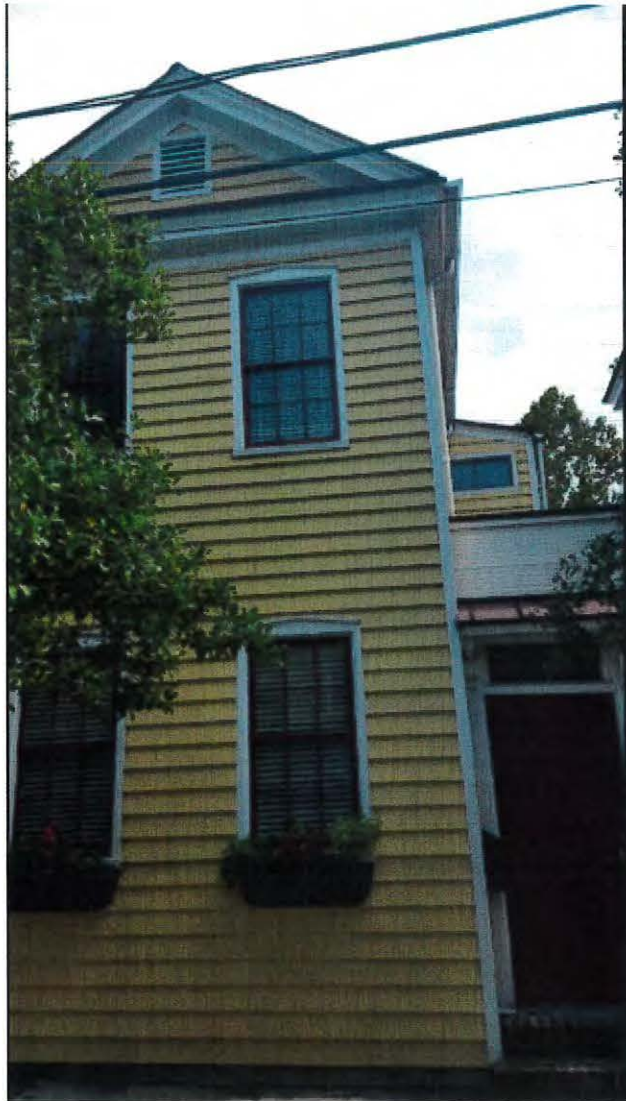


**3 Henrietta Street,
Charleston, South Carolina**



By Branden Gunn
Prepared for HP 8090
Clemson University
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Introduction

The purpose of this report is to examine the evolution and history of 3 Henrietta Street within the historical context of Wraggborough, Charleston, South Carolina. Research was conducted in libraries, historic archives, the Charleston County Records Office and various online databases. Utilized documents include primary and secondary sources and involve among others: wills, deeds, city directories, family histories, and historic newspapers and files dating to the earliest days of colonial America. Following a linear fashion, this project not only describes the history of the specific property, but its development and relationship within the broader region of Charleston as well.

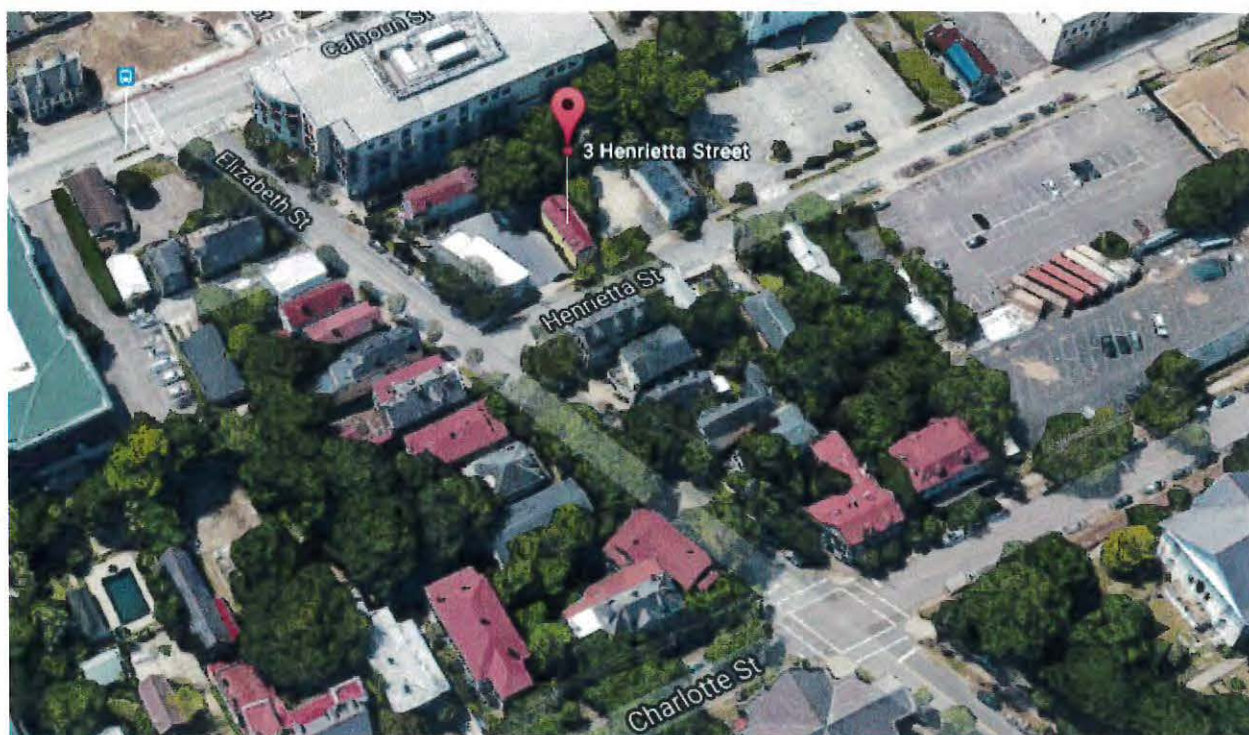


Figure 1 – Ariel View of 3 Henrietta Street. Google Maps, 2017

The Charleston Single House

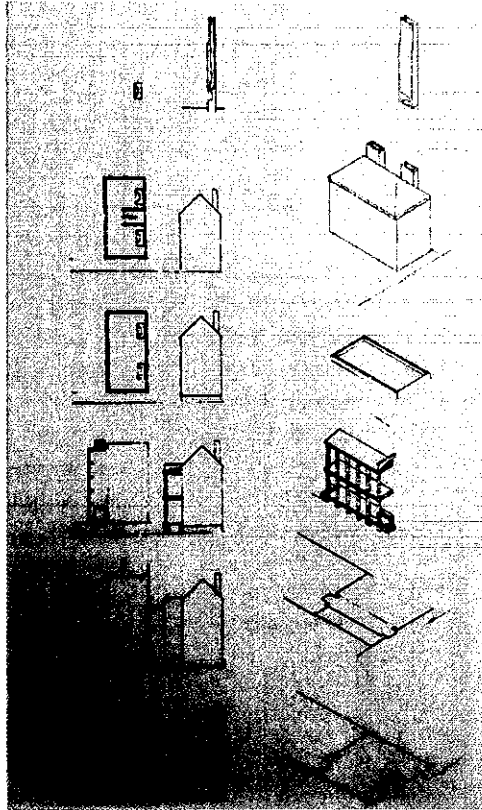


Figure 2 – Typical Single House form. Hampton, C.C. "The Charleston Single House", Rice University, 1994

As a character defining aspect of Charleston, the single house is a response to an increasing loss of space, narrow lot sizes and adaptation to sweltering summer temperatures. "Comfort, privacy and propriety"¹ can perhaps best surmise the way in which the Single house fits into its environment. Influenced from buildings constructed in Barbados, early adaptations appeared in Charleston during the third quarter of the eighteenth century.

Not unlike an I House, the Charleston single house follows a distinct architectural plan that marks a distinct shift from the typical English architecture of the 18th century. Most follow a similar form and consist of two to three floors, a hall and parlor interior layout and street facing entrance that take

advantage of long, narrow lot sizes. In the early days, many single houses were designed to meet both residential and commercial needs and included a first floor store front with residential space on the upper stories. Towards the close of the 18th century the single house became the preferred form of urban housing – storefronts were largely removed to create more residential space.²

¹ Poston, Jonathan H. *The Buildings of Charleston: A Guide to the City's Architecture*. Columbia, SC: University of South Carolina Press, 2014. P. 38

² Ibid

From the front entrance at the street to the backyard, the layout goes from more to less formal. To reduce the risk of fire, kitchen facilities, slave quarters and other service spaces are detached from the main building and located in the rear of the lot. Later, these service spaces were often connected to the main building via a hyphen that increased floor space and adapted the single house to more contemporary living needs.

In effect, the single houses are as much an adaptation to the environment as they are to the lots they were built on. Typically facing to the south or west, a large porch, or piazza was often added to catch prevailing breezes to provide shade and outdoor living space that undoubtedly made bearing the summer heat somewhat tolerable. Moreover, most of the windows concentrate on the piazza facing side and can be opened to create a vortex of fresh air - basically 19th century air conditioning. Perhaps unsurprisingly, residents spent much of their time outside on the piazzas. "north side manners"³ became an unwritten rule that dictated the opposite side of the house had few windows for privacy. Furthermore, construction of the piazza created a need for the main entrances to be moved. Piazza screen doors became the initial entry point to the house and acted as a separation of private and public space. Once through the piazza screen door, entrance to the main house is typically through a central door located in the middle of the house on the piazza facing side.

As Charleston grew further into its own identity, the architecture followed suit and the single house evolved as the staple residential building for Charlestonians. Varying greatly in architectural features and styles from Federal to Greek Revival, the single house is unique and customizable yet almost always similar to the hundreds found throughout the city today. Outbuildings, though remaining increasingly less intact, can still be visible by dissecting the common hyphen. Piazzas, ranging from one story to three on the grander homes, still provide shade and a cool place to take shelter from the heat.

³ Historic Charleston Foundation. *The City of Charleston Tour Guide Training Manual*. Charleston, SC: City of Charleston Office of Tourism, 2011. P. 106.

Altogether, the single house still remains as a symbol of Charleston and its evolution is an adaption to the social and natural environment as well as the context in which they were constructed.

Architectural Description: 3 Henrietta Street

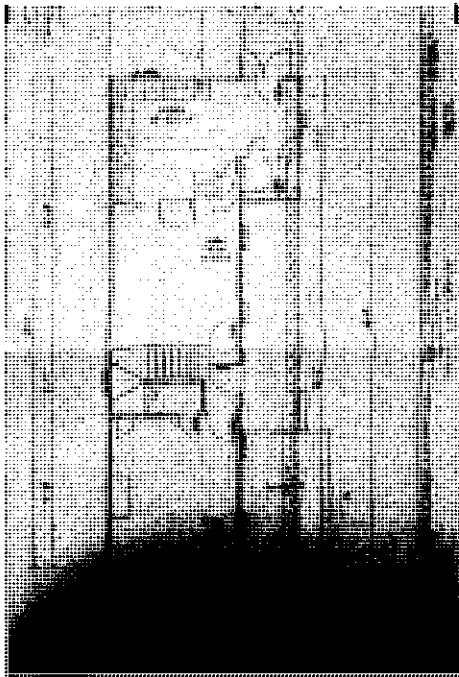


Figure 3 – 1999 First Floor Plan. House Plans, Charleston BAR vertical file.

3 Henrietta Street is a two story, two bay frame single house with an altered one story piazza and street facing primary elevation. A stuccoed brick foundation supports the building and extends to the piazza and piazza screen door. Weatherboard clads all four sides and the 6/6 windows are topped with flattened pediment lintels. Primary entrance is through the 4 panel piazza screen door framed by pilasters, a three light transom, bracketed hood and parapet. The single story piazza received an addition of two small rooms likely around the early 20th century⁴ but is otherwise open on the north end. The gable end façade has a gable pediment and box cornice and the roof is

standing seam metal. No outbuildings exist nor are visible on historic Sanborn Fire Maps suggesting the lot historically contained only this building.

⁴ South Carolina Department of Archives and History form, c. 1985. From vertical files located at the Board of Architectural Review, Gaillard Center, Charleston, S.C.

History of Wraggborough

3 Henrietta Street lies within Wraggborough in Charleston, South Carolina. Now contained within the Old and Historic District and including landmarks such as the Aiken-Rhett House and Charleston Museum, Wraggborough is a storied neighborhood with rich history. Bounded by Calhoun (formally Boundary Street) to the south, King to the west, East Bay on the east and Mary to the north, the neighborhood traces its history back to the earliest days of American colonial history.

Originally located beyond the “Grand Model” of the walled city and north of Boundary Street (now Calhoun Street) Wraggborough receives its designation from Joseph and Samuel Wragg who acquired the land as early as 1715.⁵ As prominent businessmen from Chesterfield, England, the Wraggs quickly expanded their wealth and influence by involving themselves in the slave trade and other colonial affairs.⁶ Eventually serving on the early Provincial Council that governed the early city known as “Charles Towne” the family name quickly spread throughout colonial South Carolina.

Fortune breeds fame and unfortunately for the Wraggs, fame in colonial America often meant danger. During a trip to London in 1718, William Wragg, the eldest son of Samuel Wragg, was captured by Edward Teach, better known as Blackbeard the Pirate. Being well aware of the Wragg name, Blackbeard knew hosting a Wragg as a hostage would only work in his favor. Presenting the option of

⁵ Poston, Jonathan H. *The Buildings of Charleston: A Guide to the City's Architecture*. Columbia, SC: University of South Carolina Press, 2014, 585.

⁶ Francis, Charles. “Wragg Descendant Gives Residents a History Lesson.” *The Post and Courier* (SC), November 23, 1988.

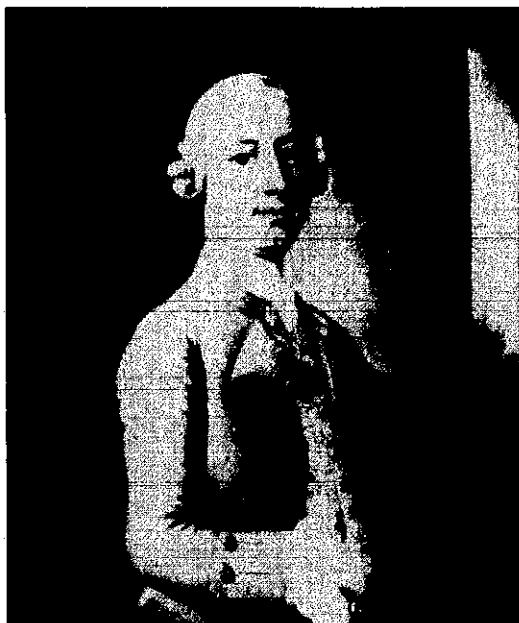


Figure 4 - William Wragg (1750-1760). Detroit Institute of Art.

either William Wragg's head or a chest full of medicine and medical supplies, the governor of Charles Town promptly complied and Samuel was released. Years later, as the reality of the American Revolution gripped colonial America, Samuel Wragg was expelled from the colony in 1777 for his intense loyalty to the English Crown. Boarding a ship back to London, William would eventually meet his fate when the ship sank during a storm just off the coast of Holland.⁷ Today, William Wragg is the only South Carolinian to which a memorial is dedicated in Westminster Abbey.

Persevering though war and tragedy, the Wragg family fortune remained strong and as post-Revolution Charleston began to take from, so did the family vision. To men like the Wraggs, large tracts of land located just outside of the walled city were attractive opportunities for investing a fortune. Having possessed claim to the land as early as 1715, the land was surveyed in 1801 by Joseph Purcell Esquire,⁸ separated into lots and eventually sold. The streets were named for children of the Wragg family: Ann, Charlotte, Elizabeth, John, Judith, Mary, and Henrietta.⁹

⁷ Smith, Henry M. "Wragg of South Carolina." *The South Carolina Historical and Genealogical Magazine* 19, no. 3 (July 1918): 121-23. Accessed November 9, 2017.

https://www.jstor.org/stable/27569458?seq=4#page_scan_tab_contents.

