



Property History of 194-196 East Bay Street

Prepared by Jessica Fortney
Clemson University/ College of Charleston MSHP
Professor Katherine Saunders Pemberton
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Introduction

Charleston is a city located on a peninsula on the southern coast of South Carolina. Along the East of the peninsula is a street running north to south, East Bay Street. In the 2014 Research Methods class of the Master of Science in Historic Preservation program of College of Charleston and Clemson University, students have taken a lot on East Bay Street and traced its chain of title and history. 194-196 East Bay Street is now a two-story building with a back parking lot, which Charleston Cooks inhabits now. The lot was once on the Grand Model plan of Charles Town now Charleston. When Carolina was establishing itself, the town of Charles Town began with a city plan with lots. The 194-196 lot is now between Cumberland Street to the North and Faber Street to the South. To the West is East Bay Street and to the East is another building and the Cooper River.



Figure 1: Location of 194-196 East Bay Street

Property History

Grand Model Start

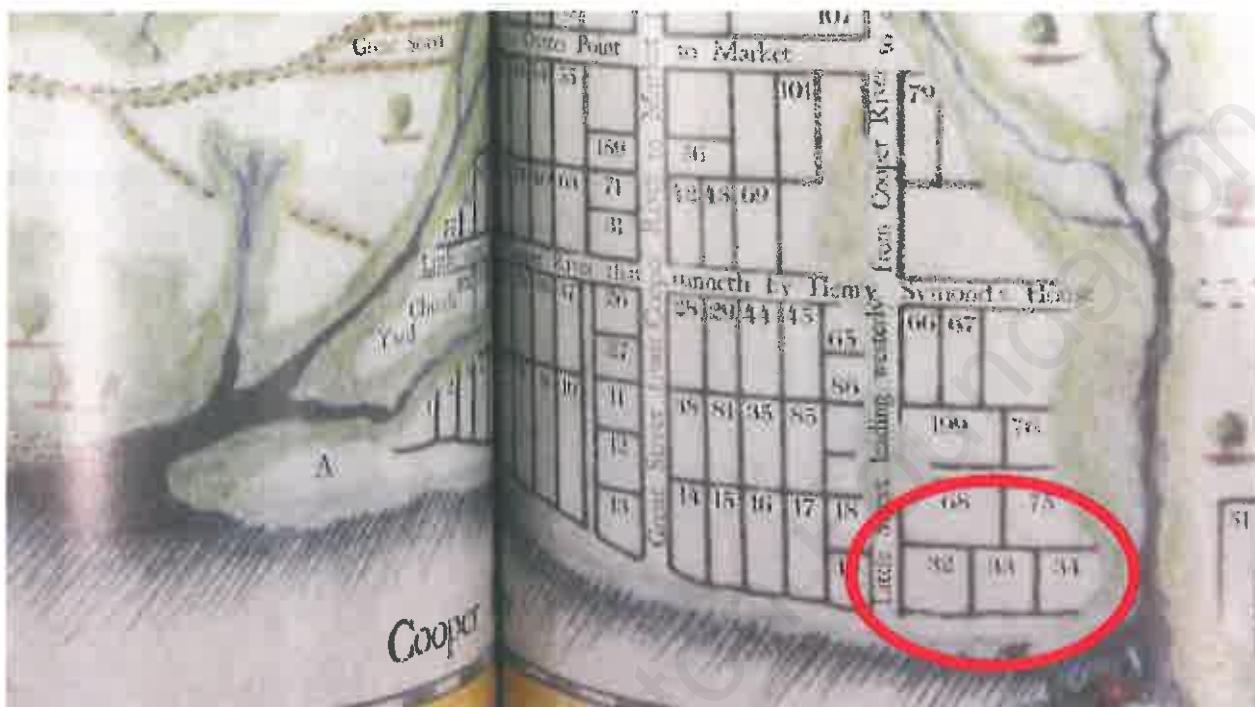


Figure 3: Grand Model, Proprietary Records

The Grand Model numbers are the original city numbers for the lots usually given by the Royal Crown. The area between East Bay Street and between Queen and



Figure 2: Grand Model Plat 1680-1700 with modern roads

Market Streets was lot number 33.¹ The Grand Model Plat 1680-1700 (figure 3) shows the plat numbers with newer streets included to give an idea of where the lots would be today. The current 194-196 lot was between Gaillard St. and Faber St, which was completely underwater in the plan. As the land filled in and more wharfs are constructed, the lot develops into its own land lot. The first person to receive this lot was John Foster in 1678.² John Foster arrived in North America from Barbados before May 1672, was a member of the Grand Council, and was a Lord Proprietor's deputy.³ In 1693, John Foster "hath omitted and neglected to be built upon Contrary to the orders and the rules prescribed by the Grand Counsell [sic]: and by warrant dated 15 Feb 1692...I have laid out unto Capt. James Moore the sd [sic] same lot at Charles Towne known by the No. 33."⁴ John Foster did not build on the lot in the allotted time given by the Grand Counsel so the Governor gave the lot to someone else, Capt. James Moore. James Moore held many titles in Carolina such as Justice of the Peace, Lord Proprietor's deputy, Member of the Grand Council, Member of Commons House of Assembly and more.⁵ In 1700, Moore became the 17th Governor of the Providence.⁶ Two years after Moore acquired lot 33, in 1694; the lot was granted and deeded to Captain William Hewitt of Jamaica.⁷



Figure 4: Robert Daniell

¹ Susan Baldwin Bates and Harriett Cheves Leland, eds., *Proprietary Records of South Carolina*, vol. 3 (Charleston: The History Press, 2007), 127.

² Baldwin Bates and Cheves Leland, *Proprietary Records of South Carolina*, 127.

³ Agnes Leland Baldwin, *First Settlers of South Carolina 1670-1700* (Easley, SC: Southern Historical Press Inc., 1985), 92.

⁴ Baldwin Bates and Cheves Leland, *Proprietary Records of South Carolina*, 50.

⁵ Agnes Leland Baldwin, *First Settlers of South Carolina 1670-1700*.

⁶ Charles H. Lesser, *South Carolina Begins: The Records of a Proprietary Colony 1663-1721* (Columbia: South Carolina Department of Archives and History, 1995), 174; Agnes Leland Baldwin, *First Settlers of South Carolina 1670-1700*.

⁷ Baldwin Bates and Cheves Leland, *Proprietary Records of South Carolina*, 127.

Between 1674 and 1719, Robert Daniell purchased lot 33.⁸ In addition, on January 27th 1681 or 1682, Robert Daniell was given by a warrant, lot No. 34 by the Governor Hon. Col. Joseph West.⁹ Robert Daniell Sr., Lord Proprietor's Deputy and Landgrave, was married to Martha who later acquires the lot from her daughter-in-law.¹⁰ Robert Daniell died in 1718 and has a memorial in St. Philip's Church graveyard in Charleston.¹¹ In Robert Daniell Sr.'s will, the lots are given to Sarah Daniell, wife of Robert Daniell Jr.¹² The will also states that lot 33 and 34 are given to Martha, his own wife if Sarah dies.¹³ After Sarah's death, on April 16, 1719, the lots switch from Sarah Daniell to Martha Daniell.¹⁴ Also, in the Proprietary Records of South Carolina, a 1742 deed shows that part of lot 33 was owned by William Blakewey and Noah

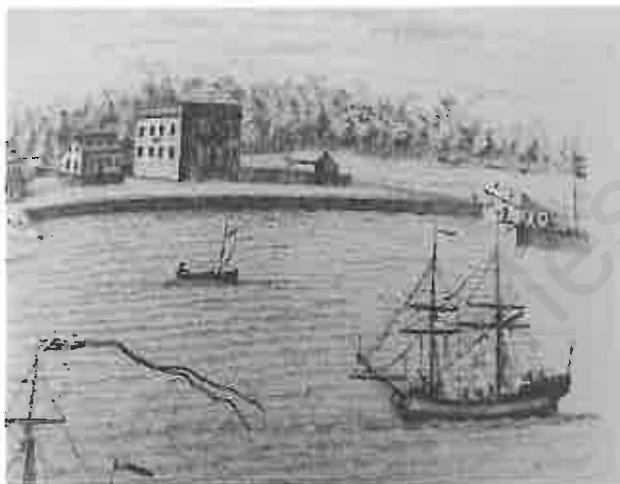


Figure 5: The Secretary's Office in the House of Mrs. Sarah Daniel Blakeway. 1739 engraving by William Henry Toms

Serre.¹⁵ In William Blakeway's will in 1727, he said Martha Logan, daughter of Gov. Daniell, gives him the land.¹⁶ Sarah Blakeway was William's wife and she was made executor of his property.

⁸ Baldwin Bates and Cheves Leland, *Proprietary Records of South Carolina*, 127.

⁹ Baldwin Bates and Cheves Leland, *Proprietary Records of South Carolina*, 50.

¹⁰ Agnes Leland Baldwin, *First Settlers of South Carolina 1670-1700*, 65.

¹¹ "Robert Daniell" Vertical Files located at the South Carolina Historical Society, Charleston.

¹² "Last Will and Testament of Robert Daniell," Wills of Charleston County, Volume 55, 97-101. South Carolina Room, Charleston County Public Library.

¹³ "Last Will and Testament of Robert Daniell" Volume 55, 97-101.

¹⁴ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book A, p. 186.

¹⁵ Baldwin Bates and Cheves Leland, *Proprietary Records of South Carolina*, 127.

¹⁶ "Last Will and Testament of William Blakeway," Wills of Charleston County, Volume 61B, 596. South Carolina Room, Charleston County Public Library.

Mid to Late Eighteenth-Century Property Changes

On January 27 and 28, 1742, Sarah Blakeway leased and released the land to Noah Sere.¹⁷ The lease and release still mention the Grand Model number, "...number 33 in the model of the said town on the Bay of Charles Town..."¹⁸ The east side of East Bay was still considered a low water mark, which means that it is part of the Cooper River and not solid land¹⁹ The northern part of lot 33 was William Blakeway's and he sold it to the Honorable Joseph Wragg Esq.²⁰ In the Register Mesne Conveyance book C4 on page 248, the description gives a chain of title. Lot number 33 was once William Blakeway's, then his executors sold the lot to Joeseph Wragg Esq and John Dutarque occupied the southernmost part.²¹ Through the chain of title, the southern part of lot 33 was where current 194-196 East Bay is located. In the release from John Dutarque, the deed says Noah Sere gave his son Noah Sere the lot through his will.²²

Noah Sere (the son) departed from the Earth and so the lot passes on to his sister Mary Dutarque and husband John Dutarque.²³ On December 16, 1771, John Dutarque and Wife, Mary, leased and released the lot "all that flatt and shallow strand laying before the said part of parcel of the said lot #33 down to the low water mark" to John and Theodore Gaillard.²⁴ The parcel was



Figure 6: Judith Wragg, wife of Joseph Wragg

¹⁷ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book Z, p. 10.

¹⁸ RMC, Charleston, S.C. Deed Book Z, p. 10.

¹⁹ RMC, Charleston, S.C. Deed Book Z, p. 10.

²⁰ RMC, Charleston, S.C. Deed Book Z, p. 10.

²¹ RMC, Charleston, S.C. Deed Book C4, p. 248.

²² RMC, Charleston, S.C. Deed Book C4, p. 250.

²³ RMC, Charleston, S.C. Deed Book C4, p. 250.

