1671-1868, 43 (1839-45) 746; South Carolina Department of Archives and History.
- 9 Charleston Death Records Index; Charleston County Library.
- 10 Charleston County Wills, K:121; South Carolina Department of Archives and History. Charleston County Wills and Estate Papers, 357-17, 505-8; Charleston County Probate Court Office. City Directories, 1849-1869. Charleston Death Records Index.
- 11 City of Charleston Assessments, 1852; City of Charleston Archives.
- 12 R.P. Bridgens and Robert Allen, An Original Map of the City of Charleston, South Carolina (Charleston: Hayden Brother & Co., 1852).

13

City Directory, 1849.

14

Census of the City of Charleston, South Carolina, For the
Year 1861 (Charleston: City Council of Charleston, 1861) 187.

15

Deeds, E15:133, V16:229.

16

Deeds, O17:171.

17

Deeds, K18:97.

18

Charleston Death Records Index.

19

Sanborn Map Company, Insurance Maps of Charleston; South
Carolina Historical Society.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

NPS Office Use Only

Project Number:

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Use typewriter or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: Dennis-Whitney Tenement

Address of property: 8-10 Lamboll Street

City Charleston County Charleston State SC Zip Code 29401

Name of historic district: Old and Historic District of Charleston

National Register district certified state or local district potential historic district

2. Check nature of request:

- certification that the building contributes to the significance of the above-named historic district for the purpose of rehabilitation.
- certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
- certification that the building does not contribute to the significance of the above-named district.
- preliminary determination for individual listing in the National Register.
- preliminary determination that a building located within a potential historic district contributes to the significance of the district.
- preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Authorized project contact:

Name William Bates, Esquire Title Attorney

Street 28 Broad Street, P.O. Box 993 City Charleston

State SC Zip 29402 Telephone Number (during day): 803-577-4000

4. Owner:

Name Darrell C. Ferguson and Andrea Nissen Ferguson

Street 17 Riverside Drive City Morganton

State NC Zip 28655 Telephone Number (during day): _____

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the above-named property.

Owner's Signature X Date X

Social Security Number or Taxpayer Identification Number X

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application - Part 1" for the above-named property and hereby determines that the property:

- contributes to the significance of the above-named district and is a "certified historic structure" for the purpose of rehabilitation.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
- does not contribute to the significance of the above-named district.

Preliminary Determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
- does not appear to qualify as a certified historic structure.

Drennis-Whitney Tenement

HISTORIC PRESERVATION
CERTIFICATION APPLICATION--
PART 1

NPS Office Use Only

Property Name
10 Lamboll Street

Project Number:

Property Address

Mr. & Mrs. Darrell C. Ferguson

Owner Name/Social Security or Taxpayer ID Number

5. Description of physical appearance: This building is a two story, brick double tenement structure constructed in a modified Greek Revival style, circa 1840. Its brickwork is similar to that of brick buildings built in Ansonborough after the great fire of 1838. It originally had an open archway on the first floor which was closed in between 1942 and 1950 by a previous owner. Certain changes appear to have been made to the house between 1920 and 1950. The front facade features Flemish bond brickwork, and is topped with a brick cornice and parapet roofline. The sides and rear of the building are stucco over brick. The second floor center door opens onto an iron balcony seemingly of early date. On the East elevation there is a two-tiered portico or partial piazza with Greek Revival-style columns and balustrades. Much of the interior first floor of the house appears to have been altered early in the 20th century with moldings characteristic of the "revival" style and mantel pieces which are reproductions of those of the Federal style. However, much of the flooring is original and the floor plan, excepting for the rear kitchen, appears to be essentially intact. Upstairs the two principal rooms on each side of the double tenement contain the original simple Greek Revival-style mantel pieces. The pine flooring in the upstairs of the house is largely original. The building remains in two units to this day.

Date of Construction: Circa 1840 Source of Data: See attached research report by Robert Stockton, Architectural Historian

Date(s) of Alteration(s): Circa 1902, Circa 1942 to 1950

Has building been moved? yes no. If so, when?

6. Statement of significance: This is a simple, but high quality, two-story brick building constructed as a double tenement by the Drennis-Whitney family sometime between 1792 and 1852. The property remained in the same family until 1880. The Drennis family acquired this and an adjoining property at public auction from the estate of John Ashe in 1792. The lot was subdivided but two properties were retained by Drennis, a baker, who resided on the same street. His only daughter married Archabald Whitney, also a baker and a grocer, who resided at various times in Market Street, Society Street, and finally, at 11 Cumberland Street. It would appear that Archabald Whitney constructed this building, circa 1840. The building is in the style of a brick, double tenement which had, until after 1942, an open passage between the two units on the first level. It represents the construction of income-producing property by a middle class Charleston craftsman and merchant of the early 19th century. While a number of very large tenement-style structures remain in the City, many of the smaller ones have disappeared and many have been rehabilitated beyond recognition. The building has good Flemish bond work and other details relating it to the Greek Revival-style in Charleston. It also contains many original interior details. It has been rated Category 3, Significant, on the Feiss-Wright Survey of Historic Structures in Charleston.

Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: yes no



8-10 LAMBOLL STREET

CHARLESTON OLD AND HISTORIC DISTRICT

REVIEW SHEET

Historic Preservation Certification Application—Significance

Property: 8-10 Lamboll Street, Charleston, SC Project No.: _____

Historic District: Charleston Old and Historic District

2/22/88 date initial application received by State _____ date(s) additional information requested by State

2/22/88 date complete information received by State _____

3/10/88 date of this transmittal to NPS _____

Inspection of property by State staff? no ___ yes date(s): _____

There is adequate documentation enclosed to evaluate the historic character and integrity of this property.

_____ There is insufficient documentation to evaluate the property adequately. The application is missing the following items:

Reasonable efforts have been made to obtain this information. Copies of the information requests are enclosed.

NUMBER 1	<p>This property involves:</p> <p>_____ Extensive loss of historic fabric</p> <p>_____ Substantial alterations over time</p> <p>_____ Preliminary determination of listing _____ for district _____ for individual property</p> <p>_____ Significance less than 50 years old</p> <p>_____ Obscured or covered elevation(s)</p> <p>_____ Moved property</p> <p>_____ State recommendation inconsistent with NR documentation</p> <p>_____ Recommendation different from the applicant's request</p>
--------------------	--

NUMBER **2** Complete item(s) below as appropriate.

(1) The documentation on file with the National Register cites the period(s) of significance of this historic district as 1700-1899

(2) The property contributes ___ does not contribute to the historic significance of this registered historic district in:
 location design setting ___ materials ___ workmanship feeling ___ association
_____ Property is mentioned in the NR or State or local district documentation in Section ___ page ___

(3) For properties less than 50 years old:
_____ the historical merits of the district (the periods and areas of significance) are documented in the National Register form or district documentation on file as less than 50 years old, justifying the certification of this property's contribution.
_____ the exceptional historical or architectural significance of this property as described in the National Register form or district documentation on file justifies its certification as contributing.
_____ there is insufficient justification to consider this property as contributing to the district for its individual exceptional architectural or historical significance or the significance of the district does not extend to the last 50 years.

(4) For preliminary determinations:
A. The status of the nomination for the property/historic district:
_____ Nomination has already been submitted to State review board, and nomination will be forwarded to the NPS within ___ months. (Draft nomination is enclosed.)
_____ Nomination was submitted to the NPS on _____
_____ Nomination will be submitted to the State review board within twelve months.
_____ Nomination process likely will be completed within thirty months.
_____ Other, explain:

B. Evaluation of the property:
_____ Property is individually eligible and meets National Register Criteria for Evaluation
_____ Property is located within a potential registered district that meets National Register Criteria for Evaluation: ___ A ___ B ___ C ___ D
Criteria Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

(5) The property is located in a registered district, is outside the period(s) or area(s) of significance as documented in the NR form and:
_____ appears to contribute to the expanded significance of the district. Enclosed is the revised nomination documentation.
_____ does not appear to contribute to the period(s) or area(s) of significance of the district.

NUMBER
3

Describe and evaluate the physical characteristics of the property, its integrity, and its significance within the context of the historic district (or individually for preliminary determinations of individual listings). The Charleston Old and Historic District consists of a unique collection of 18th and 19th century architecture. The district is predominantly residential in character. One residential property type found in the district is the "tenement," defined by Alice and D.E.H. Smith in 1914 in The Dwelling Houses of Charleston as "... a house built with another within the same outer walls and under one roof, and separated from its neighbor by a partition wall, usually of brick, running from the ground to the roof." The building at 8-10 Lamboll is an example of a tenement, although smaller in scale than most other examples. The building still provides two dwelling units, but some alterations have occurred. The 1942 Sandborn Map could be interpreted as showing a first-floor open passage between the two units, a feature seen in other tenement structures. Sometime in the 1940's the building was substantially rehabilitated. The passage was probably enclosed at that time. The portico on the east wall was probably added at that time from salvaged materials. The side walls have been stuccoed. Except for the possible closure of the open passage, the primary facade remains intact. In scale, massing, materials, and as a significant example of a property type important in Charleston's history, this building contributes to the significance of the district.

NUMBER
4

State Official Recommendation:

- This application for the above-named property has been reviewed by Sherry Piland a professionally qualified architect, architectural historian, or historian on my staff.
- The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.
 - The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
 - The property does not contribute to the significance of the above-named district.
 - The property appears to meet the National Register Criteria for Evaluation and will likely be nominated.
 - The property does not appear to meet the National Register Criteria for Evaluation and will not be nominated.
 - The property appears to contribute to the significance of a:
 - potential historic district which appears to meet the National Register Criteria for Evaluation and will likely be nominated.
 - registered historic district but is outside the period(s) or areas of significance as documented in the National Register nomination or district documentation on file with the NPS. Revised nomination or district documentation is enclosed.
 - The property should be denied a preliminary determination that it could qualify as a certified historic structure.
 - Insufficient documentation has been provided to evaluate the structure.

Detailed NPS review recommended Precedent-setting case Forwarded without recommendation

3/10/88
Date

Mary W. Edmunds
State Official Signature

See attachments:

PS Comments: