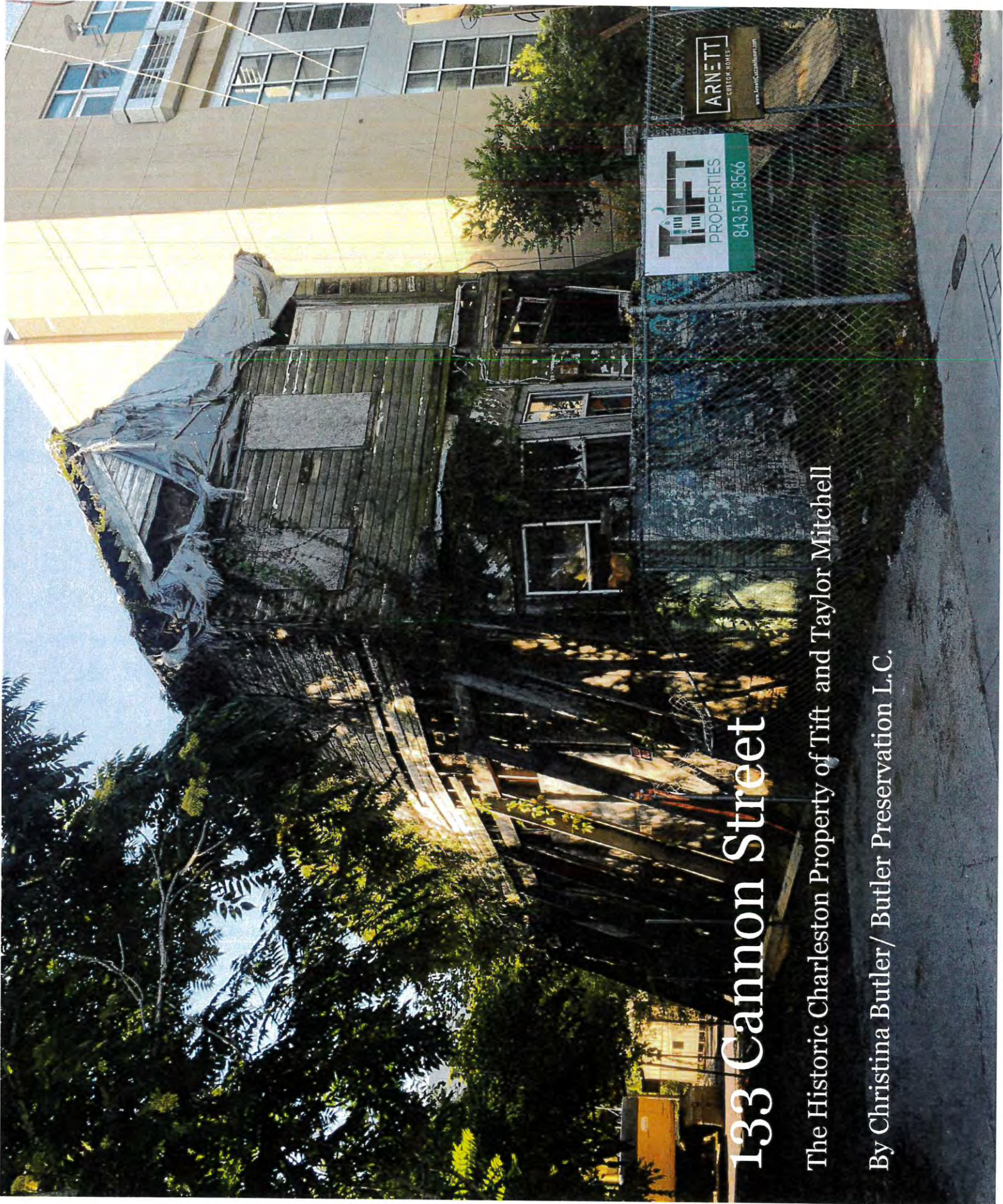




133 Cannon Street

The Historic Charleston Property of Tift and Taylor Mitchell

By Christina Butler/ Butler Preservation L.C.

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Introduction

133 Cannon Street is a unique residence located in Charleston, South Carolina, in the historic Cannonborough-Elliottborough neighborhood on the west side of the peninsula. Situated near several historic churches and businesses on bustling and vibrant Cannon Street, the house is within the protected historic district of Charleston and has several significant antebellum and Victorian houses as its neighbors. There was a previous, earlier house in the rear of the lot, so "133 Cannon Street" will be used to refer to the earlier house or the lot as a whole, while "133 1/2 Cannon" is used for the current, soon to be restored house. 133 1/2 Cannon was constructed in 1914 by Jane Ryan and is a modified Charleston single house/side hall house combination, with Victorian architectural features inside and out. It is the second house on the lot, and while the first house and several of its neighboring dwellings were lost over the years to neglect, new development, and highway expansion, 133 1/2 Cannon Street is fortunate to have survived. It is soon to be lovingly restored to its former glory by Tift Mitchell, a Charleston real estate developer who saw the potential behind years of neglect.



A British map from 1780 showing the American fortifications on the Charleston Neck. The arrow points at the vicinity of Cannon and President Streets.

Setting and context

Cannonborough-Elliottborough neighborhood is situated on the Charleston Neck, in a previously rural area outside of the incorporated City of Charleston, (which formerly ended at Calhoun or Boundary Street.) The area was subdivided for residences in the early nineteenth century, annexed to the city in 1850, and today, it is bounded by King Street on the east, U.S. highway 17 on the north, President Street on the west, and Bee and Morris Street to the south.

In the colonial era, Charlestown was an unincorporated town and the colony capital of South Carolina. The Neck (the land north of what is today Calhoun Street) was mostly farms. The City was incorporated in 1783 and Boundary Street became the northern limit of the city. During the Revolution, the American forces fortified the Neck and dug defensive trenches across what is today Radcliffeborough, Cannonborough-Elliottborough, and the East Side. The lands where Ashley Avenue is today were still dotted with marshes and creeks at that time.

Cannonborough was named for and developed by Daniel Cannon, a carpenter who found success by developing lumber mills along the Ashley River. In the late eighteenth century, "Cannon acquired a large amount of land north of Boundary Street and west of Comings Creek. Much of this land was marshland at the time, but has since been filled in." Colonel Barnard Elliott, a Revolutionary War officer, planter, and member of Provincial Congress, created Elliottborough (originally bounded by Spring/Elliott Street, Ashley Avenue, Line Street, and Coming Street) circa 1785, along the marshes of the Ashley River.

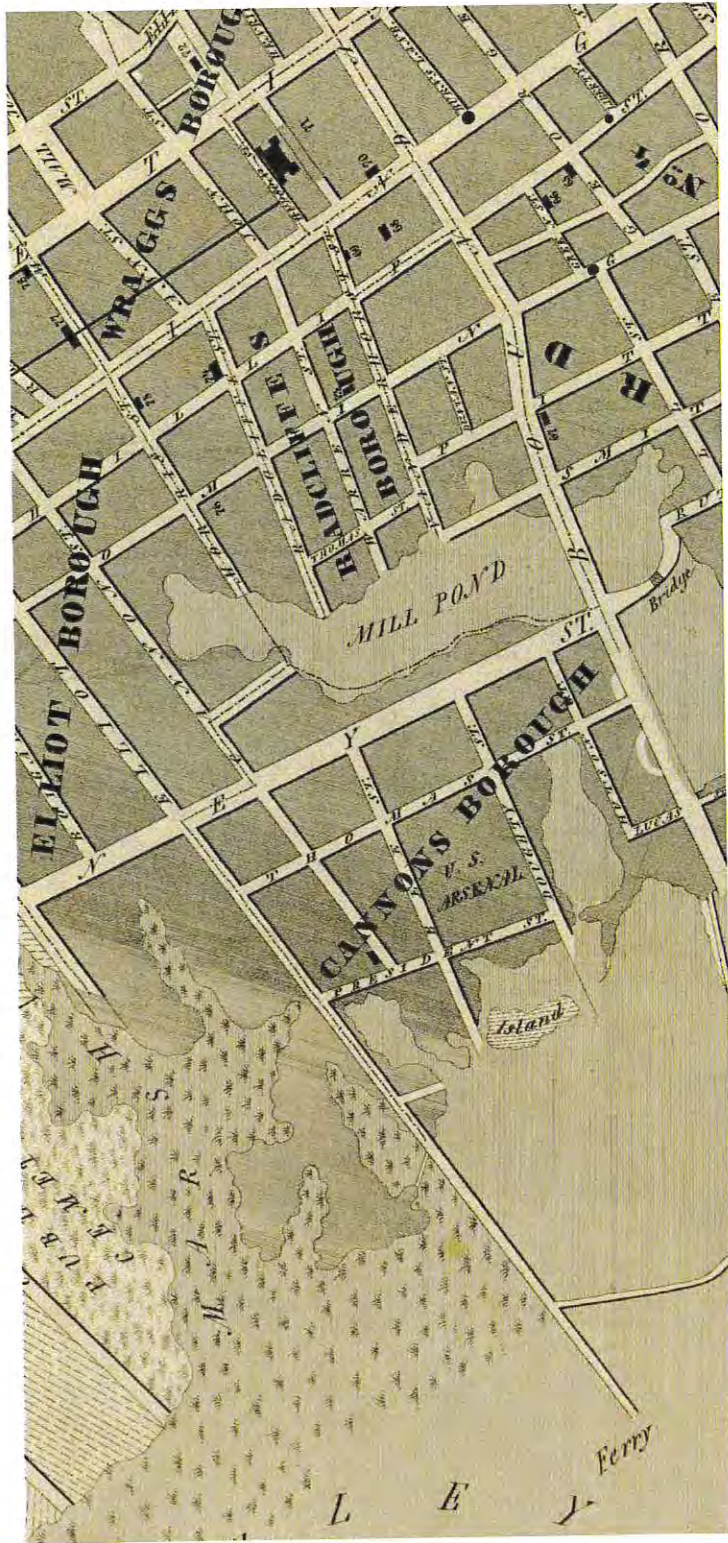
The west side of the Neck above Calhoun Street was historically home to several rice and lumber mills, with mill buildings, causeways, millponds, and wharves that received goods coming in via the Ashley River. Daniel Cannon used wind and water power to drive his riverfront mills, and residential development followed as people came to the area for work. In the mid nineteenth century, enterprising developers and property owners filled creeks, marshes, and parts of the river to extend the streets and create new lots. Cannonborough-Elliottborough was a diverse neighborhood with a mixture of