²⁴ RMC, Charleston, S.C. Deed Book C4, p. 248.

leased for five shillings current money and one ear of Indian corn after one-year lease.²⁵ When the property was released on December 17, it was for 10,000 pounds.²⁶ January 17, 1782 Theodore Gaillard leased and released to John Gaillard and Peter Porcher.²⁷ In this deed, the name of the wharf was called Wragg's Wharf.²⁸ This was the property on the east side of East Bay Street and was still labeled as a low water lot.²⁹ Usually the owner of a west lot on East Bay Street also owned the low water lot across on the east. The one-year lease was for two Shillings, and the release was for five Shillings.³⁰

Land Confiscation

The next transaction was a land confiscation. On January 8, 1782 the General Assembly of South Carolina's Revolutionary government met in Jacksonboro.³¹ Through January and February, they passed several Confiscation Acts.³² The Acts and the lists of names of loyalists were printed in Charlestown's *Royal Gazette* on March 20, 1782.³³ It was divided into six classes. Theodore Gaillard was listed in Class V, which was for "those who have borne commissions, civil, or military, under the British Government, since the conquest of this Province."³⁴ The Commissioner of Forfeited Estates leased and released the Gaillard's property to Alexander Gillon Esq. June 17, 1783.³⁵ The lot was described as "Wragg's Wharf, late the property of Theodore Gaillard, 110' on curtain line running to Cooper River, north on lands late

²⁵ RMC, Charleston, S.C. Deed Book C4, p. 248.

²⁶ RMC, Charleston, S.C. Deed Book C4, p. 250.

²⁷ RMC, Charleston, S.C. Deed Book F5, p. 423.

²⁸ RMC, Charleston, S.C. Deed Book F5, p. 423.

²⁹ RMC, Charleston, S.C. Deed Book F5, p. 424.

³⁰ RMC, Charleston, S.C. Deed Book F5, p. 424, 426.

³¹ "South Carolina - British Loyalists During the American Revolution," accessed November 14, 2014, <http://www.scway.net/hist/amrev/loyalists.html>.

³² "South Carolina - British Loyalists During the American Revolution."

³³ "South Carolina - British Loyalists During the American Revolution."

³⁴ "South Carolina - British Loyalists During the American Revolution."

³⁵ RMC, Charleston, S.C. Deed book C6, p. 146.

of John Scott (Son of Jonathan), south on low water lot late of Theodore Gaillard or John and Theodore Gaillard.³⁶ The property was leased for five Shillings, and released for 4,000 Pounds Sterling of Great Britain.³⁷

The Return to Gaillard

The Honorable Alexander Gillion did not have the property long and sold it three days later June 20, 1783 to John Vanderhorst for 4,500 Pounds Sterling.³⁸ The name Wragg's Wharf was still in the description but there was also a new name, Gaillard's Wharf.³⁹ John Vanderhorst's will was dated February 2, 1786 and he died before 1789. He stated in his last will and testament "...the remainder of my Estate I give and bequeath to be equally divided between my beloved wife Dorothy Vanderhorst and my beloved sister Sabinah Toomer the wife of Joshua Toomer Esquire to them..."⁴⁰ John Vanderhorst gives Sabina and her husband Joshua Toomer the parcel of land and wharf. Joshua Toomer and Sabina, wife, leased and released the land and wharf to Theodore Gaillard Jr.⁴¹ The water lot was leased for five Shillings Sterling and one year for Indian corn.⁴² The release was two Pounds, ten Shillings Sterling.⁴³ Theodore Gaillard Jr. built a house on the corner of Montague and ~~Gladsden~~ Streets and The Preservation Society has put up a sign at this property now called the Jefferson Bennett House.⁴⁴ Around

³⁶ RMC book C6 page 146

³⁷ RMC book C6 page 146

³⁸ RMC book N5 page 525

³⁹ RMC book N5 page 525

⁴⁰ "Last Will and Testament of John Vanderhorst," Wills of Charleston County, 1786-1793, Volume 2, 126. South Carolina Room, Charleston County Public Library.

⁴¹ RMC book D6 page 359, 360

⁴² RMC book D6 page 259

⁴³ RMC book D6 page 260

⁴⁴ edwadsnlb, "Theodore Gaillard - Overview," *Ancestry.com*, 2012, <http://trees.ancestry.com/tree/25908033/person/12157778802>.

1800, Theodore Gaillard Jr. built the house, but it changed hands quickly after that.⁴⁵ According to the preservation plaque “From 1950-1951 the property was home to Palmer Gaillard, a direct descendant of the builder and a prominent man of Charleston.”⁴⁶



Figure 8: Preservation Sign of Jefferson and Bennett House



Figure 7: The Once Gaillard House Now Jefferson Bennett House

⁴⁵ edwadsnlb, “Theodore Gaillard - Overview - Ancestry.com,” *Ancestry.com*, 2012, <http://trees.ancestry.com/tree/25908033/person/12157778802>.

⁴⁶ edwadsnlb, “Theodore Gaillard - Overview - Ancestry.com,” *Ancestry.com*, 2012.

Nineteenth Century Property Changes

The property that was once lot number 33, then a parcel of land with a low water lot, to a wharf was becoming a piece of land on the east side of East Bay. Theodore Gaillard Jr. leased and released the lot to John Christopher Faber April 20 and 21, 1804.⁴⁷ In the Register Mesne Conveyance book M7 page 336 there was a plat (figure 9) showing the lines around the land leased and released. It shows the neighbors, the wharf, and the streets. The yellow line around the brick stores and wharfs was John Faber's new property. John C. Faber was a pastor at St. John's Lutheran Church in Charleston from 1787 to 1800⁴⁸; however, he was buried at St.



Figure 9: Plat in M7 page 336, yellow lines indicate property boundaries

Philips. St. John's Church has close ties with the German Friendly Society, which was founded in 1766.⁴⁹ The Fabers were originally from Germany. John Christopher Faber's will and last testament showed the split between his two sons, Henry and Joseph Faber. Henry Faber inherited the South Range of John Faber's lot, which included a brick store, with East Bay on the west, the south was Faber Street, and the north was Gaillard Street.⁵⁰ Henry Faber has the

⁴⁷ RMC, Charleston, S.C. Deed book M7, p. 336-340.

⁴⁸ "Pastors of St. John's," *St. John's Lutheran Church*, accessed November 3, 2014, <http://stjohnscharleston.org/history/pastors-of-st-johns/>.

⁴⁹ "History of St John's," *St. John's Lutheran Church*, accessed November 3, 2014, <http://stjohnscharleston.org/history/history-of-st-johns/>.

⁵⁰ "Last Will and Testament of John Christopher Faber," Will of Charleston County, 1818-1826, Volume 34, 22. South Carolina Room, Charleston County Public Library

property until he dies between March 24 and 31 1839 at age 37 from fever typhus and was buried in the St. Philips Burial Ground.⁵¹ Joseph Faber was made Henry's executor⁵².

The wharf was still there and changes names throughout. Roads are starting to change and become roads instead of pathways. One example was when the Fabers own the land, they make a true pathway to the wharf. The plat (figure 10) with the two red rectangles and two rectangles labeled A, and B, was the forming Gaillard Street or now Cumberland Street. Their mother, Mary Faber, owned the land between John Faber's lot (above A) and Henry Faber's lot (below B) and it was a pathway to the wharf.⁵³ 194-196 East Bay was starting to show through and become twenty-first century.

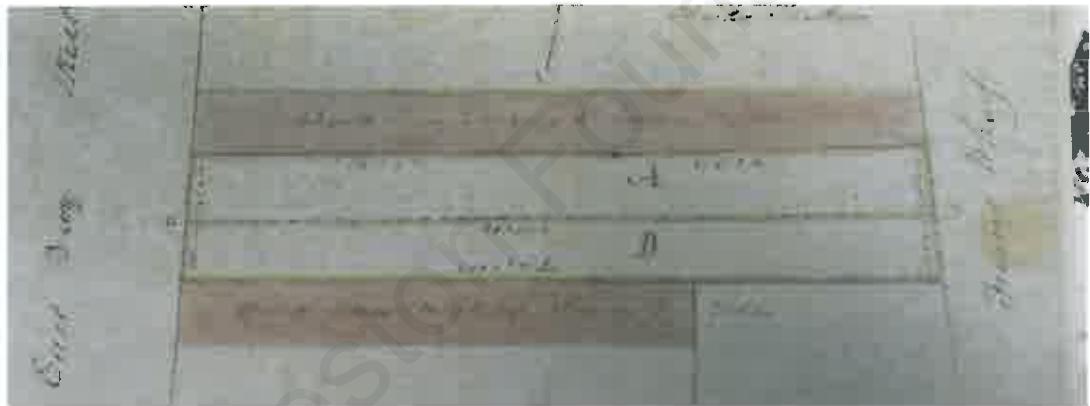


Figure 10: Mary Faber's Land was A and B, which turns into a pathway to the wharf

In RMC book W12 page 407-409, Joseph Faber sold the lot to relieve debt March 2, 1853. The lot was sold to M.P. Matheson for \$30,000.⁵⁴ On July 17, 1876, the property went from M.P. Matheson to Master Clancey for public auction.⁵⁵ The reason for the sale was a foreclosure on a mortgage from 1871.⁵⁶ The auction takes place on July 31, 1879 and was sold to the highest bidder, George Witte and Trustees for \$8,100.⁵⁷ Along with Joseph selling the

⁵¹ Death Cards, South Carolina Room, Charleston County Public Library.

⁵² RMC, Charleston, S.C. Deed book W12, p. 407-409.

⁵³ RMC, Charleston, S.C. Deed Book W11, p. 345.

⁵⁴ RMC, Charleston, S.C. Deed book W12, p. 407-409.

⁵⁵ RMC, Charleston, S.C. Deed book N17, p. 124.

⁵⁶ RMC, Charleston, S.C. Deed book N17, p. 124.

⁵⁷ RMC, Charleston, S.C. Deed book N17, p. 124.

land to Matheson, a plat was made by John Wilson, and is referenced often in future deeds.⁵⁸ At this time the building on the lot went from two three-story brick buildings to one one-story building in

1880 under the ownership of Witte and Trustees.⁵⁹

The 1884 Sanborn Map (figure 12)

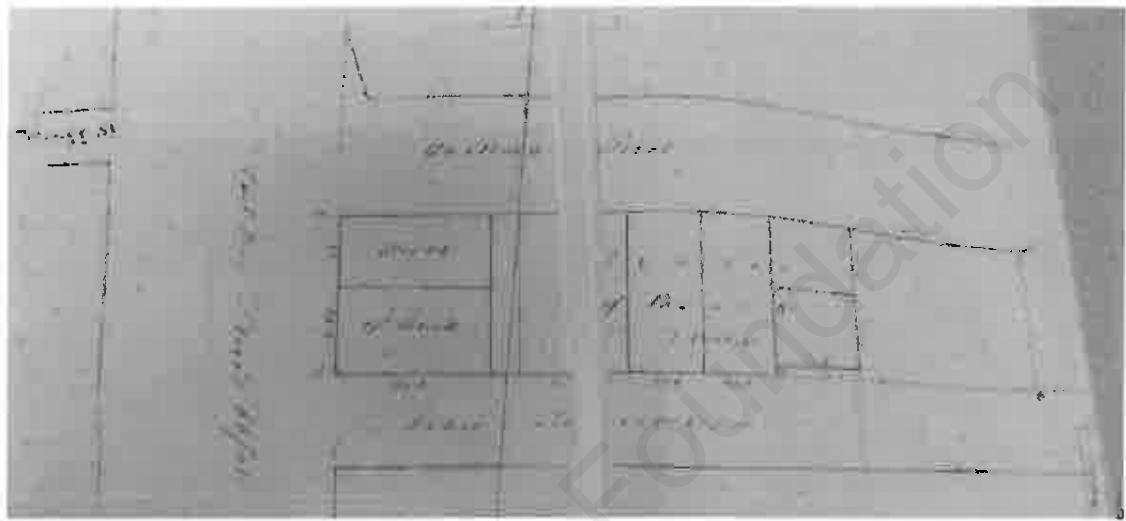


Figure 11: Y12 page 56 Plat describing lot sold at auction

shows the use

of the building was Ashely Phosphate Co. mixing room. The west side of the building was Keinet & Phosphate Storage Shed. The address was labeled at 126-128 East Bay between North

Central Wharf Street and South Central Wharf Street.

In 1886, Charleston went through a strong earthquake that destroyed many

buildings. The earthquake

hit the city so bad, that the city surveyed buildings for damages and made a record. According to the 1888 Sanborn Map (figure 13), the uses of the building was for Lime and Cement. The building also had an office that was linked with the address number 194. The earthquake record

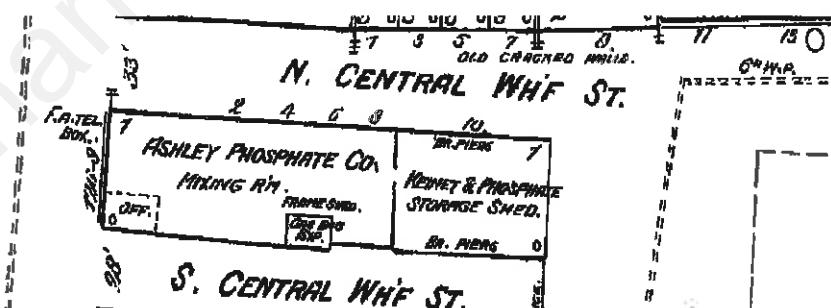


Figure 12: 1884 Sanborn Map

⁵⁸ RMC, Charleston, S.C. Deed book Y12, p. 56.

⁵⁹ City of Charleston. City Tax Assessment Ward Books, Charleston, S.C., Ward 3, 1880.

says C.O. Witte owned the property and used it as storage.⁶⁰ The brick building with a tin roof was in good condition after the

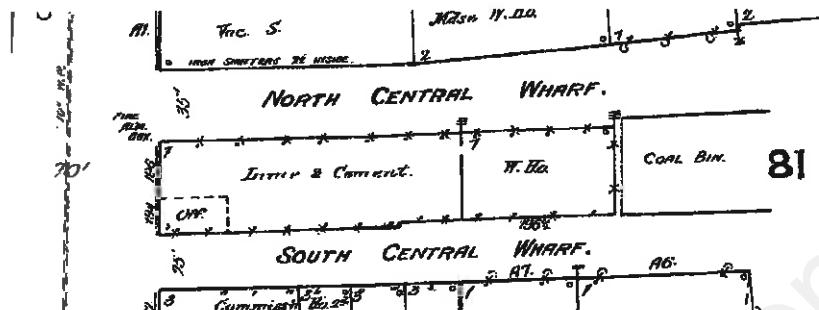


Figure 13: 1888 Sanborn Map

earthquake.⁶¹ George Witte was associated with the Witte Brothers of Charleston, who were cotton factors and commission merchants mostly on the South Atlantic Wharf. According to the Charleston City Directory for the years 1885-1886, central wharf, which was on the east riverside of 194-196 East Bay was used by cotton factors.⁶² John B Reeves, who later was Witte's executor, also was a cotton factor on Brown's wharf.⁶³ In addition, at this time in Charleston, a cotton textile mill was built in 1881 and was used as such until the early twentieth century.⁶⁴ It was the ideal time for Charleston merchants to be in the cotton business.

⁶⁰ Charleston Records Management Division, *Records of Earthquake Damages* (Atlanta: Winham & Lester, 1886).

⁶¹ Charleston Records Management Division, *Record of Earthquake Damages* (Atlanta: Winham & Lester, 1886).

⁶² Charleston City Directory, 1881, Addlestone Library Special Collections, College of Charleston, Charleston, SC.; Charleston City Directory, 1888-1890 [web], Ancestry.com, accessed October 31, 2014.

⁶³ Charleston City Directory, 1886-1887, South Carolina Room, Charleston County Public Library.

⁶⁴ "About | The Cigar Factory," *Cigar Factory Charleston*, accessed November 18, 2014, <http://thecigarfactorycharleston.com/about/>.

Twentieth Century Ownerships

The 1902, Sanborn Maps showed the use of the lot was Iron Works. It was a warehouse and storage; it could change uses quickly and for what was useful at the time. George Witte died on March 2, 1908.⁶⁵ The transaction was between John B Reeves and Earle Sloan Trustees, executors of the late George Witte, to Laura Witte Waring for \$5.⁶⁶

The Y12, page 56 plat (figure 11) was used to describe the boundaries for this transaction.⁶⁷ The description used in this conveyance was used for many following transactions for this lot.

The description is as follows:

“the southeast corner of East Bay Street and the Street leading to Central Wharf (across from Cumberland Street) in the City of Charleston and formerly known as No. 128, and now known as no. 194-196 East Bay Street, and more particularly described in a plan is extracted on an enlarged such shape and boundaries as are therein delineated, which said plan is extracted on an enlarged scale from a plan of the Wharf and buildings thereon situate on East Bay in the City of Charleston, belongs to J.C. Faber from the survey by John Wilson, which said deed with the plans is recorded in the office of the RMC for Charleston County in Book Y No. 12, pp 56-8.”⁶⁸

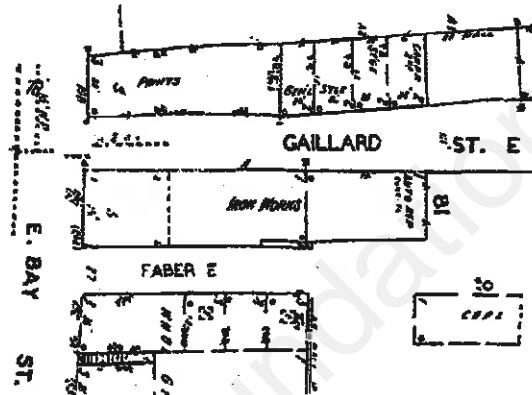


Figure 14: 1902 Sanborn Map

⁶⁵ RMC, Charleston, S.C. Deed book F25, p. 286.

⁶⁶ RMC, Charleston, S.C. Deed book F25, p. 286.

⁶⁷ RMC, Charleston, S.C. Deed book F25, p. 286.

⁶⁸ RMC, Charleston, S.C. Deed book F25, p. 286.

One picture shows one of the uses of the building while Laura Witte Waring had it. The picture is from 1944 and shows a one-story brick building with Parker's Poultry Store occupying it.⁶⁹ On April 3, 1964, Laura Witte Waring sells the lot to

Nathan Addlestone for \$16,500.⁷⁰ In

1968, Addlestone was the president of

Steelmet International and in 1976, he

owned Addlestone International.⁷¹ He moved around and had dealings in many companies.

Nathan Addlestone then sold the lot to the Carasu Corporation for the "consideration of the issuance to the seller on one hundred sixty-five shares of common stock in Carasu Corporation to

me in hand paid at and before the selling of these presents by Carasu Corporation."⁷² Nathan

Addlestone was the president of Carasu Corporation and the secretary was his wife Ruth

Addlestone.⁷³ They use the same description of the lot given in the figure 11 plat.⁷⁴ The Carasu

Corporation made a new plat July 5, 1966 that was used in their future transactions.⁷⁵ They split

up part of the lot. On July 7, 1972, the Board of Directors Carasu Corporation sold the lot to

Bevon International Inc. for \$100,000.⁷⁶ The description calls it 194-196 East Bay Street and



Figure 15: Parker's Poultry Store 1944

⁶⁹ Photograph of 194 East Bay, c. 1944. From Historic Charleston Foundation Archives, Charleston, S.C.

⁷⁰ RMC, Charleston, S.C. Deed book X79, p. 281.

⁷¹ Charleston City Directory, 1968, 1976, South Carolina Room, Charleston County Public Library.

⁷² RMC, Charleston, S.C. Deed book T80, p. 77.

⁷³ RMC, Charleston, S.C. Deed book P99, p. 12.

⁷⁴ RMC, Charleston, S.C. Deed book T80, p. 77.

⁷⁵ RMC, Charleston, S.C. Plat book V, p. 8.

⁷⁶ RMC, Charleston, S.C. Deed book P99, p. 12.

references the Y12 page 56 plat (figure 11). The Carasu Corporation conveyed a portion of the property to James S Fort in 1966.⁷⁷ Bevon International Inc. John E Bevon, were Custom House

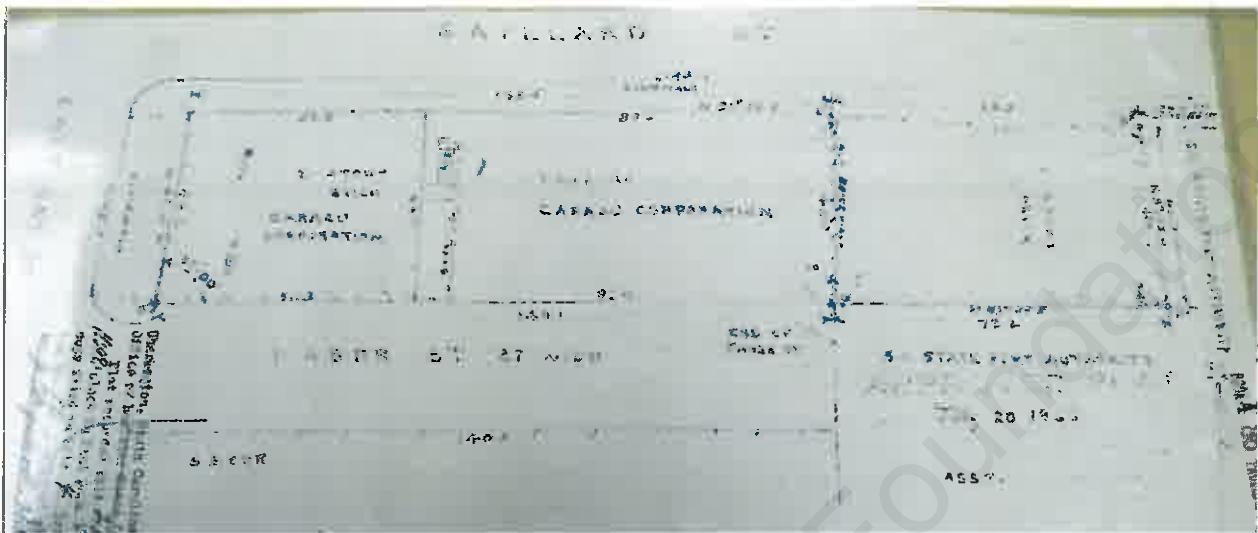


Figure 16: Carasu Corporation Plat 1966

Brokers.⁷⁸ On August 11, 1975, Robert G. Clawson, Jr., the trustee in the bankruptcy of the state of Bevon International Inc. conveyed the lot to Borris Chemical Inc. for \$148,000.⁷⁹ The same description from the Carasu Corporation still stands.⁸⁰ The Borris Chemical Co. was a chemical dealer and had other properties in Charleston distributing chemicals.⁸¹ The next transaction was on April 23, 1979 from Borris Chemical Inc. to Wilbur Smith and Associates Inc. for \$235,000.⁸²

On May 16, 1983, James Decker, Wilbur Smith and Associates Inc. sold to East Bay &

⁷⁷ RMC, Charleston, S.C. Deed book P99, p. 12.

⁷⁸ Charleston City Directory, 1968, South Carolina Room, Charleston County Public Library.

⁷⁹ RMC, Charleston, S.C. Deed book K107, p. 106.

⁸⁰ RMC, Charleston, S.C. Deed book K107, p. 106.

⁸¹ Type of Chemicals are not noted. Charleston City Directory, 1977, South Carolina Room, Charleston County Public Library.

⁸² RMC, Charleston, S.C. Deed book Y118, p. 177.

Cumberland Street Associates for

\$360,000 using the same boundings.^{83,84}

East Bay & Cumberland Street

Associates seek to Edward L. Henning

for \$500,000 on November 11, 1985.⁸⁵

Edward L. Henning was the President of

E. S. Enterprises part of the McDonald's

corporation.⁸⁶ Edward L. Henning died

on July 27, 2001 and his will was from March 19, 2001.⁸⁷ Henning's last will and testament

"authorizes the personal representative to sell real estate...at the time of his death."⁸⁸ Charles F.



Figure 17: Currently: Charleston Cooks



Figure 19: Board of Architectural Review File, 1970s

Ailstock was his personal representative.⁸⁹ On April 18, 2003, Edward Henning's estate sold the lot to One Ninety-Four East Bay, LLC for \$1,600,000.⁹⁰ The current owners, Maverick Southern Kitchen Headquarters, LLC, a South

⁸³ RMC, Charleston, S.C. Deed book O131, p. 143.

⁸⁴ Picture from Board of Architectural Review (BAR) Vertical File, picture of a 1970s polaroid, which is the reason for the reflection

⁸⁵ RMC, Charleston, S.C. Deed book Z149, p. 153.

⁸⁶ Charleston City Directory, 1988, South Carolina Room, Charleston County Public Library.

⁸⁷ RMC, Charleston, S.C. Deed book B445, p. 279.

⁸⁸ RMC, Charleston, S.C. Deed book B445, p. 279.

⁸⁹ RMC, Charleston, S.C. Deed book B445, p. 279.

⁹⁰ RMC, Charleston, S.C. Deed book B445, p. 279.

Carolina limited liability company, bought the lot from One Ninety-Four East Bay, LLC for \$1,850,000.⁹¹ Maverick also owns 192 East Bay and has a restaurant called “Slightly North of Broad Maverick Southern Kitchen.”

Architectural Description

194-196 East Bay has changed buildings through its time. It started out as a water lot and moved up to the two-story brick building it is today that faces East Bay Street. The Ichnography map of Charleston is one of the earliest views. According to the map, a wharf extends into the water. It is labeled 94, which correlates in the table with Vanderhorst Wharf. The property has one ‘L’ shaped building located on it. In 1804, when Theodore Gaillard Jr. was selling the land to John Christopher Faber a plat (figure 19) was made. The plat includes the lands that were sold in a yellow outline. At this point, there are stores of brick. There appears to be more than one store. The number of stores can be inferred from the plat. It shows that stores on the property are directly on East Bay Street. In 1846, a plat (figure 21) by Charles Parker, surveyor, was made for the Fabers. Mary M. Faber, the



Figure 20: Ichnography Map 1788

94	D°	92	D°
95	D°	93	D°
96	D°	97	D°
98	D°	99	D°
100	D°	101	D°
102	D°	103	D°
104	D°	105	D°

Figure 21: Ichnography Map 1788 Table of Contents

⁹¹ RMC, Charleston, S.C. Deed book H492, p. 832.

widow of John C. Faber and mother of Joseph and Henry Faber, had land between Joseph Faber and Henry Faber.⁹² She gave the land to use as a pathway between the two to the wharf.⁹³ The plat shows the land of each of the brothers.

In a plat by John Wilson in 1853, which is located in Deed Book Y-12 page 56 (figure 22). This plat was referenced through the twentieth century that describes the parcel. The plat shows the land between Gaillard

Street and Faber Street. The buildings have 44.3 feet on East Bay Street and approximately 140 feet of building with 60 feet of open space making it 44 by 200 feet lot. It shows many stores of brick that are three stories tall. The Ward books are used in reference to the owner, building description, and the street names surrounding the lot. The Ward Books from 1871 through 1879 have two three-story brick buildings on the lot that measures 44 feet by 200 feet.⁹⁴ In 1879, the



Figure 22: Faber Plat outlined lot in yellow

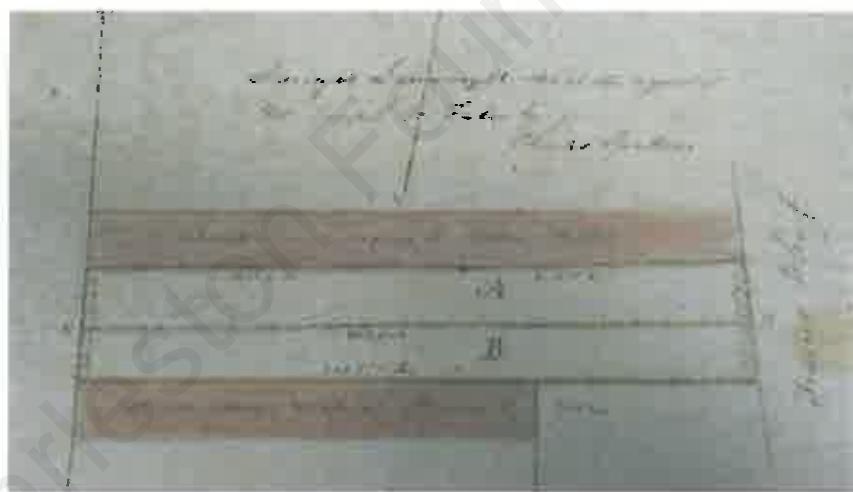


Figure 24: Plat of Mary Faber's Land

⁹² Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed book W11, p. 345.

⁹³ RMC, Charleston, S.C. Deed book W11, p. 345.

⁹⁴ City of Charleston. City Tax Assessment Ward Books, Charleston, S.C., Ward 3, 1871-1879

Ward Books show only one brick building that was one-story tall.⁹⁵ This description stays the same through the 1961 Ward Books. In 1872, the Bird's Eye view map shows buildings and the location to the wharf. It has three-story buildings across from Cumberland or Wragg's Street. The Sanborn Maps give building descriptions as well as use. According to the 1884 map, the building now has an office and has the address 126-128 East Bay Street. It has also gone from three-stories to one-story. The 1888 Sanborn Map uses the current address 194-196 East Bay Street and shows a one-story building and includes windows along North Central Wharf and South Central Wharf paths. The building is clearly marked as one story at 194-196 East Bay Street in the 1902 Sanborn Maps.

According to a property file at Historic Charleston Foundation, the current two-story office building was built in the mid-1960s and altered in 1986.⁹⁶ This was when the parking lot

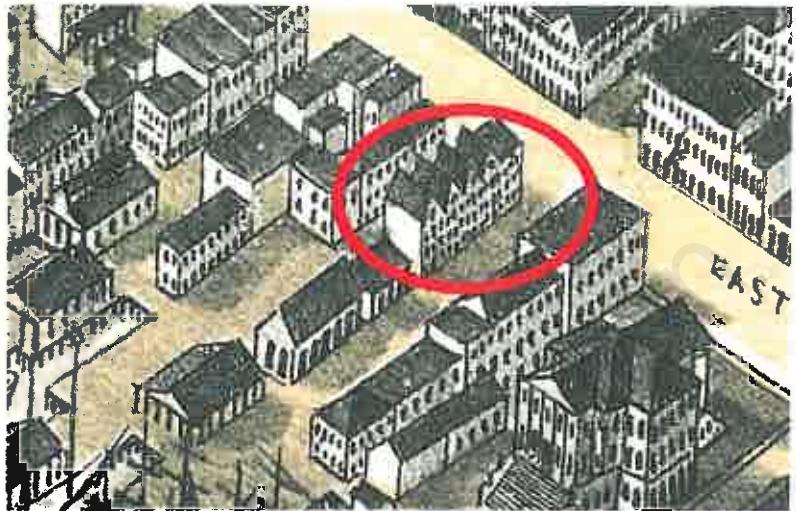


Figure 25: Bird's Eye View

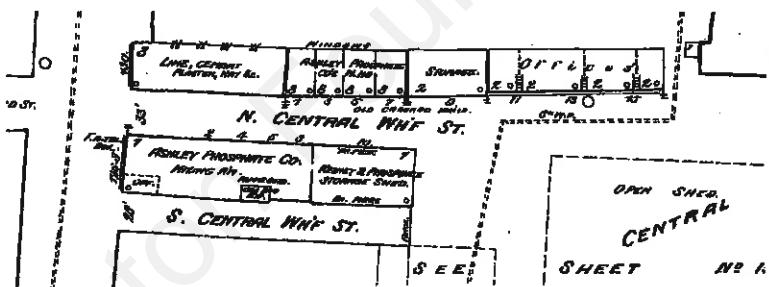


Figure 26: 1884 Sanborn Map

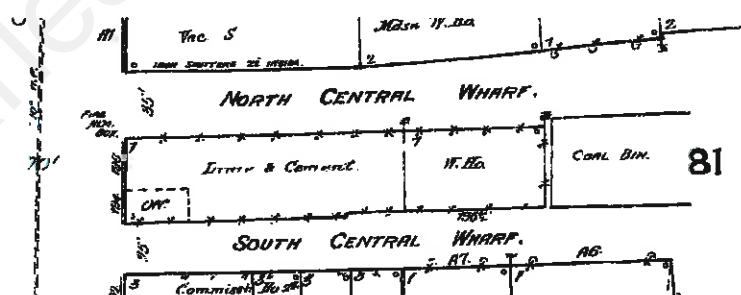


Figure 27: 1888 Sanborn Map

⁹⁵ City Ward Books. Ward 3, 1879

⁹⁶ 194 East Bay Vertical File, From Historic Charleston Foundation Archives, Charleston, S.C.

was added east of the building that is shown in the 1966 plat, figure 24. This 1966 plat is the most current plat today. It includes a two story brick building that faces and touches East Bay Street that was 44.2 feet by 52.9 feet. East of that was a parking lot that is 42 feet by 87.2 feet. There was also a one-story brick building to the east of the parking that was 42 feet by 72.2 feet which was conveyed from Carasu Corporation to James S. Fort. This plat references the plat in Y-12 page 56 (figure 11 and image 32), which was the plat by John Wilson in 1853 during the conveyance between Joseph Faber executor and M.P. Matheson. The lot layout today looks like the layout in the 1966 Carasu Corporation plat. Charleston Cooks is in the building facing the street and there is parking to the east of the building. There is a building behind the parking lot; however, that was conveyed in 1966 and is no longer part of 194-196 East Bay Street. The building and lot has gone from a water lot with a wharf, through a transformation of three story brick buildings, down to one brick building one story high to the current brick veneer two-story building with a parking lot.

Significance of the Property

Every building and lot is home to a unique history that warrants its significance. In the case of 194-196 East Bay Street, its significance goes back to the Grand Model and documents Charleston's changes through the Revolutionary War, natural disasters, the depression and up to the current day. Many of the



Figure 28: One Story Building Today

first owners were predominant men of Carolina and in the planning of Charles Town. Through the years, many commercial merchants owned the property showing the development of commercial property in Charleston and along East Bay Street. Also, the lot is close to the wharf, shows traffic to the wharf and the how important the port was to the merchants. The Witte Brothers were commission merchants; they needed to get what the customer needed by ship. The property was confiscated because Gaillard was a loyalist, which plays a role in the Revolutionary War history of South Carolina. The property is significant because of the owners and location for business owners.

