

33 Wentworth St
William Proctor's House
1840

June 5, 1968

Mr. Russel Wragg
33 Wentworth St.
Charleston, S. C.

Dear Russel:

Sometime ago you mentioned that you would like to find out something about the history of your house, and in the course of some other research I looked it up for you. The lot was purchased after the fire of April, 1838, from Peter Desverneys, Jr. by William Proctor on 25 May 1840 for \$1200.00. The lot was sold subject to a mortgage, held by one James Ferguson in exactly that amount, which was satisfied on 23 October the same year.

Since the value of the mortgage should generally be much less than the sale value of any real estate, I am led to believe that there was an earlier house, which Desverneys had mortgaged, and which the fire had destroyed, leaving the old property worth no more than the sale value of the lot. You may find some evidence of earlier foundations if you are digging in the yard.

It seems very likely to me that William Proctor built a house on it right away, and therefore I believe we could call the date of the house "C. 1840." William Proctor was an accountant with various mercantile firms, and he is listed as residing in the house in the Directories of 1849, 1852, 1855, 1856, 1859, 1861 and 1867. In 1869 and in 1872 he is listed as residing at 33 Vanderhorst Street. The old Ward book of Tax assessments shows that the property was sold to one E. J. Black, probably in 1868. E. J. Black must have died quite soon thereafter, for beginning in 1871 and through 1898 it is assessed as being the property of "Trust Estate-Mrs. C. M. Black & Children." Between 1898 and 1902 it was sold to Susan R. Bulls.

I could not ascertain whether Mrs. Black actually lived in the house for any length of time. However in 1890 it was occupied by Mrs. C. C. Wagner, widow of Henry, who had been a wholesale grocer at 191 East Bay. It is perhaps through this occupation that you received the information that the inhabitant had been in the coffee business.

I have a copy of the deed for you, but I am sorry to say it printed very poorly. I am sure you would like to have it anyway.

Sincerely yours,

L. Louis Green III

LLG:pj