McCrary plat 4027, surveyed in 1760, showing Cannonborough. The grey line to the upper left of the title block indicates the location of Cannon Street. Note the marshes to the west of the neighborhood.

industrial businesses, large "urban plantations" with fine gardens, modest farms, and small cottages and tenements. Part of Cannon Street was colloquially known as Butcher's Row because of the butcher stands and slaughter pens grouped along the tidal creeks. Being outside the city limits until 1850 allowed residents

more freedom of land use, and industrial enterprises were mixed with residential blocks. The neighborhood boasted a large Jewish, Irish, German, and free black population in the antebellum era, as artisans and laborers flocked to the neighborhood for trade jobs and because housing was affordable on the periphery of the



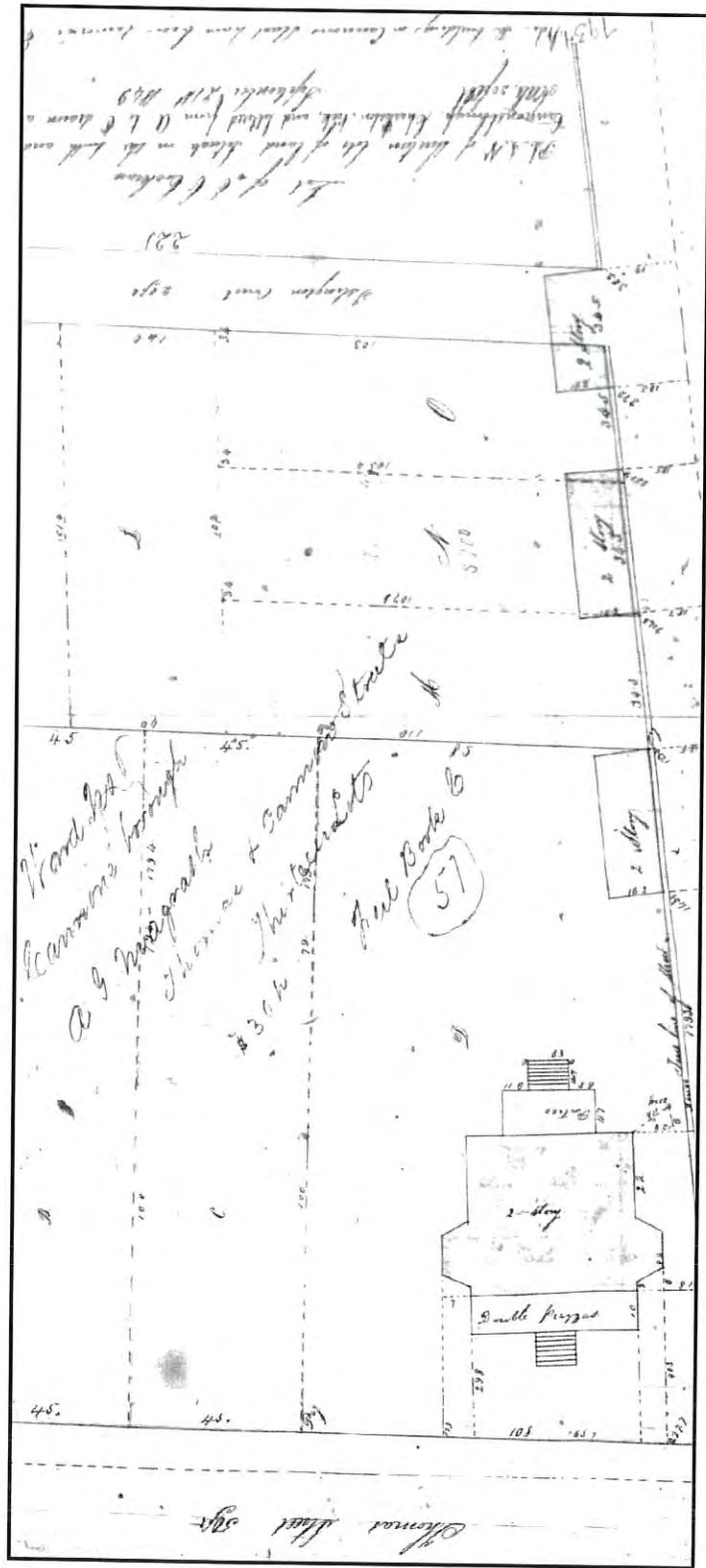
Plan of Charleston City and Neck, 1844, by Charles Keenan, showing "Cannon's Borough" and surroundings.

city. Islington Court just to the east of 133 Cannon Street was created in the mid nineteenth century when several property owners including the Cochrans, McGraths, and the Bowens had surveyor Robert K. Payne lay out the new street through several larger residential lots. The narrow court became home to small wood frame rental dwellings and workshops.

Cannonborough and Elliottborough were incorporated into the city in 1850, which increased growth on the Neck and led to new speculative subdivisions and city streets. There was a second building boom at the turn of the twentieth century when the Navy Base opened in North Charleston, which was easily accessible from downtown Charleston via the now-lost streetcar system.

In the 1920s, the state constructed the first Ashley River Bridge at the end of Cannon and Spring Street to link the peninsula with West Ashley, which allowed tourists and suburban residents to easily enter the city center.

In the 1960s, the neighborhood was heavily altered when the Crosstown Expressway (U.S. 17) was constructed, allowing motorists to travel from West Ashley to Mount Pleasant without having to exit into the city proper. Sadly, "this severance, along with heavier traffic volumes and he national trend of "white flight" movement to suburban areas, caused severe decline in C-E during the 1970s and 1980s." Several houses on the west end of Cannon Street were demolished for highway and hospital construction, while others deteriorated and were torn down.



Clockwise from top: McCrady Plat 7934, showing Cannon Street from Thomas to Islington (east of 133 Cannon) in 1849; An 1888 *City Directory* ad for a business on Islington Court; Cannon Street leading to Ashley River Bridge in 1932.

Slippers, EET.	Gas Chandeliers, 120 Meeting St. (Opp. Mills House, CHARLESTON, S. C.)	HENRY Piano F TUNER A TO RENT. 205 King St.
AR, Broker CHANT, leston, S. C.	A. W. HERNANDEZ, CANNON ST. & ISLINGTON COURT, CHARLESTON. Drugs and Medicines, TOILET SOAPS, PERFUMERY, FANCY GOODS, BRUSHES, SPONGES And all kinds of Druggists' Sundries usually kept in a First-Class Drug Store.	JOHN KANCER
E. L. HALSEY, AND TIMBER MERCHANT CHARLESTON, S. C.		



Cannon Street extension to Ashley River Bridge, the completion of which has solved a major traffic problem, and provided a beautiful memorial drive and park dedicated to the World War dead of Charleston and Charleston County.

By far the worst architectural loss in the neighborhood was Islington Manor, a grand three story brick residence with a hipped slate roof, piazzas, and Adams style architectural details. The house later was converted into the Colored Hospital and Training School for Nurses, which was founded by Dr. Alonzo McClennan to provide much needed medical care and professional training for the black population in segregated Jim Crow era Charleston. Dr. McClennan and his supporters bought the house in August 1897 and set about converting it into a hospital and training school; the local paper reported that, "the building will be improved and renovated at once. When this has been done the doors will be thrown open for the colored nurses." By that time, the western end of Cannon Street was mostly residential, with two and three story wood frame houses, some converted into flats or apartments. A few blocks away was the Ashley River and its marshes, and tidal mill ponds and some of the older industrial enterprises.

The hospital had a large yard and grounds, separated from Cannon Street by a simple wrought iron fence and a pedestrian gate on a brick and stucco base. Student nurses raised chickens and tended a kitchen garden in the yard. Islington Manor was demolished to



Islington Manor in the 1960s. 133 1/2 Cannon Street is visible to the left.

make way for an McClennan-Banks Negro Hospital in 1960, which was replaced by the MUSC Women's Health facility that stands at the site today.

Until recently, Cannonborough-Elliottborough had a high percentage of vacant properties and dilapidated homes, but in the past ten years, the area has seen a renewal in interest and development. Urban planning firm Robert and Company summarized the neighborhood by explaining that, "while there is not the concentration of grand mansions or historical markers found elsewhere on the peninsula, C-E provides a history of the common citizen, local commerce, and vernacular architecture of Charleston. As it remains today, the community is a place of residence and business for genuine Charlestonians."

Architectural Description

133 1/2 Cannon Street is unique in plan, a fusion of a Charleston single house and the Victorian side hall house. Single houses are a vernacular house form unique to Charleston that are typified by their narrow appearance. They were the most prevalent house type in the city from the eighteenth into the early twentieth century because they fit well on narrow town lots, and due to the fact that they ventilate well. They are one room wide facing the street and have a central hall plan, and many have piazzas or porches running the length. The front door into the house itself is found halfway down the long elevation of the house, and opens into a central stair hall. The floor plan is usually replicated on each story. Single houses might be a diminutive two story wood frame building, or three stories over a formal raised basement, or any size in between. They can be ornamented in any architectural style, such as Greek Revival, Italianate, Victorian, or folk variations.

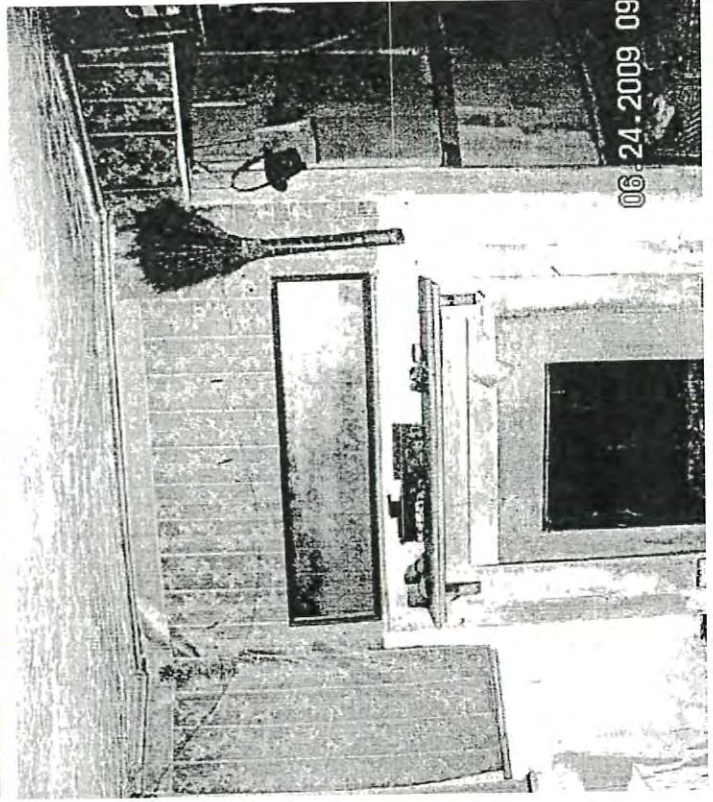
Side hall houses, by contrast, have large parlors that open off of a narrow stair hall that runs the length of the building. Popular in the Victorian era, they are usually recessed slightly from the sidewalk to offer a small front yard, and often have two story front porches. 133 Cannon has features of each of these house types, with a side hall plan and (now lost) front porches, but with a narrow plan and gable roof running perpendicular to the street like a Charleston single house.

133 1/2 Cannon is a wood frame house, constructed in 1914. It has a medium pitched gable roof and clapboard wood siding. It sits on simple masonry piers to elevate the frame of the house above the damp Charleston ground.

Though heavily damaged from years of neglect, the house has several original two over two wood sash windows. It is vernacular Queen Anne Victorian in style, which was popular for residences in the United States from the 1870s until the early 1920s. American examples were often wood framed and more flexible than their English counterparts, with folk innovations and design details borrowed from other Victorian era substyles.

133 1/2 Cannon features a front paneled door with a transom window and a large bay window on the first floor front elevation, with diagonal paneling below large, elegant window panes. While the plaster has been removed from the interior, the house retains its original staircase and turned Victorian newel post, as well as some original flooring and wood trim. The first floor features a double parlor with simple Victorian mantle pieces, while the upstairs consists of several bedrooms opening off of the side hall plan.

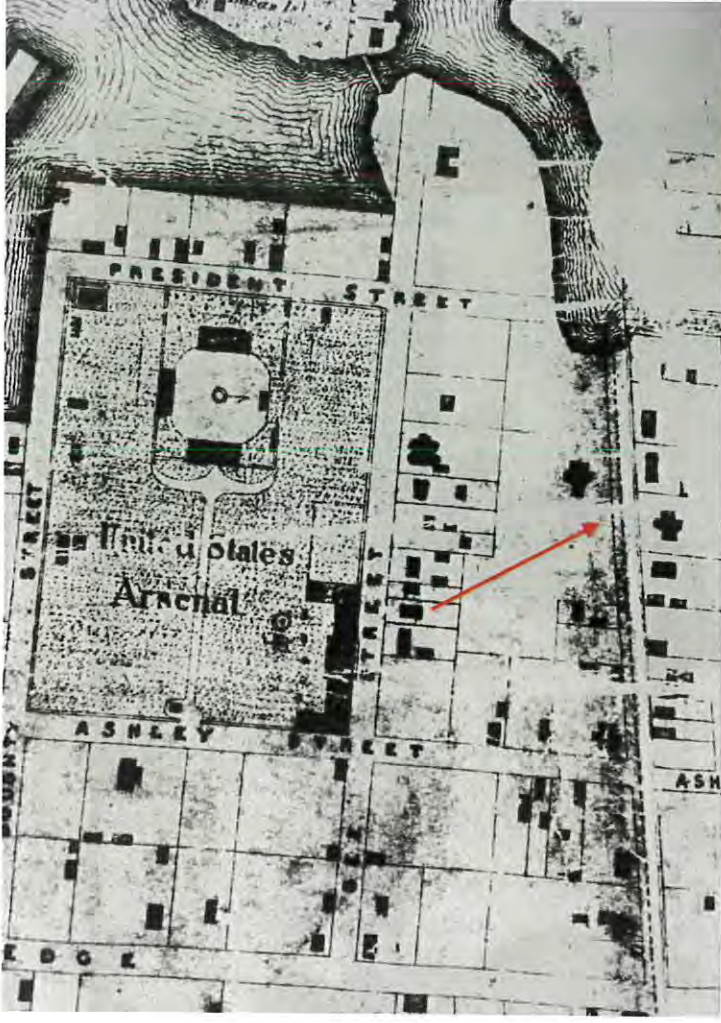




Clockwise from the top: The side stair hall, with original bead board, pine risers, treads, balustrades, and turned Victorian newel post; the stabilized east elevation of the house, showing bay window in perspective; the front parlor mantel circa 2009.

History of 133/133 1/2 Cannon Street:

The 133 Cannon Street property was initially part of a larger lot associated with the Islington Manor (135 Cannon Street) on the small subdivision of Islington Village within Cannonborough in the early nineteenth century. The house was built by Henry Ellison and was described in a sale ad in 1804 as follows: "Public auction. The following valuable property, belonging to the estate of Henry Ellison, late of Charleston deceased, viz.: the house and lots lately occupied by said deceased, known by the name of Islington, about one mile from Charleston. The house is built of bricks, 3 stories with a piazza paved with flag stones, and three balconies, 54 feet in length, the inside is finished in the most elegant stile with stucco plastering [sic] and ornaments, there are six chimney pieces of handsome marble. On the premises is a Spring House with a spring of excellent water that never fails and several convenient outbuildings. The lot measures 500 feet front on Cannon Street, 183 feet on Frederick Street, . . . the above is subject to a mortgage of 5,000 dollars. Also, A Negro man, conditions will be declared at time of sale."



Bridgers and Allen Map of 1852. The red arrow points at 133 Cannon Street.