Name Changes of Cumberland and Faber Streets

One change seen through the plats and maps is the name changes of the streets surrounding 194-196 East Bay Street, Charleston. It is interesting to see the name changes through time and sometimes switch back

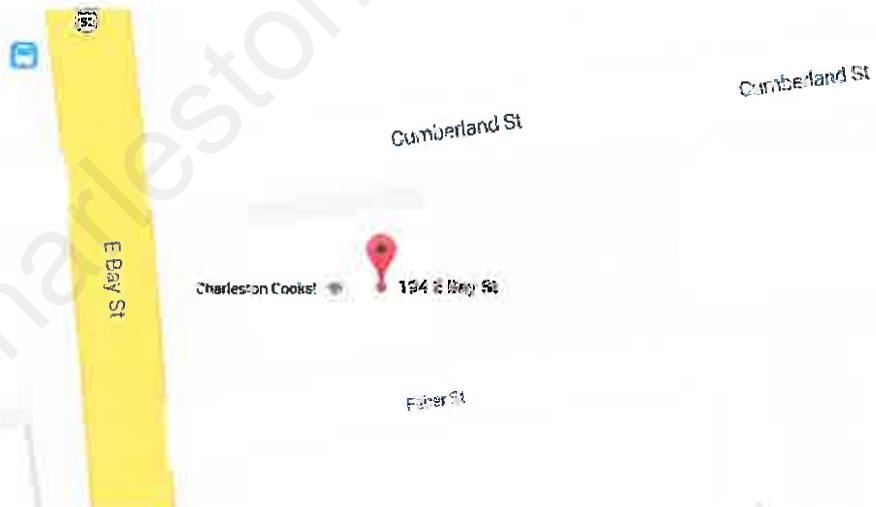


Figure 29: Present Day Google Map of 194-196 East Bay and Surrounding Streets

through time. The current lot is between two streets, Cumberland to the North and Faber to the South. The East side is East Bay Street and to the West of the parking lot is another building.

Faber Street

Faber Street first appears according to *Streets of Charleston*, in 1805.⁹⁷ Since the Faber family owned the lot for a while, it is assumed that the street is named after them. In the 1804 plat in RMC book M7 on page 336, Faber Street is a pathway to the wharf. In 1853 plat, it is clearly marked as Faber Street. In the Ward books from 1871 through 1925, the street is called Entrance to Central Wharf.⁹⁸ Some plats show the street as South Central Wharf. The City directories lists it as a street starting in 1930.⁹⁹ The plats recognize Faber Street in 1804, but the tax assessments don't recognize the Street until at least 1925.

Gaillard Street

Gaillard Street used to go from East Bay Street, east to the Cooper River. In the Ward Books, it is listed as Central Wharf until 1910.¹⁰⁰ It is also named Central North Wharf in the 1891 Directories.¹⁰¹ The *Charleston Evening Post* on November 24, 1943, shows that is was brought up by Ralph A. Baxter at a city council meeting to change “the one block of Gaillard running from the Copper River to East Bay Street, be changed to Cumberland.”¹⁰² The plat shows the now road with letters A and B. The red is the lots, the top lot is now 198 East Bay Street and the bottom lot is now 194-196 East Bay Street. The land in between is owned by Mary Faber after

⁹⁷ E. Milby, “The Streets of Charleston,” 1999. South Carolina Room, Charleston County Public Library, Charleston, SC.

⁹⁸ City of Charleston. City Tax Assessment Ward Books, Charleston, S.C., Ward 3, 1871-1925.

⁹⁹ “Charleston Streets” South Carolina Room, Charleston County Public Library.

¹⁰⁰ City of Charleston. City Tax Assessment Ward Books, Charleston, S.C., Ward 3, 1871-1910.

¹⁰¹ “Charleston Streets” South Carolina Room, Charleston County Public Library.

¹⁰² “Charleston Streets” South Carolina Room, Charleston County Public Library.

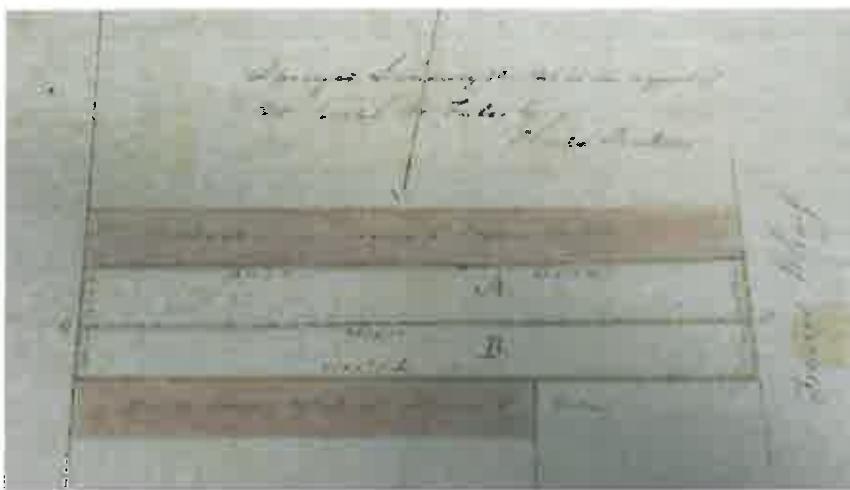


Figure 30: 1846 plat

Cumberland Street

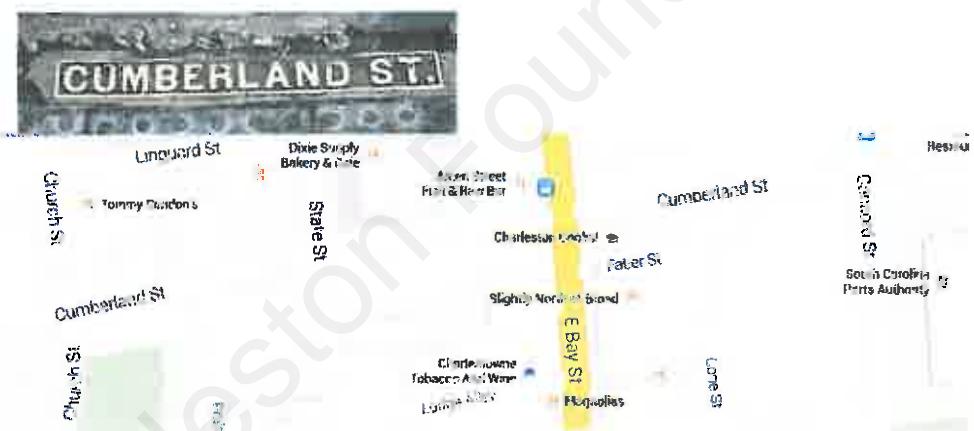


Figure 31: Present Day Google Map of Cumberland Street

Cumberland Street stretches between Meeting Street and Concord Street today as shown in the Google Map. Cumberland Street has had the names Wragg's Lane of Alley, Chamber's Alley, Amen Street, and Moore Street. In 1836 map, it shows Amen Street stretching from Church Street to East Bay Street and Cumberland from Meeting to Church. There was an approved plan according to the Minutes of Street Commissioners of South Carolina in 1838 to extend and move

her husband John C. Faber dies.¹⁰³ It is turned into a pathway to the wharf, which was the beginning of Gaillard Street, the entrance to the wharf and the Cooper River. The street later became a extension of Cumberland Street in 1943.

¹⁰³ RMC, Charleston, S.C. Deed Book W11, p. 345.

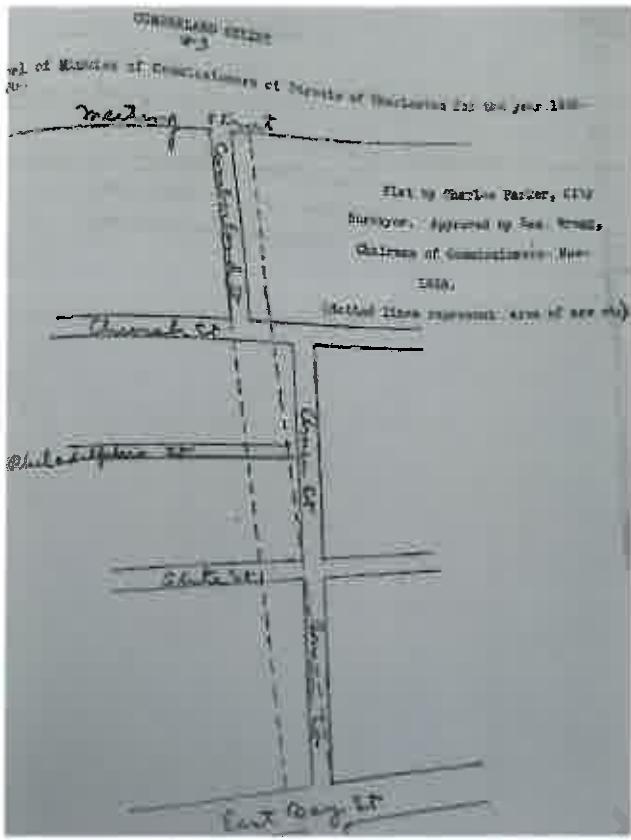


Figure 32: 1838 Map of extension

the streets between Meeting Street and East Bay.¹⁰⁴ The dotted line shows where this new street is going. It is going to be labeled as Cumberland Street. Wragg's Alley is the name that shows up on early plats early. A map from 1788 shows that Wragg's Alley runs from Church to East Bay.¹⁰⁵ The plat from deed book Y12 page 56 from 1853 labels the street across East Bay from Gaillard Street, the now present Cumberland Street, Wragg's Alley. Cumberland Street has had many names and has been moved

and renamed. In 1838, Cumberland Street seen today was laid out and named. However, still in 1853 it is still called Wragg's Alley.

Conclusion

Through many resources and archives, 194-196 East Bay Street history and chain of title has been started. The lot started out in the Cooper River connected to the Grand Model No. 33. As the city and the peninsula grew, the lot became a low water lot until it was filled to a land lot. Buildings were built and torn down. Many businessmen used the connecting wharf for commercial use and many businesses grew. First, it started out as a wharf where commercial use

¹⁰⁴ E. Milby Burton, "The Streets of Charleston," 1999.

¹⁰⁵ "Charleston Streets" South Carolina Room, Charleston County Public Library.

and trading took place. Next, many stores were used by the Gaillards and the Fabers. The lot went through confiscation acts of the revolutionary war. The lot was surrounded by the cotton industry and thrived through it. Natural Disasters such as fires and earthquakes did not damage the lot of buildings. Through many changes of owners, the lot is now owned by Maverick Southern Kitchen and is a shop that sells Cookery and gives classes on cooking.¹⁰⁶

¹⁰⁶ Another look into the history from the grand model through 1804 or the owner John C. Faber can be found in Meredith Wilson's 198 Property history for the same class.

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Photograph of 194 East Bay, c. 1944. From Historic Charleston Foundation Archives, Charleston, S.C.

Vertical Files, From Historic Charleston Foundation Archives, Charleston, S.C.

Willis of Charleston County, South Carolina Room, Charleston County Public Library, Charleston SC.

Annotated Chain of Title

Susan Baldwin Bates and Harriett Cheves Leland, eds., *Proprietary Records of South Carolina*, vol. 3 (Charleston: The History Press, 2007).