⁸ Wragg Papers, Land Holdings, c. 1801. From vertical file located at the College of Charleston Special Collections, Addlestone Library, Charleston, S.C.

⁹ Charleston Street's (cont - 1). Accessed November 19, 2017.

<http://www.scottishritecalifornia.org/charlestonstreetscont1.htm>.

Wraggborough: Development and Historical Context

Table 11
Occupations of Free Negro Women and Men in Wards 5 and 7, 1861

Occupation	East Side	City Total	Occupation	East Side	City Total
Shoe Maker	84	262	Sailor	0	3
Seamstress	43	182	Driver	1	3
Washer	48	133	Sexton	1	3
Carpenter	28	87	Blackster	0	3
Labourer	11	56	Stevedore	0	3
Tailor	14	44	Milliner	1	3
Porter	12	41	Waiter	1	2
Dress Maker	7	36	Stewardess	0	2
Drayman	13	31	Machinist	0	2
Nurse	7	30	Ship Carpenter	2	2
Butcher	10	23	Boat Man	1	2
Bricklayer	7	24	Ship Joiner	1	1
Barber	7	24	Haltroms Maker	0	1
Servant (House)	5	24	Saw Sharpener	0	1
Fisherman	10	23	Oyster Woman	0	1
Sewer	12	20	Laundress	0	1
Cook	9	20	Sugar Baker	1	1
Blacksmith	8	17	Deck Hand	0	1
Pastry Cook	8	14	Ironer	1	1
Mill Wright	6	13	Printer	0	1
Market Woman/Man	7	12	Locksmith	0	1
Tailorress	6	11	Cabinet Maker	0	1
Painter	2	9	Boiler Maker	0	1
Carter	4	8	Trade	0	1
Wheelwright	6	8	Hairdresser	1	1
Bootmaker	3	7	Maid	0	1
Housekeeper	3	7	Watering Maid	0	1
Shoe Maker	0	5	Lady's Maid	0	1
Factor	0	5			
Farmer	4	5	Apprentice	0	5
Cooper	3	4			
Tinner	2	4			
Harness Maker	3	4			
Mechanic	1	4			
Upholsterer	1	3			
Domestic	0	3			
Stable Keeper	1	3			

(Tax Book of Free Persons of Color 1861)

Figure 5 – Variety of jobs held by free people of color in 1861. "Between the Tracks" P. 80.

Being located north of Boundary Street (now Calhoun Street) and just outside of the main city, the area became attractive to wealthy families seeking large tracts of land. Grand houses such as the Gibbs Family Villa, Manigault House and Aiken-Rhett House would serve as the center of the neighborhood before 1820. As Charleston began to face substantial expansion, Wraggborough was annexed in 1849 and underwent rapid change. Being

forced out of the increasingly expensive downtown area, a growing number of industries were drawn the large, still isolated lots of Mazyck-Wraggborough. Quickly creating opportunities for skilled and unskilled labor, the new industries would draw job seekers from all races, ethnicities and backgrounds. Carpenters, bricklayers, porters, butchers, washers, dressmakers and others found opportunities that downtown would otherwise not afford. Figure Five shows the incredible variety of jobs, both skilled and unskilled, held by free people of color in 1861 in Wards Five, containing Wraggborough, and Seven.¹⁰

¹⁰ Rosengarten, Dale. *Between the Tracks: Charleston's East Side During the Nineteenth Century*. Charleston, SC: Charleston Museum and Avery Research Center, 1987, 80-107.