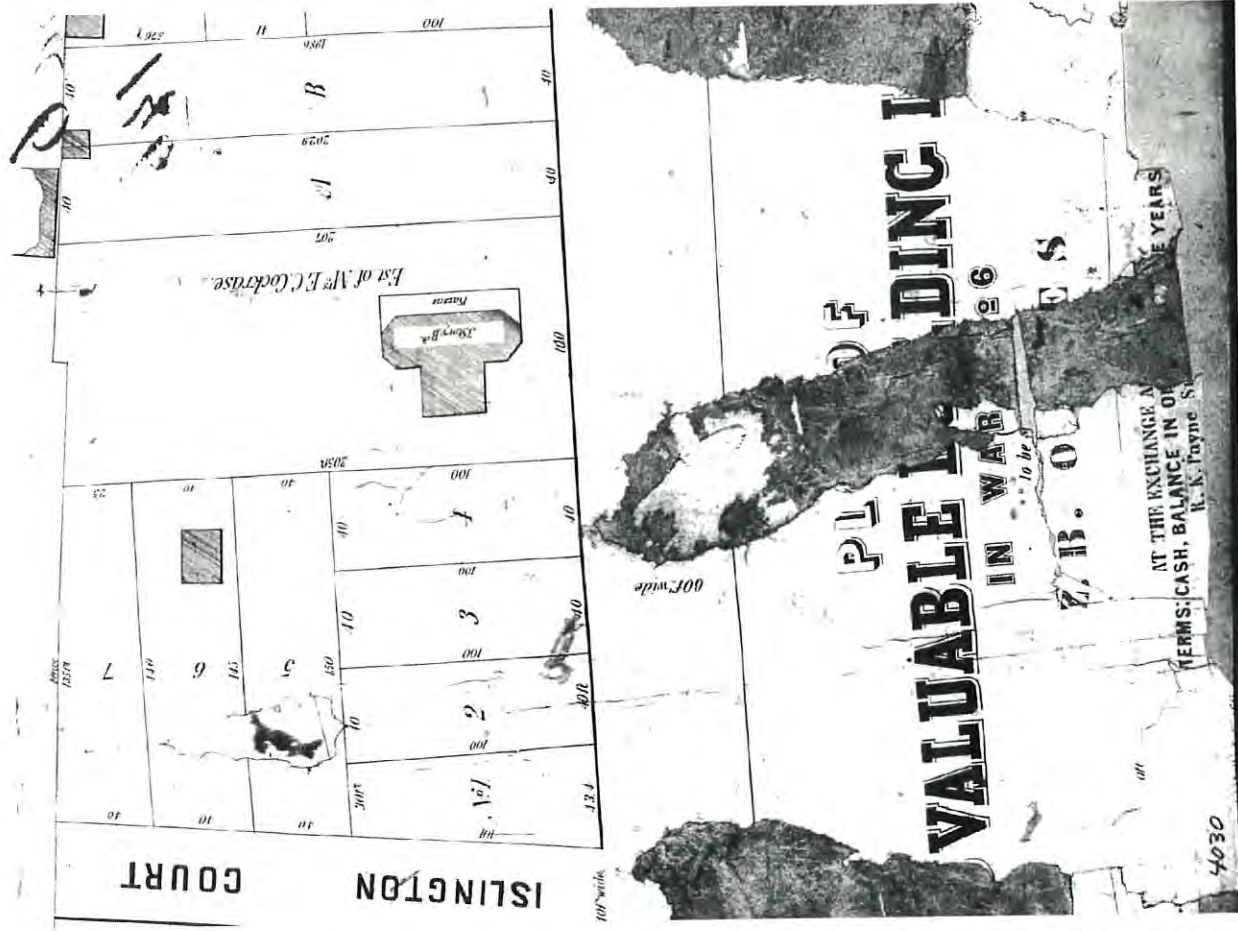
Islington Manor was in a rural setting when it was constructed. The Cochran (also spelled Cochrane) family owned several lots in the Islington Village/Cannonborough in the early nineteenth century, including the land that would later hold 133 Cannon Street. Elizabeth "Eliza" Catherine Cochran purchased a large parcel in Islington from spinsters Margaret Rose and Anna Rose, described as lots 21, 22, 23, and 30 on the plan of Islington and containing around 500 feet of frontage on Cannon Street near President Street. There was at least one house on the lot at that time (Islington Manor.)

Eliza's son John Clarence Cochran and her daughter Rosa also obtained a large lot on the opposite side of Cannon Street as part of Rosa's marriage settlement to James Moodie in 1830.

The Cochrans were a wealthy, slave holding family with society connections. Eliza Cochrane was a trustee of the Ladies Society Charity School in the late 1850s, with several other elite local women including Sarah Rutledge and Henrietta Toomer.

In 1846, Eliza mortgaged part of the parcel, a "lot and buildings on Charleston Neck in Islington, being part of the Rose conveyance" that measured 100 by 97 feet, but retained the property for at least several more years. Eliza wrote her will in 1847 stating, "I order such lots of land about my own residence in Islington Cannonborough as can be taken off conveniently from the house and appurtenances sold to clear my estate of all just liabilities, and my house rented out, and my negroes hired out to raise funds for any debts." She left money to her son John Clarence Cochrane to repay his loan to her for improving Islington Manor, and left silver to John as well as her daughters Rose Moodie and Susannah Pinckney, and her other son William. Eliza also left money to the Revd. John Bachman, to St. Paul's Episcopal Church, and to the Seaman's Church on Market Street.

In 1854, William Cochrane subdivided the land into 15 building lots and Islington Court was cut through to the east of the Manor to allow access to several newly created rear residential lots. Lot 4, measuring 100 feet deep by 40 feet wide on Cannon Street at that time, became 133 Cannon Street.



McCrady Plat 4030. Lot 4 is 133 Cannon Street on Cochran's lands.



The new owners of lot 1 at the corner of Islington Court built a large wood frame tenement that is still extant, and smaller single family wood frame houses were erected on lots 2 and 3. At some early point after the subdivision plat was drafted, the rear section of lot 5 (fronting on Islington Court) was partitioned off and became part of 133 Cannon Street, as the lot is 140 feet deep today.

Auctioneer Z.B. Oakes handled the lot sales. William Cochran sold lots 2, 3, and 5 in 1855. In an unrecorded conveyance, Lot 4 was transferred to the Fowler family and became 79 Cannon, 89 Cannon, and finally, 133 Cannon Street after a final city-wide renumbering in 1886.

The original house at 133 Cannon Street was located along the east property line, recessed about fifty feet back from the street. Andrew D. Fowler and his wife Georgiana Gray Fowler constructed 133 Cannon Street around 1859 and lived in the house (then listed as 89 Cannon Street) by 1861. Andrew was a clerk and later a collector for a shipping company. 133 Cannon was a two story, wood frame single house with a one story piazza facing to the west and it had

SALES AT AUCTION.

14 Eligibly located Building Lots, in Ward No. 6, Cannonboro'—Sale positive.

BY Z. B. OAKES.

Will be sold THIS DAY, the 13th inst., at the Exchange,

at 11 o'clock,

15 eligible BUILDING LOTS, situate in Cannonboro',

as follows, viz:

LOT No. 1—43 feet front, 141 feet deep, on South side

Cannon street, adjoining residence of the late Mrs. Coch-

ran.

LOTS 2, 3 and 4 on Cannon street, adjoining the above,

each 40 by 140.

LOTS 5, 6, 7—On Islington Court, (40 feet wide,) each

40 feet front and 140 feet deep.

LOT'S A and B—On South side Cannon street, each 40

by 207.

LOT'S C, D, E—On South side Cannon street, each 40

by 100.

LOT F—Corner of Cannon and President streets, 39 by

101.

LOTS G and H—On President street, each 40 by 164.

The above Lots are situate in a genteel and improving

part of the city, and are every way worthy the attention

of those desiring investments in Real Estate.

The sale will be without any reserve whatever.

Lithographed Maps may be had at my office.

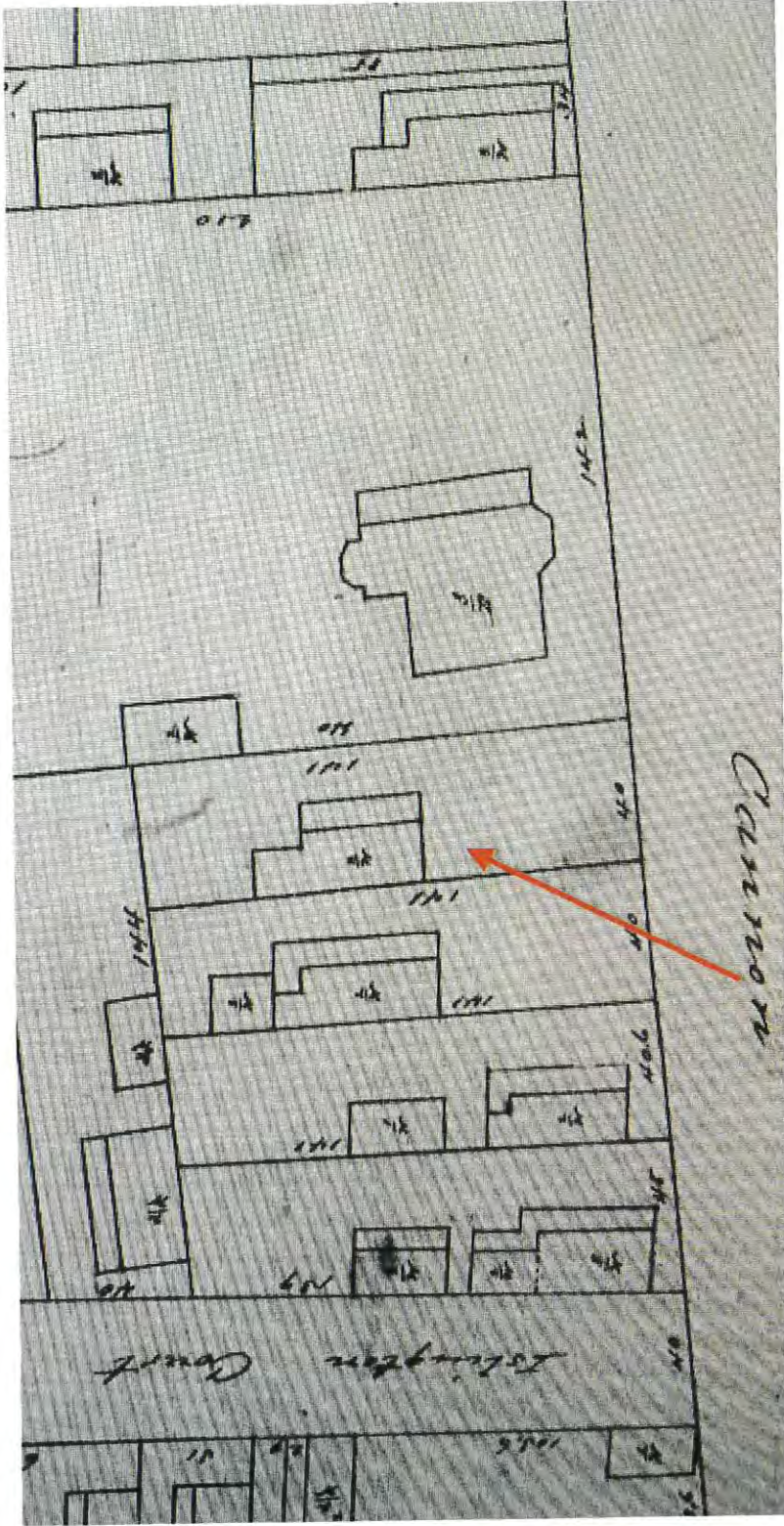
Conditions—One-fourth cash, balance in one, two and

three years, with interest from day of sale, secured by

bond and a mortgage of the property. Purchasers to pay

newspapers

Top: Bird's Eye Map of Charleston, 1872, with an arrow pointing at 133 Cannon. Below: Auction ad for lot 4 in the 1854