Lot 33 {EAST BAY STREET BETWEEN QUEEN AND MARKET STREETS}

"In 1678 John Foster (Forster) received a warrant for a town lot on Oyster Point and took possession of lot 33. In 1682 he was still in possession according to the lot descriptions of neighboring lots. In 1693 Captain James Moore received a certificate of survey for lot 33 which "John Forster, late of Barbados," had neglected to build on. In 1694 Moore received the grant to the lot and deeded lot 33 to Captain William Hewitt, late of Jamaica. At that time Dame Margaret Moore relinquished her dower rights to the lot. Apparently during his lifetime Robert Daniell purchased lot 33, for he appeared as the owner on the butts and bounds of neighboring lots. In 1719 Sarah Daniell, widow of Robert Daniell, Jr., who held use of both lots 33 and 34 for her lifetime, relinquished her interest in them to Martha Daniell, widow of Robert Daniell, Sr., in return for full possession of the northern portion of lot 34. A 1742 deed carries the history further with the owners of portions of lot 33 as William Blakewey and Noah Serre." (127)

May 1, 1718

Grantor: Robert Daniell

Grantee: Sarah Daniells

Book and Page: Vol. 55, pg. 97-101

Type: Will

Lot: two town Lots in Charles Town distinctly known In Plott of the Said town, by the Numbers (thirty three & thirty four) containing each three hundred feet in front or thereabouts

"Item I Confirm to my daughter In Law Sarah Daniells the Quiet & full possession of two town Lotts in Charles town distinctly known In y:e Plott of th Said town, by the Numbers (thirty three & thirty four) containing each three hundred feet in front or thereabouts for & during her natural life, and at her decease I Give & bequeath the Said two Town Lotts (Number thirty three & thirty four) to my Said wife Martha, To have & To hold y:e Said Two Town Lotts to my S:d Wife Martha her heirs & Assigns for Ever." (99)

April 16, 1719

Grantor: Sarah Daniel (née Proctor)

Grantee: Martha Daniel (née Wainwright, Wife of Gov. Robert Daniell) Book & Page:

Book and Page: A 186

Type: ?

Lot: two town Lots N:o 33 and 34

100 foot parcel "of the Said town Lott N:o 34 situated on the Northermost end thereof"

"By these Presents that the said Sarah Daniell, or Robert Daniell deceased the late husband of the said Sarah have not at any time heretofore made done or Committed, or Wittingly, or Willingly, Suffered to be done Or Committed any Act Matter or thing whatsoever whereby the said two town Lots hereby Granted or Surrendered... Are or May be impeached or encumbered in title, charge, Estate..."

July 14, 1727

Grantor: William Blakeway

Grantee: Sarah Blakeway

Book and Page: Vol. 61B, pg. 596

Type: Will

Lot: all that piece or Parcel of a Town Lott situate on the Bay of Charles Town containing Seventy Eight feet in Front with the full depth thereof being the Southermost part of a Lott known in the Model of the said Town Plott by the Number thirty three together with all the Flat lying before the same down to Water Mark

"I William Blakeway of the Province of South Carolina Esq being Sick & Weak in Body but of Sound perfect & Disposing Mind & Memory (Thanks be to God)...

ITEM I will and Ordain that my Executor and Executrix hereafter named do Sell & dispose of all that piece or Parcel of a Town Lott situate on the Bay of Charles Town containing Seventy Eight feet in Front with the full depth thereof being the Southermost part of a Lott known in the Model of the said Town Plott by the Number thirty three together with all the Flat lying before the same down to Water Mark which said piece or parcel of a Town Lott was given and Conveyed to me by Martha Logan (née Daniel, daughter of Gov. Daniell) in part of a portion with my Wife Together with ALL the Houses Outhouses Edifices & Buildings thereon Erected Standing & being And for that purpose I Do hereby authorize & empower my Said Executors & Executrix or the Survivor of them to Alien & Convey the said Piece or parcel of a Town Lott with the Appurtenances unto Such person or Persons as they Shall think fit in Simple and my Will is that they do apply & dispose of the moneys arising by the Sale hereof towards the Payment and Discharging of Just Debts. (596-597)

And I do hereby Nominate Constitute & appoint John Daniel & my Dearly beloved Wife Sarah Blakeway Exor & Exor of this my Last Will & Testament." (597)

January 27 & 28, 1742

Grantor: Sarah Blakeway

Grantee: Noah Serré

Book and Page: Z, 10

Type: Lease

Book and Page: Z, 13

Type: Release

10 shillings lawfull money of Great Britain (one pepper corn)

Lot: also the whole land lying before the same down to low water mark

Sarah Blakeway late of Charles Town Widow Relict Devisee Residuary Legatee and Executrix of last will and testament of William Blakeway late of Charles Town aforesaid Esq. deceased

"All that southernmost piece or part of a town lott of land late of the said William Blakeway, #33 in the modell of the said town on the Bay of Charles Town, 50' on Bay, in depth east to west 206'6", East on Bay, South on Lott of Isaac Holmes, West on Lott of John Simmons deceased, North on other part of said Parcell of said Lott #33, late of WB sold to Honorable Joseph Wragg Esq."

December 16 &17, 1771

Grantor: John Dutarque and Wife, Mary, of Charles Town Grantee:

John and Theodore Gaillard

Book and Page: C4 248

Type: Lease

5 shillings current money of the said province (one ear of Indian corn after 1 year lease)

Book and Page: C4 250

Type: Release

10,000 pounds current money of the said province

Lot: "All that flat strand laying before the said part of parcel of the said lot #33 down to low water mark"

"All that Southernmost part or parcel of a Town Lot of Land heretofore belonging to Noah Seré deceased and known by the number 33 situate, lying, and being on the Bay of Charleston Town in the said province containing in Front on the said Bay 50' of Assizes and in Depth from East to West 206'6" of Assizes and was lately butting and bounding to the East on said Bay to the South on a Lot of Land late of Isaac Holmes deceased to the West on the Lot late of John Simmons deceased and to the North on another part of the said Lot number 33 late of one William Blakeway deceased and by his executors sold to the late Joseph Wragg Esq. deceased which said Southernmost part or parcel of the said lot #33 is now in the Tenure or occupation of the said John Dutarque"

Noah Seré late of Craven County planter deceased gave to son Noah Seré who "sometime after departed this life under age" and so the property passes to his sister, Mary Dutarque, and her husband John.

January 17 &18, 1782

Grantor: Theodore Gaillard

Grantee: John Gaillard and Peter Porcher

Book and Page: F5 423-424

Type: Lease

Book and Page: F5 424-426

Type: Release

5 Shillings

Lot: 176' front on the Bay, butting and bounding north on lands of John Scotts (son of Jonathan), east on the Cooper River, South on John Gaillards land, and west on Bay Street

John Gaillard and Peter Porcher acted for themselves and "in the trust for James Poyas of London Merchants and the heirs of Evan Jones late of said Province (South Carolina) deceased" leased "all that low water lot of land and wharf known by the name of Wragg's Wharf" and another lot containing 25' front on Bay Street and in depth 206', butting and bounding south on lands of Peter Porcher, west on lands lat eof William Johnson, north on lands of John Gaillard, and east on the Bay" for one year at 2 shillings sterling money of Great Britain.

June 17, 1783

Grantor: Commissioners of Forfeited Estates

Grantee: Alexander Gillon, Esq.

Book and Page: C6 146

Type: Lease

5 shillings lawful money of the state aforesaid

Type: Release

4,000 pounds sterling of Great Britain

Lot: Wragg's Wharf, late the property of Theodore Gaillard, 110' on curtain line running to Cooper River, north on lands late of John Scott (Son of Jonathan), south on low water lot late of Theodore

June 20, 1783

Grantor: The Honorable Alexander Gillion

Grantee: John Vanderhorst

Book and Page: N5 525

4500 Pounds Sterling

Gaillard Wharf, water access

"Grant Bargain sell and Convey"

An act in Jacksonborough Feb. 26 1782

Disposing of Estates and banishing "mentioned John Burwiche Thomas Waring and John Esing Calhoun having been by the Senate and house of" "Act did on the seventeenth day of June in the year of our Lord One thousand seven hundred and Eighty three after....legal notice se up and described being par of the real Estate in the said Act mentioned agreeable to the ..."

"Thereof and the same were knocked off to the said Alexander Gillion he being the highest bidder for the same at the price or consideration of Four thousand pounds sterling Money of Great Britain and the said John Vanderhorst his Wives for the ever for the price or sum of four thousand four hundred pounds Sterling money aforesaid Now this I..."

"All that parcel of land or Wharf know by the name of Wragg's Wharf, Late the property of Theodore Gaillard ... in Front...on the Curtain Line of Bay South and on a low water lot late the property of Theodore Gaillard or Jon and Theodore Gaillard together with all and ...the Houses Buildings sheds...ways paths .. and wharf belonging or in any wise incident or appertaining and the ..."

Grantor: John Vanderhorst

Grantee: Sabina, Wife of Joshua Toomer

Type: Will

August 24, 1789

Grantor: Joshua Toomer and Sabina, his wife

Grantee: Theodore Gaillard Jr.

Book and Page: D6 359

Type: Lease

5 Shillings Sterling

“For a year of water lot and wife the sister and heir of at law of John Vanderhorst late of Charleston in the said state...”

“...tract of land containing one acre and one tenth of an acre situated int eh District of Charleston on a Shoal apparit the curtain line of Charleston Bay bounding at the time of the fourth day of September in the year of our Lord one thousand seven hundred and eighty six...”

“... to the westward on the wharf belonging to the said John Vanderhorst Eng. To the northward on John Scotts land to the southward on Theodore Gaijards land and to the Eastward on Cooper River and hath such a shape from and mark as are represented by a plat thereof to the said grant an right of papaged here...”

“Indentured Release intended to be made between the said Joshua Tommer and his wife on the one part and the said Theodore Gaillard on the other part”

One year for Indian Corn

August 25, 1789

Grantor: Joshua Toomer and Sabine, his wife

Grantee: Theodore Gaillard Jr.

Book and Page: D6 360

Type: Release

2 Pounds, ten shillings sterling

“Release in fee afar Water lot on the Bay of Charleston”

“of and from every part and parcel thereof to each of them doth acquired release and forever discharge the said Theodore Gaillard his heirs and ...”

“all that ..or ... of land containing one acre and one tenth afar acre.. in the District of Charleston on a shoal appo....Curtain line of Charleston Bay bounding at the time of the grant there of made to the aforesaid John ...”

same boundaries as last

July 28, 1801

Grantor: Theodore Gaillard Sr.

Grantee: Theodore Gaillard Jr.

Book and Page: E7 204

Type: Lease to Parcel Release and conveyance

\$1

“Between Theodore Gaillard the Elder of the City of Charleston in the state of foresaid, Esquine, of the one part, and Theodore Gaillard the younger of the same place, Merchant of the other par, withefseth , that the said Theodore Gaillard the Elder for and in consideration of one dollar to him in hand paid by the said Theodore Gaillard the younger, at the time of the sealing and delivery...”

“All that lot, piece or parcel of land , situate lying and being on the east side of east Bay street in ward number () in the City of Charleston and State of onesaid, measuring and containing in front on east Bay street eighty feet, and in depth from west to eat one hundred and forty feet also all that other lot, piece on parcel of land, situate, lying and being in the street, called east bay street, adjoining the above lot and lying to the southward thereof, measuring and containing in fron of said east bay street twelve feet and an half and then..down to the channel of Cooper River, which said two lots, pieces or parcels of land...”

Northward: Theodore Gaillard the younger

Eastward: Theodore Gaillard and Cooper River

Westward: east bay

Southward:Samuel Prioleau “ together with all and singular the houses, out-house, edifices, buildings, stores and or in any wise belonging...”

““said term of one year the rent of one pepper corn

April 20, 1804

Grantor: Theodore Gaillard Jr.