Shown by the 1801 Plat of Wraggborough in figure Six, the diversity of the neighborhood is clearly reflected by the drastic variation in lot sizes. Small, inexpensive lots filled the voids between the grand houses that still occupied much of the area. The ability to build modest wooden houses made the area attractive to African Americans and other immigrants seeking affordable housing near their jobs. Eventually, Wraggborough would become a popular destination for free people of color¹¹

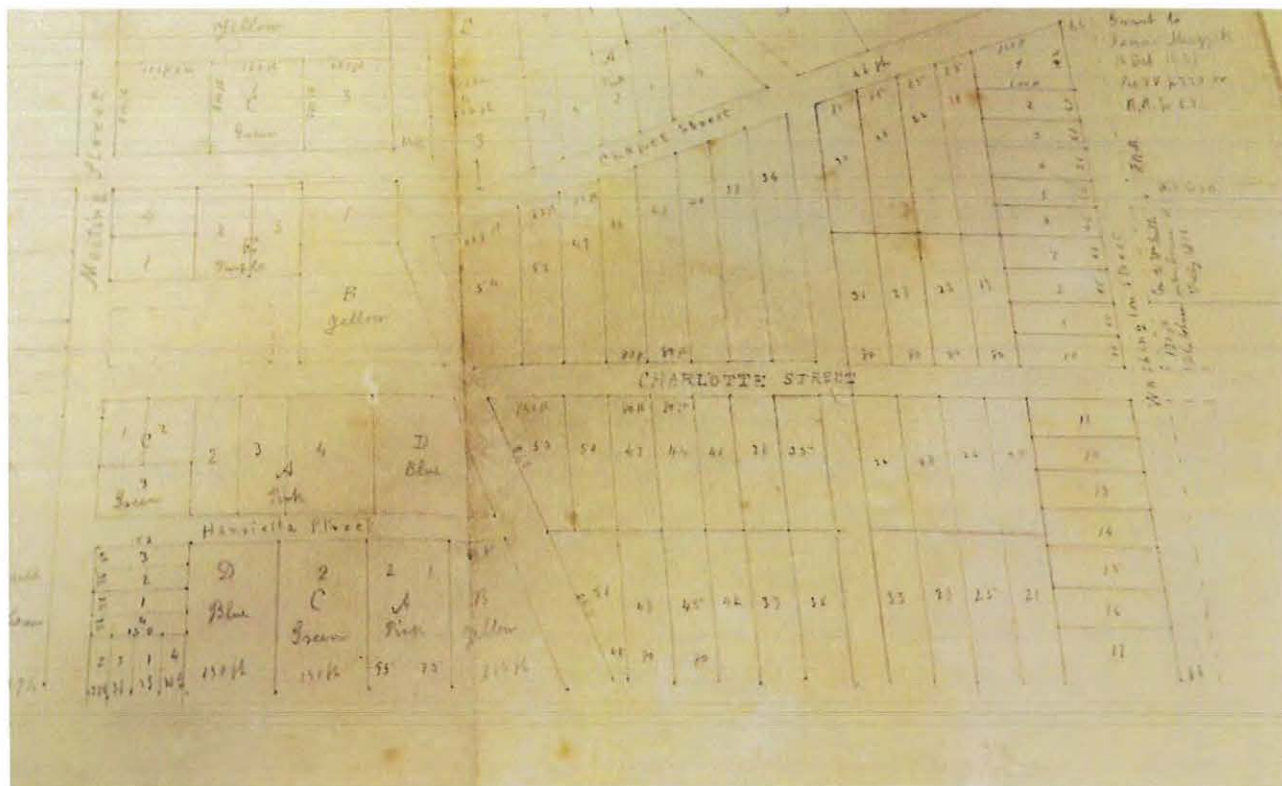


Figure 6 - 1801 Plat recording Wraggborough (College of Charleston Special Collections, Addlestone Library, Charleston, S.C.)

¹¹ Rosengarten, Dale. *Between the Tracks: Charleston's East Side During the Nineteenth Century*. Charleston, SC: Charleston Museum and Avery Research Center, 1987, 72.