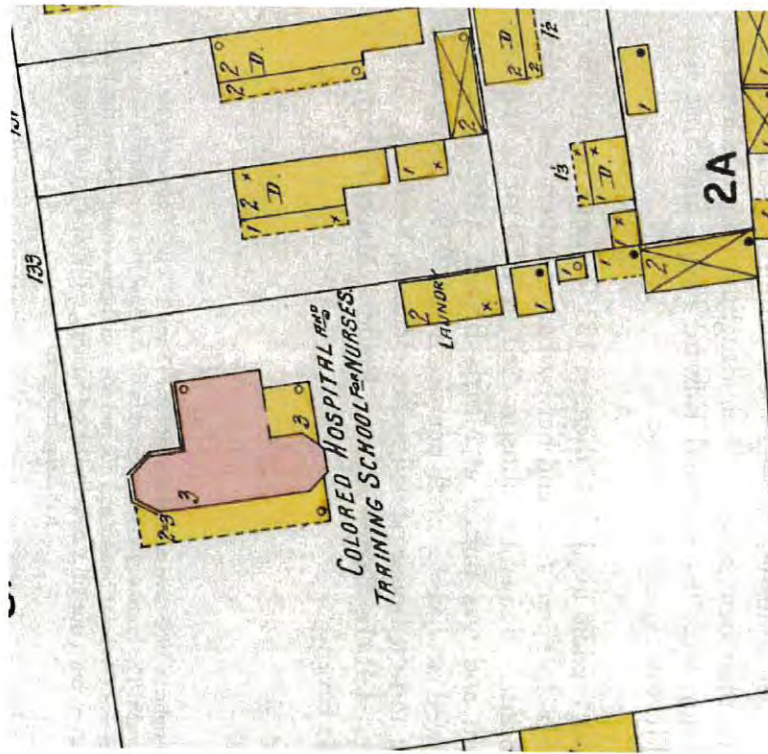
1882 Ward block plat, providing the earliest image of 133 Cannon Street. Islington Manor is to the right.

133 Cannon Street weathered the great Earthquake of 1886 with minimal damage. City engineers noted that the chimneys had already been rebuilt and the elevations of the house was "all o.k." The house had wood shake shingles that needed no repairs. The owner at the time, Mrs. Fowler, did not apply for financial aid from the city for repairs.

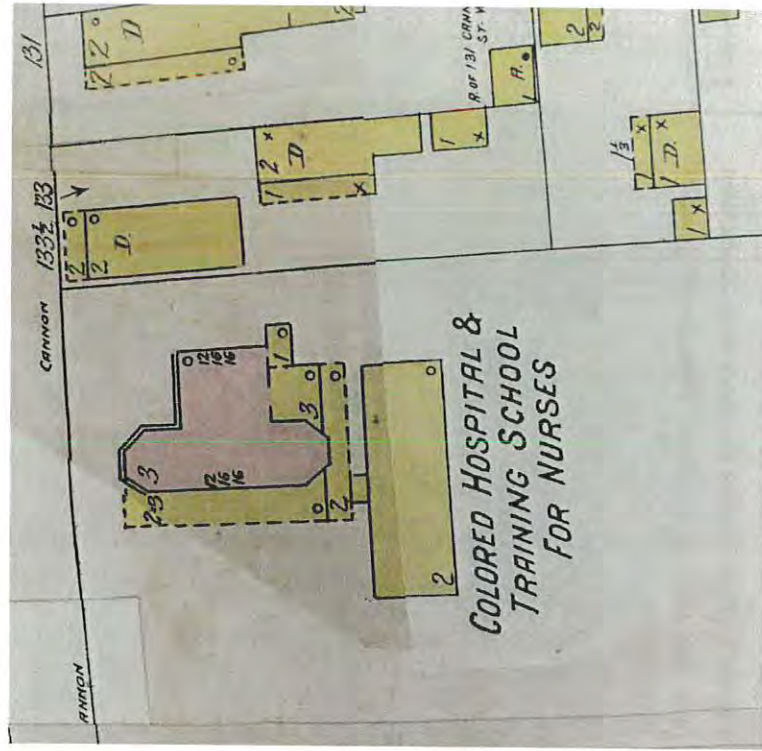
In 1903, 133 Cannon was listed for sale in the newspaper, and house and lot passed to Mary J. Ryan as part of an equity case. It was during Ryan's ownership that the current house, then known as 133 1/2 Cannon Street, was constructed, in 1914.

a small privy in the rear. The house was still present as late as 1955 and was listed at 133 Cannon (with the current, front house listed as 133 1/2 Cannon).

Georgiana, Wescott, and Eugene Fowler transferred the property to James F. Redding to hold in trust for Georgiana in 1884. The deed noted that City Council had briefly seized the property, "and whereas the said premises are in a dilapidated condition and it is necessary for the preservation of the same that they should be part of property repair and said Redding has agreed to advance the necessary sum to purchase at \$400."



133 Cannon in the 1902 Sanborn Fire Insurance map, and in 1929 with the current house, 133 1/2 Cannon, constructed.



The first occupants to live at 133 1/2 Cannon were C.W. and Lizzy Watson. 133 Cannon in the rear of the lot was home to Reverend P.W. Chavis, a preacher at St. Luke's African Methodist Episcopal Church, and his wife Maggie. C.W. worked in the mess hall at the Charleston Navy Yard. Like virtually all of the twentieth century occupants of the house, the Watsons were African American. There were a series of short term working class and artisan occupants from the 1910s to the 1940s, including cooks, laundresses, dress makers, carpenters, and Navy Yard employees. Several residents died at 133 1/2 Cannon while in residence, including Netta Waites in 1924, Lucinda Hayward in 1926, Elizabeth Wanger also in 1926, and Adam Fraser in 1931.

Mary Ryan sold 133 and 133 1/2 Cannon Street in 1930 as part of equity case to settle an estate, to Melvinia Mitchell. Mitchell applied for a \$40 permit to make repairs to 133 Cannon in 1932. Short term renters continued to come and go in the 1930s. A young baby named Clarence Middleton narrowly escaped without serious illness after accidentally drinking kerosene at the house, and three more tenant passed away at the house, Verna Lee Manigault in 1936, Viola Fell in 1937, and James Iracks in 1942. A tenant advertised in the newspaper for their lost German Shepherd dog, who answered to the name Professor, to return him to the house at 133 1/2 Cannon for a reward. Melvenia was living in the house in 1940, when she appeared in the census as the homeowner

and head of household. Also listed at 133 1/2 Cannon were Melvin and Valencia Lewis, a waiter and public school teacher respectively, and Lee and Mozella Davis, who worked as a carpenter and a nurse. Melvenia died in October 1940 of diabetes and heart disease. She was a 55 year old single woman employed as a maid, and she was buried at Old Bethel Cemetery.

It is unclear how the house transferred to Benjamin and Emily Wanzer Johnson as there is no deed on file, but it probably transferred from Melvenia's estate to them. The Johnson family moved in by 1946 and became the longest standing occupants at 133 1/2 Cannon.

Benjamin was a World War One veteran and worked for the railroad. The Johnsons applied for a permit in 1951 to make repairs to their new house. Their daughter Vermelle lived at 133 Cannon with her husband Edward Hazel, and their son Edward Jr. was born in the house.

Their son Freddie lived with them at 133 1/2 Cannon. In 1956, their other daughter Viola and her husband Herbert had a baby at the house. Benjamin Johnson died in 1960 of pulmonary embolism and was buried at Morris Brown AME cemetery. Emily lived at 133 1/2 until her death in 1979. Emily died intestate and the house passed to her children, Vermelle, Althea Noisette, Herbert, Baxter Alonzo, Freddie, Mabel Green, and Gertrude Rivers.

Top right: A 1933 save advertisement for 133 and 133 1/2 Cannon Street.
Bottom right: The houses as they appeared in on the *Sanborn Fire Insurance Map* of 1944. The front and rear houses had not had any significant changes since the 1929 *Sanborn* survey, but a one story detached wood building (possibly a privy) behind 133 had been removed.

TO SETTLE AN ESTATE

WE OFFER FOR SALE

—4 REAL BARGAINS—

133-133 1/2 Cannon Street, monthly rental.....\$45.00

61 Radcliffe Street, monthly rental.....\$15.00

172 Fishburne Street, monthly rental.....\$10.00

3 Maverick Street, monthly rental\$13.00

These properties are to be sold at public auction on June 14. However, we are authorized to sell at PRIVATE SALE before the above date. Look them over, then make us an offer. They are all going as BARGAINS.