Grantee: John Christopher Faber

Book and Page: M7 336

Type: Lease

Plat

21400 pounds of sterling

“lying and being on the East sides of East Bay Street in this City of Charleston and here to fore known by the name of Gaillard’s Wharf or wharves having...shape works and bounds as are represents ...in this plat”

April 21, 1804

Grantor: Theodore Gaillard Jr.

Grantee: John Christopher Faber

Book and Page: M7 340

Type: Release

Plat

“plat by a yellow line on the ...”

1818-1826

Grantor: John C Faber

Grantee: Henry Faber

Will from SC room

John C Faber Will

Volume 34 1818-1826 page 22

Faber's South Range

Brick stores, west east bay, south by Faber, north by Gailard, including a vacant lot Eastward

To Henry

March 2, 1853

Grantor: Joseph Faber on Henry's behalf

Grantee: Simons and Matheson

Book and Page: W12 407-409 Y12 56

Type: Conveyance

\$6184

Henry F. Faber 1846

Sell to MP Matheson et al (et al= Simons) mortgage back to Faber

In Henry's will to sell to relieve debt

Sold in 1853 by Joseph W Faber executer

Sold to Matheson 30,000

Y12 56- Conveyance JW Faber exactor to M. P. Matheson & ...

March 15, 1839 Henry's will and last testament

Paying off debt

\$30,000

Merdock P Matheson with L Simons, and S. Simons & Company

"parcel of land with the stores and other buildings

(South Carolina Room Death Cards)

-Henry Faber died between March 24th and 31st 1839

-Fever Typhus, 37years old

-Physician B.B. Simons

-St. Philips Burial Ground, Born in Charleston

July 17, 1876

Grantor: Simons and Matheson

Grantee: Master Clancey

Book and Page: N17 124

Type: Public Auction, Foreclosure on Mortgage

July 31, 1879

Grantor: Master Clancy

Grantee: George Witte and Trustees

Book and Page: N17 124

Type: Public Auction

\$8100

June 18, 1908

Grantor: John B Reeves and Earle Sloan Trustees

Grantee: Laura Witte Waring

Book and Page: F24 286

Type: Will

\$5

George Witte's Will is on N17-124

Died March 2, 1908

John B Reeves and Earle Sloan trustees in charge of will and property

Owned many properties

"The southeast corner of East Bay Street and the Street leading to Central Wharf (across from Cumberland Street) in the City of Charleston and formerly known as No 128, and now known as No 194-196 East Bay Street, and more particularly described in a plan of the same and having such shape and boundaries as are therein delineated, which said plan is extracted on an enlarged scale from a plan of the Wharf and buildings thereon situate on East Bay in the City of Charleston, belonging to I.C. Faber from a survey by John Wilson, which said deed with the plans is recorded in the office of the RMC for Charleston County in Book Y No 12, pp56-8. Also the right, title, and interest of Corporation known as the President and Directors of the Back of the State of South Carolina, in and to the street called Gaillard Street in said plain.

Being the premises conveyed to George W. Witte and Jno. B. Reeves, Trustees by W. D. Clancy Master by deed dated 31st July 1879, and recorded in Book N-17 page 124."

April 3, 1964

Grantor: Laura Witte Waring

Grantee: Nathan Addleston

Book and Page: X79 2814

Type: Conveyance

\$16,500

" All that piece, parcel or lot of land with the sore and other buildings thereon situate, lying and being on the Southeast corner of East Bay Street and the street leading to Central Wharf (opposite Cumberland Street) in the City of Charleston, and formerly known at No. 128, and now know as No. 194-196 East Bay Street, and more particularly described in a plan of which said plan is extracted on an enlarged scale from a plan of the Wharf and buildings thereon situate on East Bay in the City of Charleston belonging to I.C. Faber from a survey by John Wilson, which said deed with the plan, is recorded in the office of the RMC for Charleston County in Book and No, Y-12 pp. 56-8."

"Being the same property conveyed to the grantor herein by deed of Nathan B. Reeves, Trustee, and Earle Sloan, Trustee, dated June 18, 1908 and recorded in the RMC Office... in Book F-25, page 286."

June 29, 1964

Grantor: Nathan S. Addleston

Grantee: Carasu Corporation

Book and Page: T80 77

“...consideration of the issuance to the seller on one hundred sixty-five shares of common stock in Carasu Corporation to me in hand paid at and before the selling of these presents by Carasu Corporation”

Same description as before

July 7, 1972

Grantor: Board of Directors Carasu Corporation

Grantee: Bevon International Inc

Book and Page: P99 12

Type: Conveyance

\$100,000

SE corner of East Bay street and the street leadin to central wharf (opposite of Cumberland street)
formerly known as 128 now known as 194-196

Book Y-12 56-8

Excepting, however, that portion of said property coveyed to James S Fort by Carasu Corporation by deed dated July 26, 1966, record July 27, 1966, in book A-86, page 240

-“all that lot, piece, or parcel of land, with the buildings thereon, situate, lying and being on the south side of Gaillard Street, in the City of Charleston, Couounty of Charleston, State of South Caolina; said lot having the following dimension’s, butting and bounding: measuring and containing sixty-nine and three-tenths feet on the north line; (41.6’) feet on the east line; (72.2’) feet on the south line; and 42’ feet on the west line

Butting and bounding to the North on Gaillard Street; to the east and south on property of the South Carolina Ports Authoirty; and to the west on other property of Carasu Corporation”

There is a plat

Nathan Addlestone president of Carasu Corporation, Ruth Addleston secretary of coroporation

August 11, 1975

Grantor: Robert G. Clawson, Jr. the trustee in bankruptcy of the estate of Bevon International Inc.

Grantee: Borris Chemical Inc

Book and Page: K107 106

Type: Bankruptcy

\$148,000

Same description, exempt James D. Fort land by Carasu

April 23, 1979

Grantor: Borris Chemical Inc.

Grantee: Wilbur Smith and Associates Inc.

Book and Page: Y188 177

Type: Conveyance

\$235,000

Plat book V at page 8 July 5, 1966

"On the west by East Bay Street; on the North by Cumberland Street, formerly known as Gaillard Street; on the East by property now and formerly of James S. Fort; and on the South by Faber Street"

May 16, 1983

Grantor: James Decker, Wilbur Smith and Associates Inc.

Grantee: East Bay & Cumberland Street Associates

Page and Book: O131-143

Type: Conveyance

\$360,000

Plat book V Page 8

Same bounding

November 11, 1985

Grantor: East Bay and Cumberland St. Assoc

Grantee: Edward L. Henning

Book and Page: Z149 153

Type: Conveyance

\$500,000

Plat Book V page 8

Edward L. Henning died July 27, 2001

Will dated March 19, 2001

Charles F Ailstock representative of estate

"authorizes the personal representative to sell real estate owned by the decedent at the time of his death"

Same description *screen photo*

April 18, 2003

Grantor: Edward Henning

Grantee: 194 East Bay LLC

Book and Page: B445 279

Type: Conveyance

\$1,600,000

April 28, 2004

Grantor: One Ninety-Four East Bay, LLC

Grantee: Maverick Southern Kitchens Headquarters, LLC, a South Carolina limited liability company

Book and Page: H492 832

Type: Conveyance

\$1,850,000

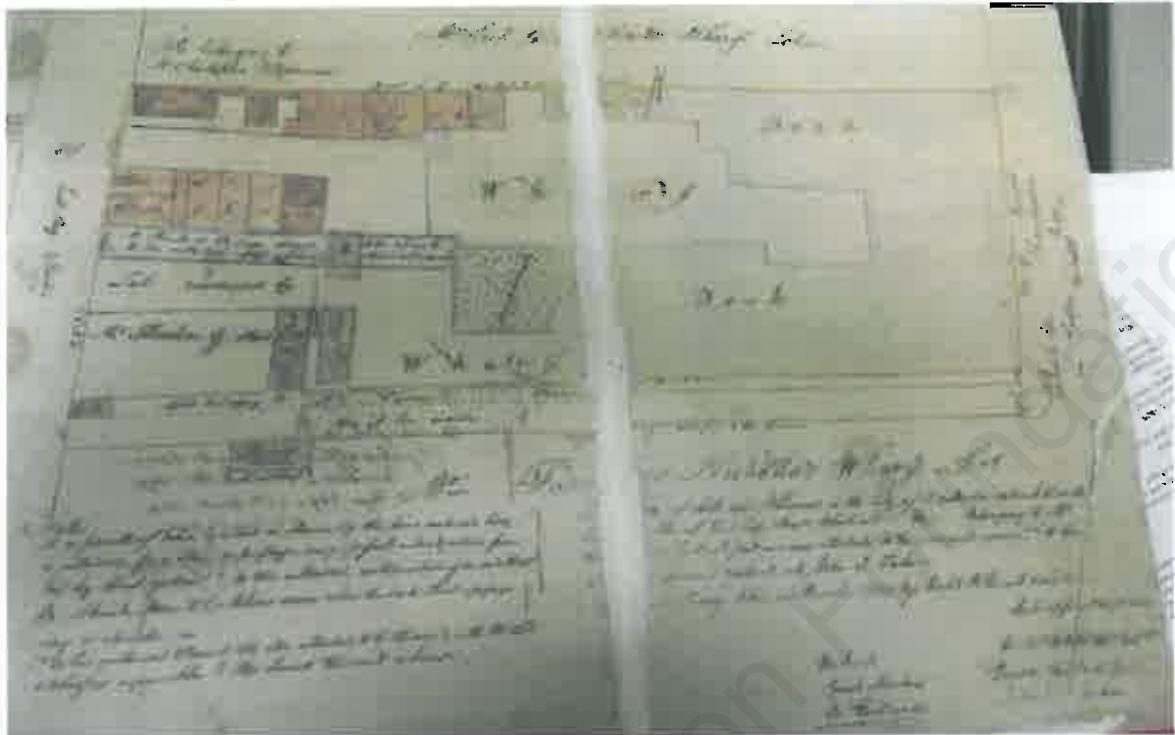
“All that certain piece , parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in the City of Charleston, State of South Carolina, and being known under the present numbering system for the City of Charleston as 194-196 East Bay Street, and being more particularly shown on a plat of survey prepared by Joseph Needle, C.C., dated July 5, 1966, and recoded in Plat Book V, at page 8, records, RMC Office, Charleston County, South Carolina, as the property line within the letters A,B,C,D, A, inclusive. Said property being bounded as follows: On the West by East Bay Street; on the North by Cumberland Street, formerly known as Gaillard Street; on the East by the property now or formerly of James S. Fort; and, on the South by Faber Street. Reference to said plat being craved for a more complete description as to distances, courses, metes and bounds.

“Also, the right, title and interest of the Grantor herein in the corporation known as “The President and Directors of the Bank of the State of South Carolina” in and to the street called Gaillard, now known as Cumberland Street.”