By 1861, Ward Five (encompassing Henrietta Street and Wraggborough) contained a population of nearly 15% free people of color, the highest of any other ward. Using data from the 1861 City Census, Figure seven shows the impressive number of free people of color as compared to other wards throughout the city. Proportionally, and again shown in figure Seven, free African Americans were over twice as likely to live in Ward 5 as compared to Ward Seven.¹² According to census data, free people of color tended to settle in groups and Henrietta Street with its small affordable lots on the outskirts of the city became a natural landing point.¹³

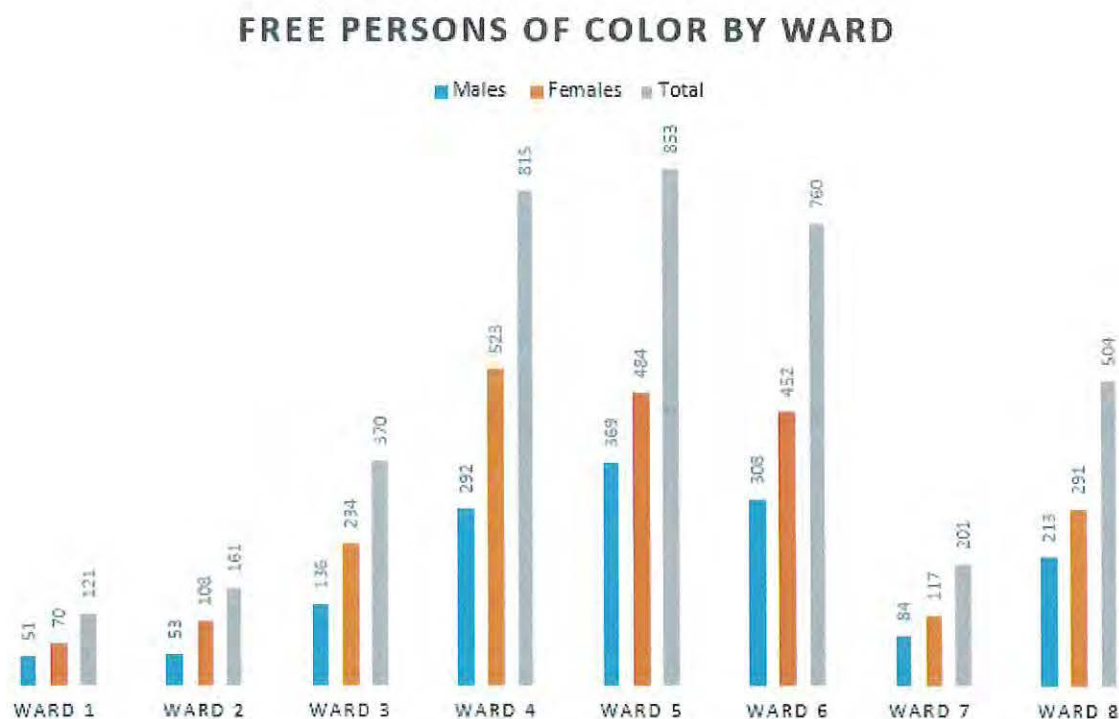


Figure 7 - Ward 5, containing Henrietta Street, housed the largest number of free people of color in the entire city according the 1861 City Census.

¹² Charleston (S.C.). City Council. Census of the City of Charleston, South Carolina, for the Year 1861. Illustrated by Statistical Tables. Accessed November 19, 2017. <http://docsouth.unc.edu/ims/census/census.html>.

¹³ Rosengarten, Dale. *Between the Tracks: Charleston's East Side During the Nineteenth Century*. Charleston, SC: Charleston Museum and Avery Research Center, 1987, 72.

Henrietta Street

Henrietta Street, named for Henrietta Wragg, a daughter of the Wragg family¹⁴ is located in the Southwest corner of the neighborhood. A short street of only one block, Henrietta historically was home to many free African Americans before the Civil War and continued as a diversely populated street well into the late 19th century. Notably, Septima P. Clark, a prominent Civil Rights leader in the 20th century, spent much of her early adulthood at the now destroyed 16 Henrietta.¹⁵ The 1861 City Census shows that 85 free people of color, 74 slaves and 70 white persons lived on the street making it the most popular streets for free people of color in Wraggboroug. The next highest number of free people of color is the much larger Elizabeth Street with 70. In fact, Ward Five which included Henrietta Street held the largest number of free people of color in the entire city.¹⁶

Today, Henrietta Street retains only a small handful of historic buildings. Construction of the Mendel Rivers Federal Building on Meeting Street and expansive parking lots on Henrietta eliminated many original buildings.¹⁷ Regardless, the collection of fairly small lots likely would have made Henrietta Street a strong fit for African Americans looking for affordable places to live while offering a strong sense of community. Figures eight through ten utilize data from the 1861 City Census to show the diversity of Henrietta Street – African Americans were the majority in this period.