After Emily's death, her son Freddie Johnson, a cement finisher, remained in the house until 1989, although Althea Noisette tried to sell the property in 1986, advertising it as "a prime property near MUSC." Emily's daughter Gertrude Rivers was also listed in the *City Directories* in the mid 1980s, but by 1990, the house had become vacant, probably due in part to damages from Hurricane Hugo. Historic Charleston Foundation surveyed the house after the category 4 storm and found some damage to the exterior walls and attic, major damage to the roof cladding, gutter damage, porch issues, and some window damage.

By the 1990s, 133 1/2 Cannon was in a dilapidated and rapidly worsening state. Mount Olivet Presbyterian Church bought the house in 1998 for \$65,000. In 2004, 2009, and 2016, owners asked the city Board of Architectural Review for permission to demolish the house and were denied. Preeminent preservation engineer Russell Rosen drafted a report on behalf of the owner as part of the demolition by neglect applications to the city Board of Architectural Review. Russell estimated in 2009 that after necessary repairs, the house would retain the following original materials: foundations, 20%; exterior framing, 10%; interior

Benjamin Robert Johnson's death certificate. He was one of the longest standing occupants of 133 1/2 Cannon Street.

framing, 50%; interior finishes, 5%; roof framing, 25%. In 2016, Patterson Smith, who paid the church \$350,000 for the house in 2015 and hoped to rip it down for parking and a "pocket park", told the *Post and Courier*, "I just don't have the vision for the property. I don't know what to do with it," the Charleston real estate investor said. "I have rights as an owner. And one of my rights is to do nothing."

CERTIFICATE OF DEATH
Vital Statistics - State Board of Health
South Carolina

Registration Dies No. **709**
Register's No. **60410**
State File No. **60 013334**

1. PLACE OF DEATH
a. CITY, TOWN, OR LOCATION **Charleston**
b. COUNTY **Charleston**
c. LENGTH OF STAY IN PLACE **66 Years**

2. NAME OF DECEASED
a. NAME OF DECEASED **Benjamin Robert Johnson**
b. NAME OF DECEASED **Benjamin Robert Johnson**
c. NAME OF DECEASED **Benjamin Robert Johnson**

3. PLACE OF DEATH
a. NAME OF DECEASED **U. S. Naval Hospital**
b. NAME OF DECEASED **U. S. Naval Hospital**
c. NAME OF DECEASED **U. S. Naval Hospital**

4. RESIDENCE
a. CITY, TOWN, OR LOCATION **Charleston**
b. COUNTY **Charleston**
c. LENGTH OF STAY IN PLACE **66 Years**

5. DATE OF DEATH
a. DATE OF DEATH **September 16, 1960**
b. DATE OF DEATH **September 16, 1960**
c. DATE OF DEATH **September 16, 1960**

6. CAUSE OF DEATH
a. CAUSE OF DEATH **Pulmonary Embolism**
b. CAUSE OF DEATH **Pulmonary Embolism**
c. CAUSE OF DEATH **Pulmonary Embolism**

7. MEDICAL HISTORY
a. MEDICAL HISTORY **Pelvic Venous Thrombosis**
b. MEDICAL HISTORY **Pelvic Venous Thrombosis**
c. MEDICAL HISTORY **Pelvic Venous Thrombosis**

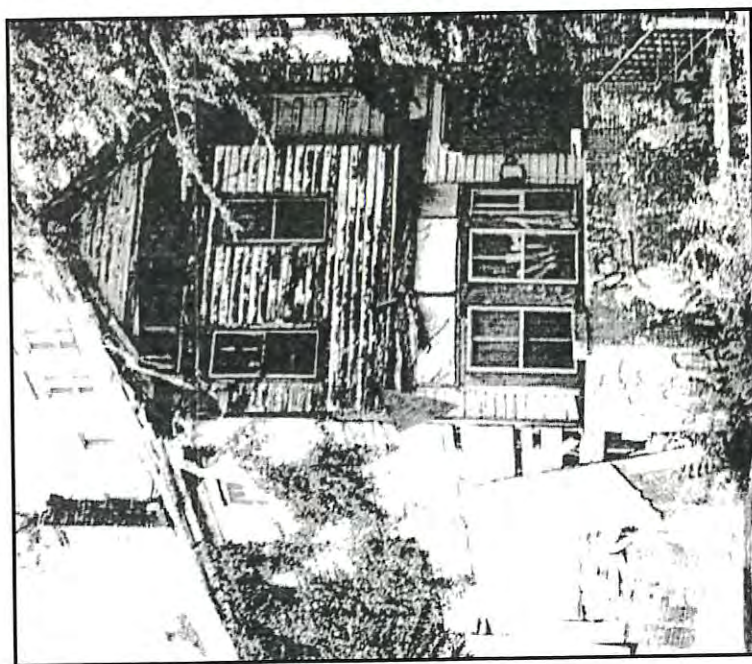
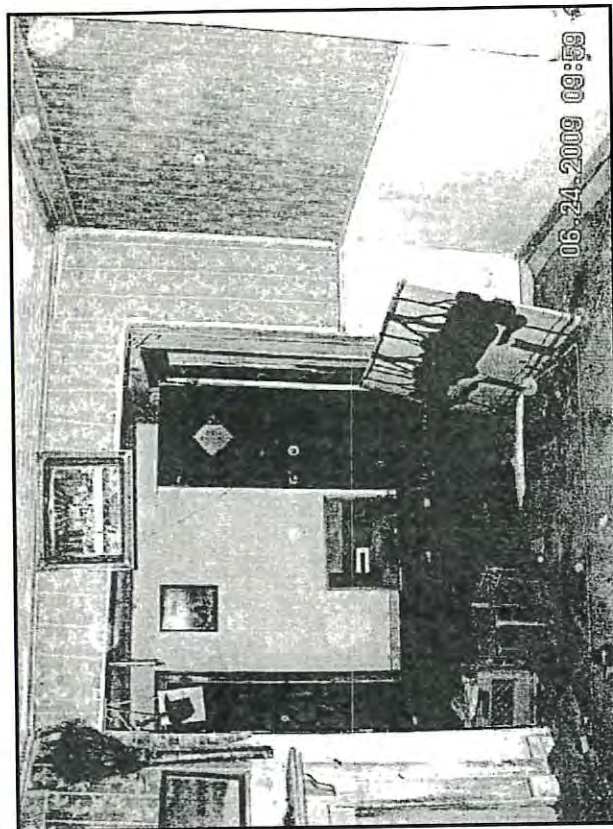
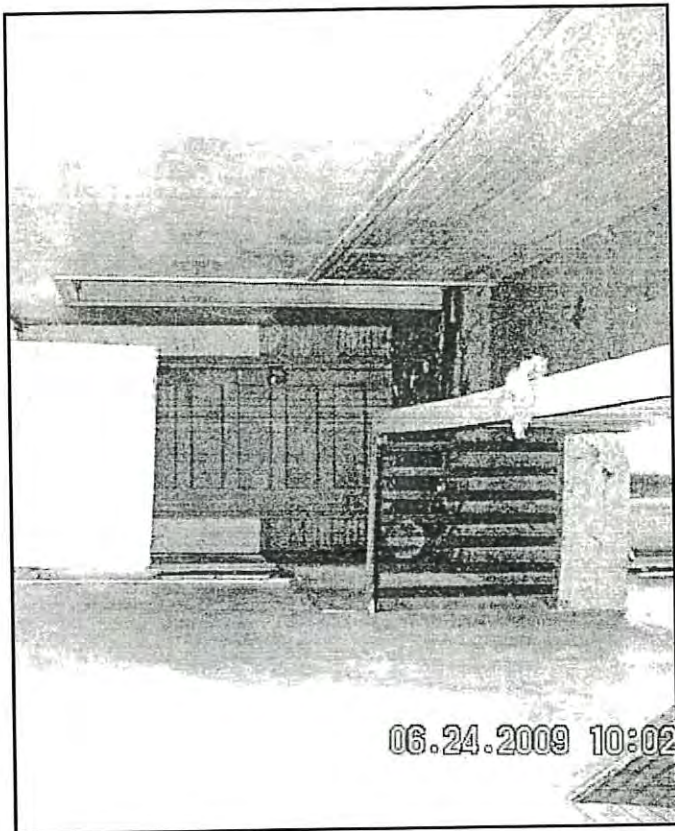
8. SIGNATURE
a. SIGNATURE **Benjamin Robert Johnson**
b. SIGNATURE **Benjamin Robert Johnson**
c. SIGNATURE **Benjamin Robert Johnson**

9. OFFICIAL HOSPITAL RECORDS
a. OFFICIAL HOSPITAL RECORDS **Official Hospital Records**
b. OFFICIAL HOSPITAL RECORDS **Official Hospital Records**
c. OFFICIAL HOSPITAL RECORDS **Official Hospital Records**

10. FUNERAL HOME
a. FUNERAL HOME **Funeral Home**
b. FUNERAL HOME **Funeral Home**
c. FUNERAL HOME **Funeral Home**

11. BURIAL
a. BURIAL **U. S. Naval Hospital**
b. BURIAL **U. S. Naval Hospital**
c. BURIAL **U. S. Naval Hospital**

12. REMARKS
a. REMARKS **Benjamin Robert Johnson was a patient at this hospital from 8/22/60**
b. REMARKS **Benjamin Robert Johnson was a patient at this hospital from 8/22/60**
c. REMARKS **Benjamin Robert Johnson was a patient at this hospital from 8/22/60**



Smith also purchased the Mount Olivet Church across the street for conversion into an arts center. Neighborhood president Cator Sparks countered, "This is what half the neighborhood used to look like 10 years ago. We are not in some no-man's land where we wouldn't need an apartment or an office building," he said. "I mean, Cannonborough-Elliottborough is one of the most diverse, growing neighborhoods on the peninsula." In an updated assessment from 2018, Russell Rosen stated:

"It appears the house was originally built on this site in the mid to late 1800s. It appears that there were two story porches on both the front and back. The rear porches have been removed and the front porch was replaced with concrete construction at the first floor only. I don't think the bay window is original because it was built over the original porch boards. There are some columns stored in the former side hall. I am uncertain if they are from this house.