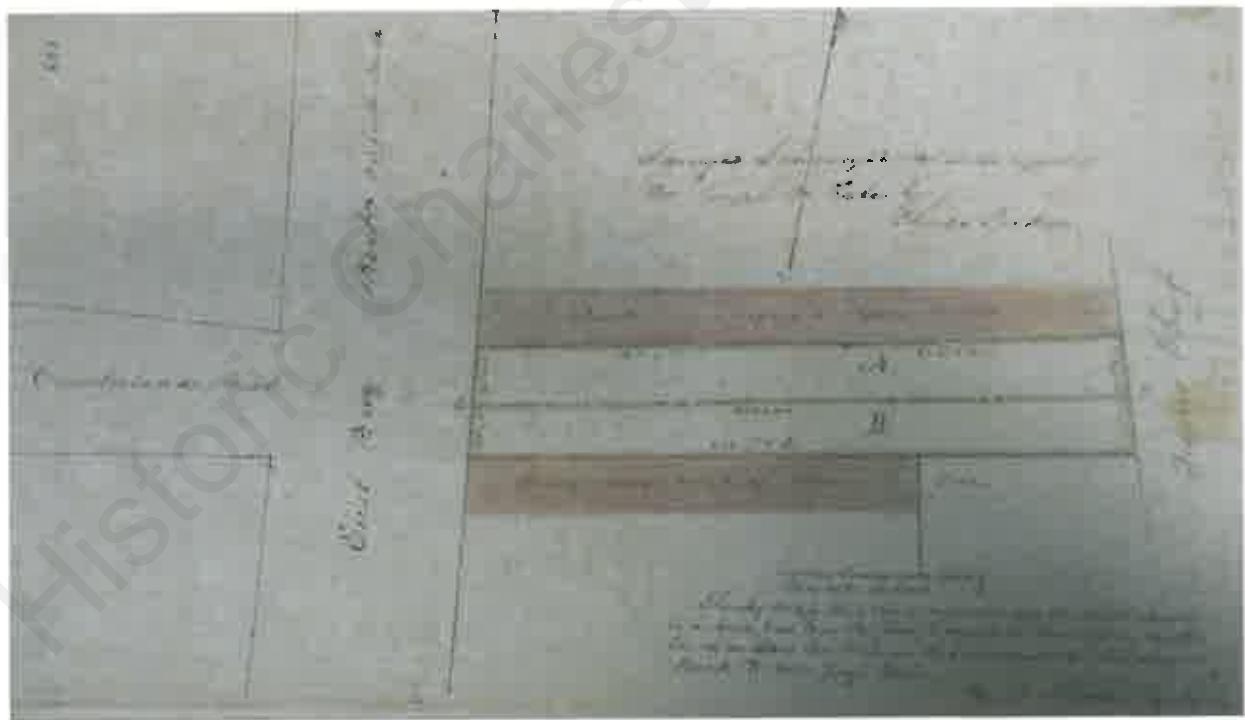
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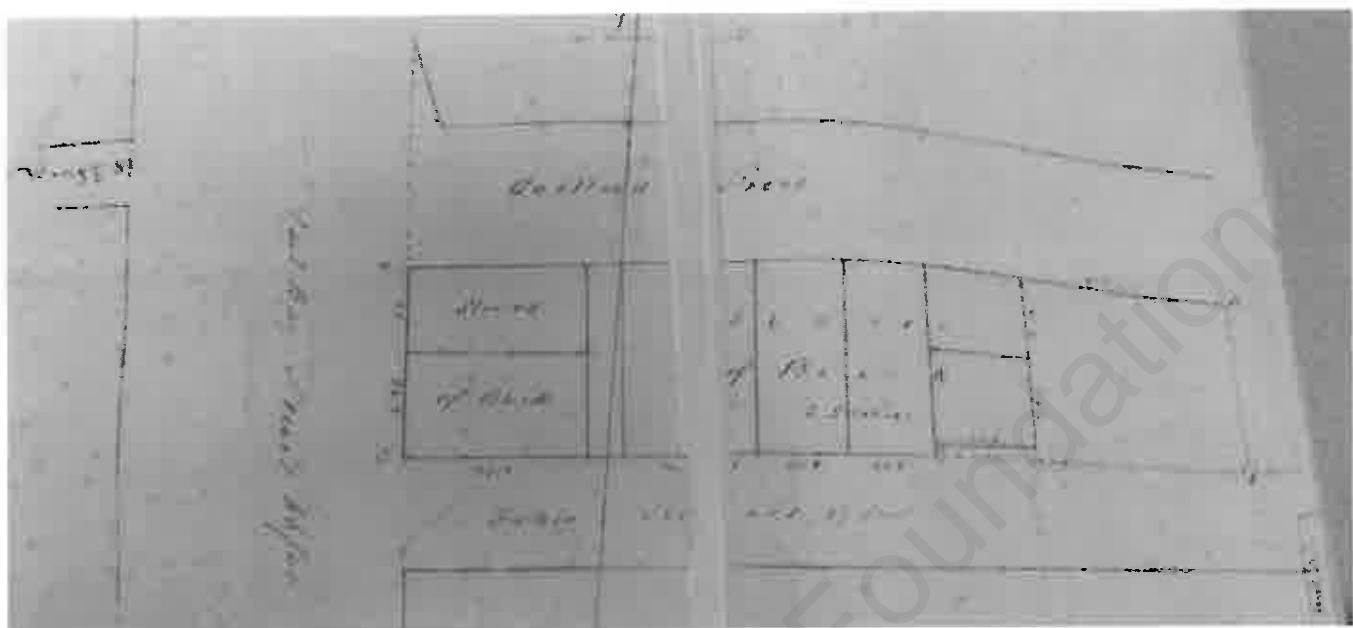
Selected Larger View of Plats and Maps



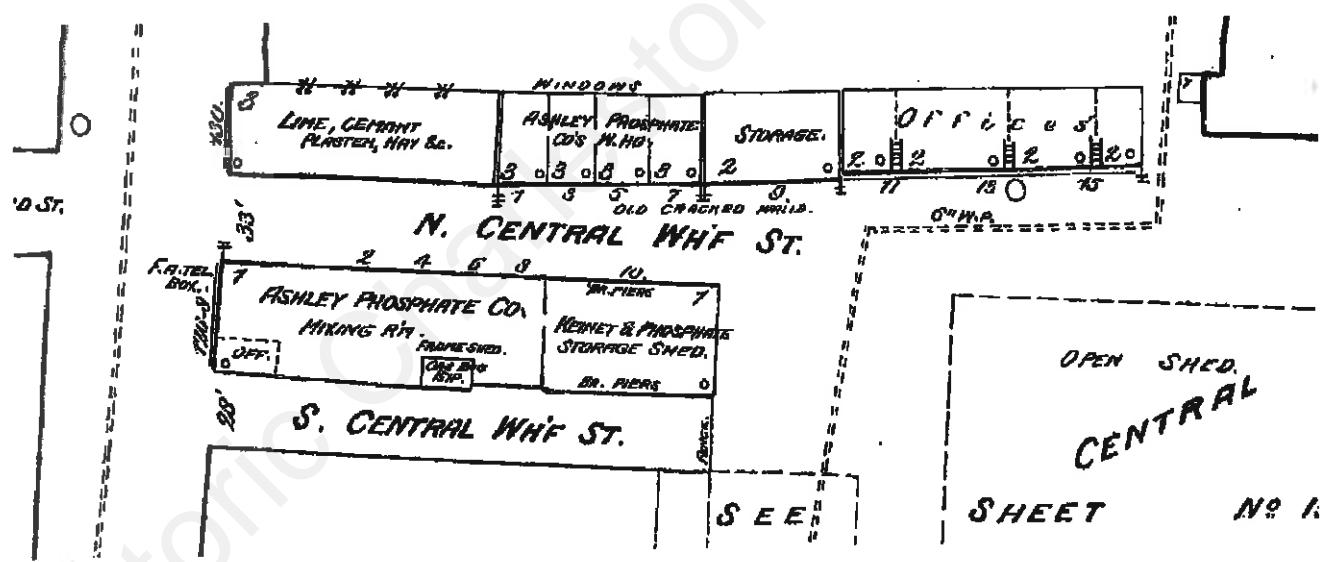
34: Gaillard to Faber Plat in M7 page 336



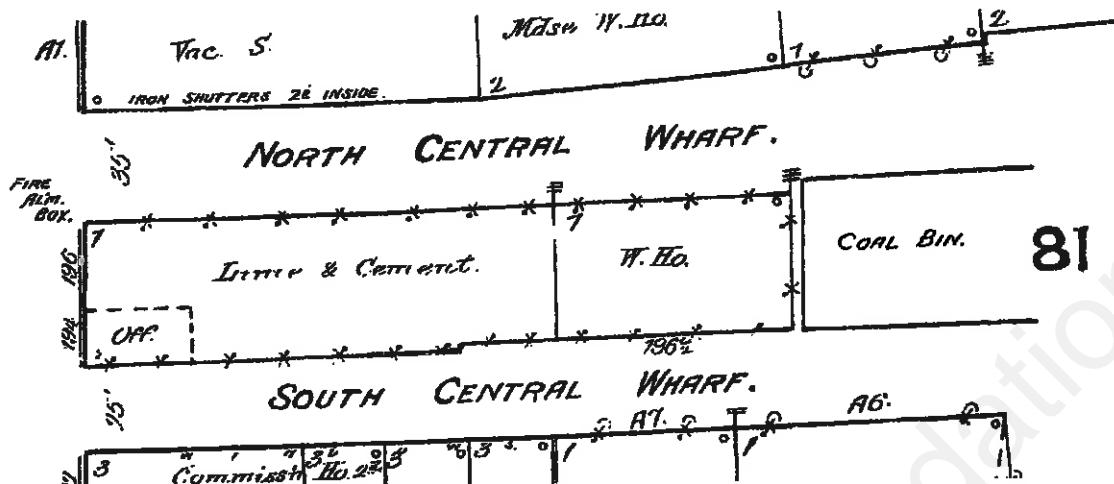
33: Mary Faber's land between lots turned into Pathway



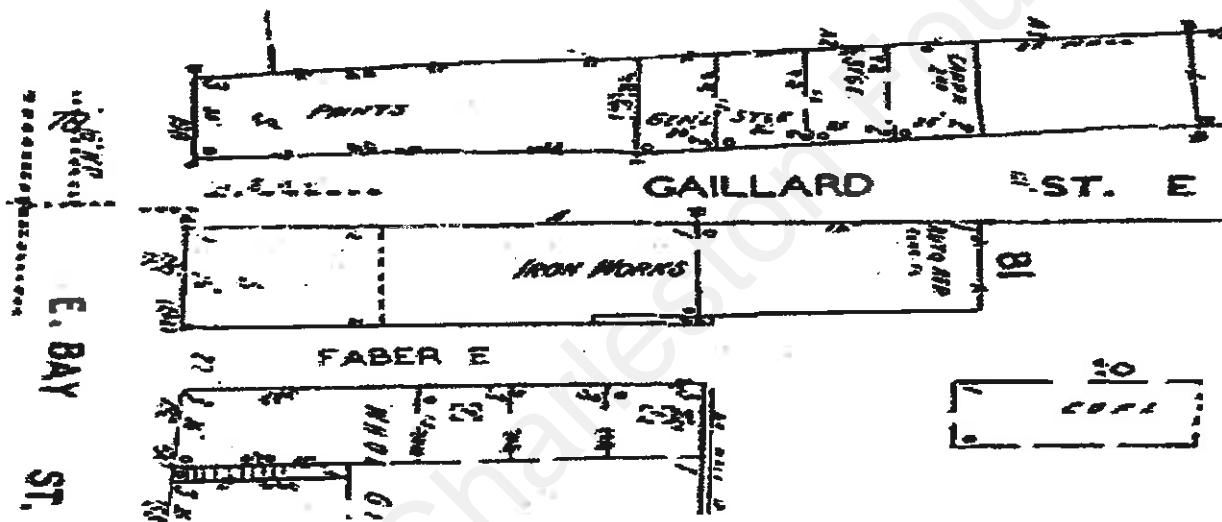
35: Y12 page 56 Plat Used from 1886 to Present



36: Sanborn Map 1884



38: 1888 Sanborn Maps



37: 1902 Sanborn Maps