Interior: portions of the front living room drop ceiling have collapsed exposing the damaged second floor framing. For renovation the existing narrow, steep "side hall" stairs are problematic. Assuming that a developer could get a variance for that stair it is strongly recommended that a contemporary stair be installed somewhere. The roof itself is contemporary 5V metal crimp barn roofing, possibly dating from Hurricane Hugo, in poor condition. Sill, girder, and joist stabilization and replacement needed. If one envisions the entire renovated structure, my opinion is that less than 15% of the original fabric will be functional after renovation."

Opposite page, clockwise from top left: Exterior condition of the Cannon Street facade, interior second floor hall, downstairs front parlor, and close up detail of interior wall framing with plaster and lathe, circa 2009.

The BAR determined that in spite of new framing required to stabilize the house, 133 1/2 Cannon had enough intact character to warrant trying to save it for posterity.

Smith ultimately sold 133 1/2 Cannon to Tift Mitchell in 2018. *The Post and Courier* happily reported in January of 2019, "Two years ago, an abandoned, historic home at 133 Cannon St. seemed like it had no other future than to sit there and rot. Boarded up, eaten by termites and only standing with the support of safety beams, the house was little more than an eyesore in the flourishing Cannonborough-Elliottborough neighborhood. At least, that's the way the former owner saw it. He could think of no other option than to tear it down and start over. The owner said it would simply cost too much to restore it, and he doubted it would resell in its poor condition. But a local realtor, Tift Mitchell, of Tift Properties, saw its potential and purchased the property in April for more than \$560,000 with a vision to invest in its redevelopment." Mr. Mitchell plans to restore the historic house and to construct a new mixed use commercial building and two new homes on the rest of the lot. Andrew Gould of New World Byzantine, which is renowned for its classically inspired infill architectural design work, drafted the plans for the new buildings.

As of July 2019, repair work has commenced, and 133 1/2 Cannon will soon be renovated to its former glory, thanks to Tift and Taylor Mitchell's vision to save the house and improve Cannonborough-Elliottborough for the future.

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Appendix 1: Selected Deeds

0519-808

Mt. Olivet Church to 258 King Street LLC

R315-267

Vermelle Johnson et al. to Zion Olivet Presbyterian Church
1998

By will (docket 79-791)

Emily Johnson to Vermelle Hasell Johnson et al.
1986

W156-876

Althea Johnson Noisette et al. to Vermelle Johnson et al.
1986

The Johnsons possessed the house by 1946, but there was not conveyance recorded at the deeds office.

H34-150

Mary J Ryan through Myers, Master in Equity to Malvinia Mitchell
1930

- Lot 4 on Payne plat; west on a lot now or late of Eliza C Cochrane, deceased

W23-75

Sass, Master in Equity to Mary J Ryan et al
May 1903

Complaint against Laurence Mouzon and Mary J Ryan

* Mary Ryan was not listed in the cross indexes to deeds so it is unclear how she received the property.

D20-251

1884

Georgina Fowler, Henrietta Bryan, Ida Lining, Wescott Fowler, Eugene Fowler to James F. Redding

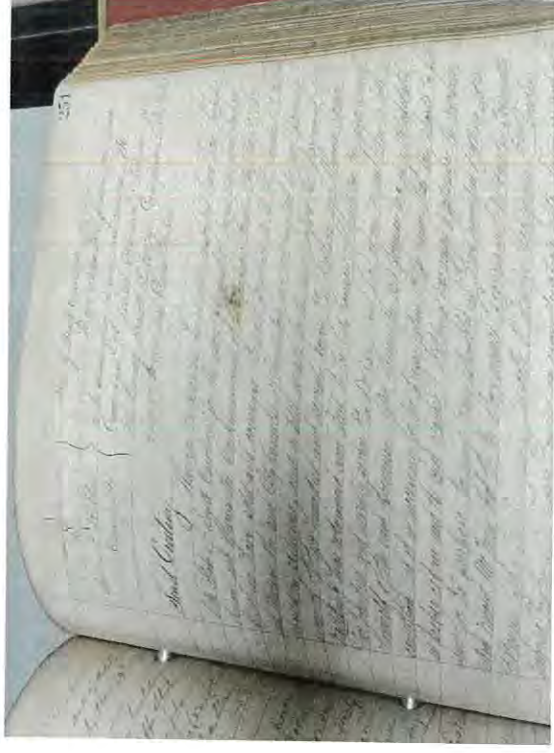
- City council briefly seized the property. "and whereas the said premises are in a dilapidated condition and it is necessary for the preservation of the same that they should be part of property repair and said Redding has agreed to advance the necessary sum to purchase at \$400.

- All that lot of land in the city of Charleston between Islington Court and President Street, 40 feet on Cannon Street by 140 feet in depth. Bounding east on ME Jatho and west on land of estate of HS Mills and children

Z19-528

City Council to Redding

* Pages for Fowler-Fz are missing from the Cross index books



S11-231 (*neighboring property, 135 Cannon)
Eliza C Cochran to Province Savage Trust
Mortgage, "Islington"
1846

- Lot and buildings in Islington on Charleston Neck. 100 by 197 feet. North on land of Eliza Cochran, east on Henry Peak, south on Bee Street and west on Mary Paul a free woman of color.
- Being part of the Rose conveyance Y9

P13-176 (*neighboring property, 135 Cannon Street)
John Cochran to Cohen, trust

H13-539 (neighboring property to the east, Lot 2)
William Cochran to Sires
1855

H13-549 (neighboring property to the west, Lot 5)
William Cochran to Craven

H13-529 (neighboring property to the east, Lot 3)
William Cochran to Barkely
February 1855

Y9-113

Margaret Rose and Anna Rose, spinsters, to Eliza
Catherine Cochran, in trust under Hugh Patterson
June 1830

- Lots 21, 22, 23, and 30 in the plan of Islington and containing about 500 feet on Cannon Street by 219 feet on the east line, and 183 feet on President Street and on lot 22 bounded southward on lot 30 and east 394 feet on west line. House on the lot
- Conveyed to them in V9-389 in 1828

Y9-135

Susannah Glize to Eliza Cochran
1829

Lot on Cannon Street fronting 100 feet; no address given

B10-76 (adjacent property)

James Moodie and Rosa A Cochran to Eliza C Cochran
and John C Cochran
1830

- James and Rosa to be married
- Eliza and John Clarence Cochran mentioned (parents?)
- Bounds north on Budge [Bee?] Street, south on Cannon, **opposite side of the street

Appendix 2: Selected *City Directories*

1900-1910- Lymus and J.E. Alston (133 Cannon Street)
1915- first year listed. CW Watson (Lizzie, wife) Mess hall,
Navy Yard. (colored)

- 133: Reverend PJ Chavis, AME Church.

Wife, Maggie (colored)

1917- Elias Young (Estelle, wife) cook (colored)

1920- Rufus Richbourg (colored)

1924- Ulyses Prioleau (colored)

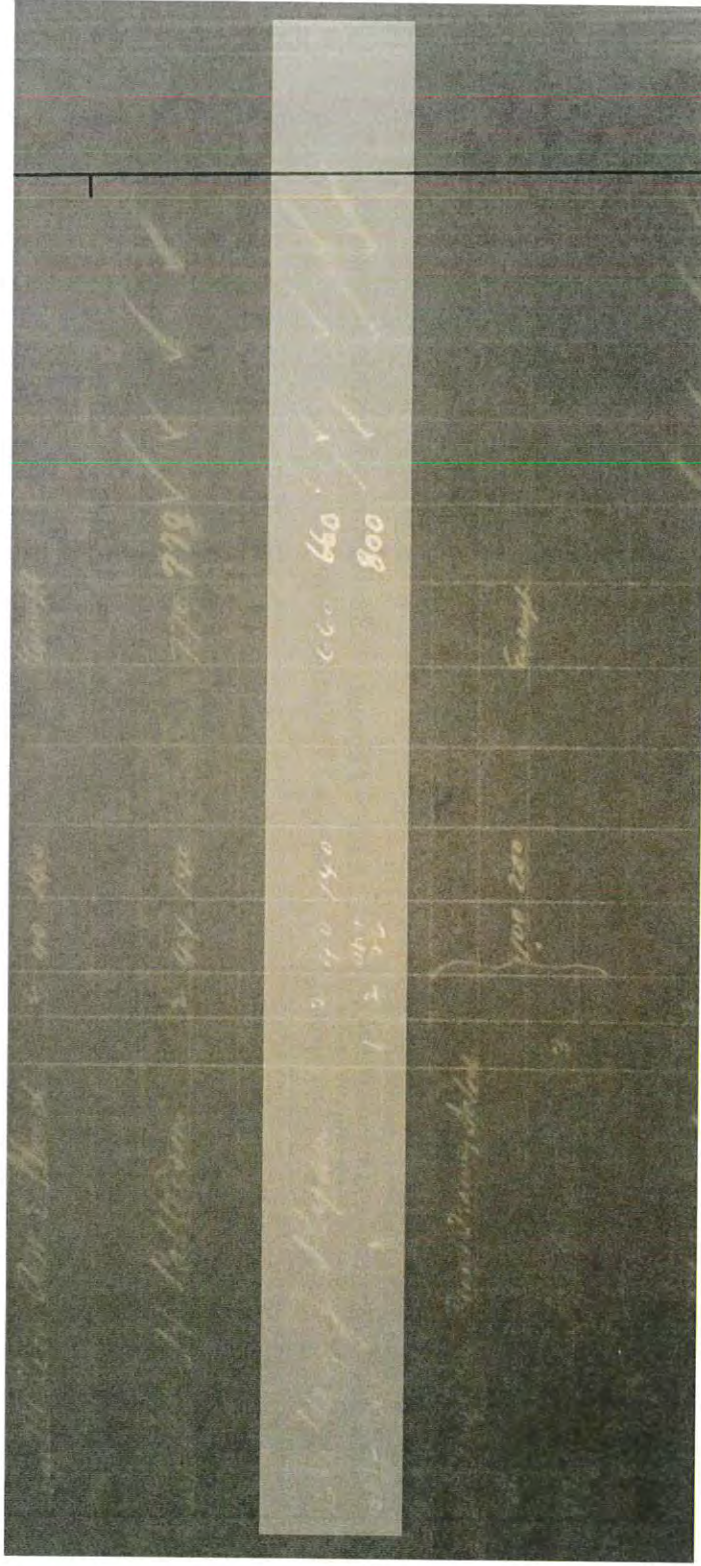
1925- Ella Prioleau (colored) laundress

1929-1932- Benjamin Johnson (colored)

1938- Mozella Davis, dress maker (colored). Lee M Davis,
carpenter

1942- Melvin Lewis (Valencia, wife). Rigger, Navy Yard.
(colored)

1948- Annie Scott (colored)



1914-1918 Ward Book tax assessment ledger. The light box shows the first listing for newly constructed 133 1/2 Cannon Street.

- 1950- Ben Johnson (Emily). Homeowners. (colored)
 - Sam Beckett and Henry Brown in rear building
 - 1961-1978- Emily Johnson
 - 1979-1989- Freddie Johnson, cement finisher
 - 1990- no listing
 - 1995- "vacant, four houses."
- Appendix 3: selected Ward Book tax assessments**
- 1946- Emily Johnson. 133 1/2- wood building. 20x140/ 133- wood building 20 by 140
 - 1914-1918- Ryan. House listed for first time; 133 and 133 1/2
 - 1906-1910- Mary Ryan. 2 story wood. 40x140
 - 1902-1906- James F Redding/Georgina Fowler. 2 story wood. 40x140
 - 1871-1875- AD Fowler and wife. 2 story wood. 40x140
 - 1852-1856 (updated 1865)- Mrs. Eliza Cochran. 3 story brick. 800 by 55
 - "now Est. of Cohen", "now McCall."

Appendix 4: Historic Newspaper References

Charleston Courier (CC), 6 December 1804. "Public Auction."

CC, 6 June 1812, "For Sale in Butcher's Row."

News and Courier (NC) 14 November 1887. "133 cannon street, six rooms, large garden, well in yard. Rent low to good tenant."

NC 18 October 1890 wanted girl to work in small family, 133 Cannon

NC 23 May 1903. "for sale 133 Cannon street, 40 by 140 feet. A bargain. Apply to Montague Triest, 43 Broad."

NC 26 July 1911. "remodeling. Bids are now open for the remodeling of St. Lukes AME Church, at the parsonage, 133 Cannon, from 8 to 10 am. PJ Chavis, pastor.

Charleston Evening Post (CEP) 16 November 1911. Benjamin Miller, colored, charged with being drunk and trespassing on the premises at 133 Cannon

NC 10 June 1917. 133 Cannon for rent, dwelling with 6 rooms

CEP 20 May 1924. Funeral for Netta Waites, 133 1/2 Cannon

CEP 25 April 1926. Lucinda Hayward died at home, 133 1/2 Cannon

CEP 11 November 1926. Elizabeth Wanger, 50 years, daughter of Edmond and Emily Rain Bow Coit, 133 1/2 Cannon. Emanuel cemetery

NC 2 June 1927. To settle an estate, bargains, 133 and 133 1/2 for sale, 6 rooms each

CEP 13 April 1929. Died in new York, Benjamin Fraser, son of Mr. and Mrs. Gibbes Fraser, and nephew of Mrs. OR Donnelly. Funeral in St George on arrival of body

NC 25 September 1931. Adam Fraser, 44 years. Daughter of John Z Crooks and Julia Jones

CEP 9 February 1932. Permit to Melvinia Mitchell for repairs 133 Cannon, \$40

CEP 30 July 1932. Emily Smalls died. Aged 21, daughter of Henry Smalls and Mary Jenkins

NC 14 December 1933. Herbert Judge of 133 Cannon injured in car accident on Maryville Road

FOR SALE,

And possession given immediately,

A most desirable SUMMER RESIDENCE, situated in Butcher's Row. The Lot is 100 feet front on Cannon-Street, and 247 in depth. The house is small but well calculated for a small family; there is a wide piazza on the west side and a shed room—the out buildings are a Kitchen entirely new, a Chair House and Stable for four horses, a well of the best drinking water; in the garden there are a great many choice fruit trees. Cotton, Rice, Coffee, Sugar, Rum, Brandy, &c. will be taken in payment. For terms, apply to the Subscriber, No. 61, King-Street.

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BABY DRINKS KEROSENE

Clarence Middleton Taken to Roper for Treatment

Clarence Middleton, one and one-half-year-old boy, of 133 Cannon street, was in Roper hospital yesterday being treated for kerosene poisoning. He drank some of the liquid. His condition was "good".

FOR RENT

SULLIVAN'S ISLAND HOUSE

NC 5 April 1951. Permit, Bert and Emily Johnson, \$50, to repair 133 Cannon

CEP 8 August 1952. Edward Herbert Hazel, 133 Cannon, son of Edward Ulysses Hazel and Vermelle Iona Johnson hazel- births

CEP 15 October 1952. Freddie Albert Johnson 133.5 Cannon, report to draft board

CEP 1 June 1956. Margaret Anastasia Green, Roper, daughter of Marion and Mable Johnson Green. Births

CEP 27 June 1956. Herbert Alphonso Johnson, son of Herbert and Viola Taylor Johnson, 133.5 Cannon, births

CEP 17 September 1960. Benjamin Robert Johnson, 133.5 Cannon, to be buried at Morris Brown AME

NC 20 June 1971. Staff Sgt. Luchion Green, son of Marion Green, of 133.5, was awarded a certificate of commendation from Marine Corps

CEP. 8 June 1979. Entered into eternal rest on June 7, 1979, Mrs. Emily Johnson at her late residence 133 1/2 Cannon Street, beloved mother of Mr. Alonzo B. Johnson, Vermelle Hassle of New York, Herbert Johnson of Columbus, Georgia, Freddie A Johnson, Mable N. Green and Gertrude Rivers.

CEP 11 November 1982. Baxter Alonzo Johnson, son of late Emily and Benjamin Johnson, brother of Vermelle Hazel, Althea Noisette, Herbert Johnson, Freddie Johnson, Mrs. Mable Green, and Mrs. Gertrude Rivers.

NC 2 August 1936. Baby Clarence Middleton drinks kerosene but survives

NC 7 May 1937. Verna Lee Manigault, daughter of Henry and Martha Manigault died

NC 18 August 1937. Viola Ola Fell 25, 133 Cannon , daughter of Robert and Susan Fell. Died

CEP 30 August 1940. Valencia Lewis, 133.5, won a dollar prize

CEP 20 January 1942. James Iracks died at home

NC 4 March 1942. Lost one male German Sheppard dog with wide black collar. Very friendly. Answers to name "Professor." Return to 133.5 Cannon. Reward

CEP 12 June 1944. Wallace Bates of 133 in car accident, Died 14 June



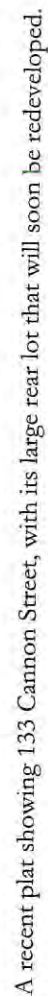
CEP 13 April 1986. "sale, shares prime property near MUSC, 133 1/2 Cannon 40 by 140. A Noisette."

Post and Courier. (PC.) "Dilapidated Cannon Street house faces more neglect after BAR denies demolition."
29 October 2016.

PC. 5 January 2019. "Neglected Cannon Street property to see new future in downtown Charleston"



Clockwise from top left: The interior downstairs, entry stair hall, and Cannon Street facade as they appeared in the January 2019 article in the *Post and Courier*.



A recent plat showing 133 Cannon Street, with its large rear lot that will soon be redeveloped.