¹⁴ Charleston Street's (cont - 1). Accessed November 19, 2017.

<http://www.scottishritecalifornia.org/charlestonstreetscont1.htm>.

¹⁵ Poston, Jonathan H. *The Buildings of Charleston: A Guide to the City's Architecture*. Columbia, SC: University of South Carolina Press, 2014, 606-607.

¹⁶ Charleston (S.C.). City Council. Census of the City of Charleston, South Carolina, for the Year 1861. Illustrated by Statistical Tables. Accessed November 19, 2017. <http://docsouth.unc.edu/ims/census/census.html>.

¹⁷ Brief report on Henrietta Street, c. 2000. From vertical files located at the Historic Charleston Foundation, 40 East Bay, Charleston, S.C.

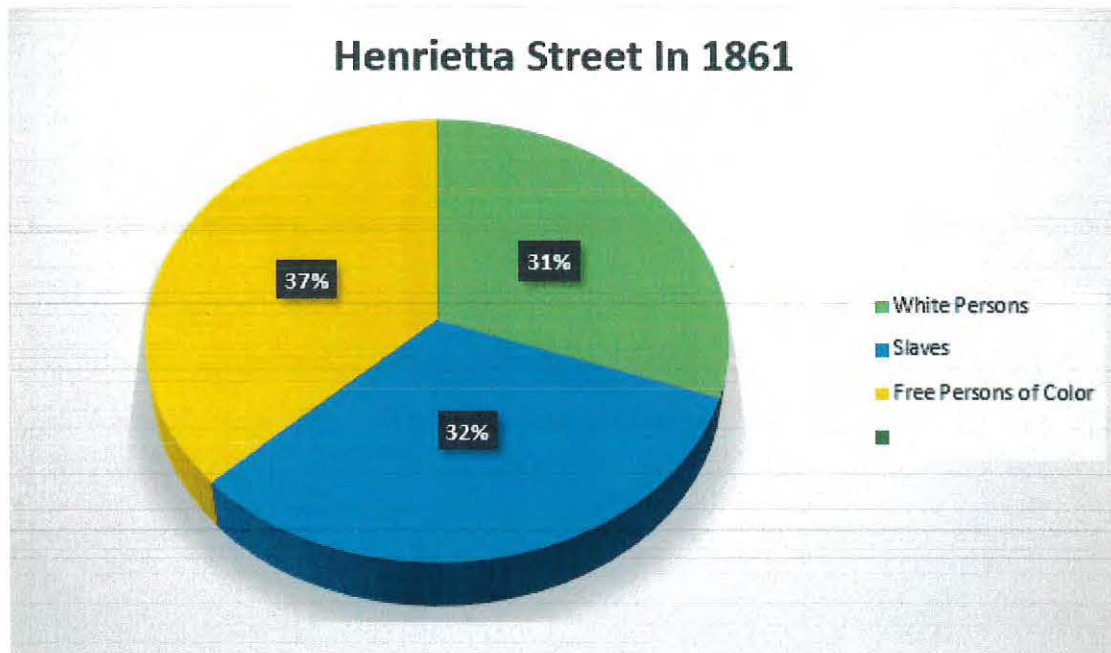


Figure 8 - 1861 City Census Shows African Americans as the Majority on Henrietta Street.



Figure 9 - 1861 City Census Shows Henrietta street had 70 white persons, 74 slaves and 85 free people of color making it the most popular street for free African Americans in 1861.

MAZYCK-WRAGGBOROUGH BY STREET

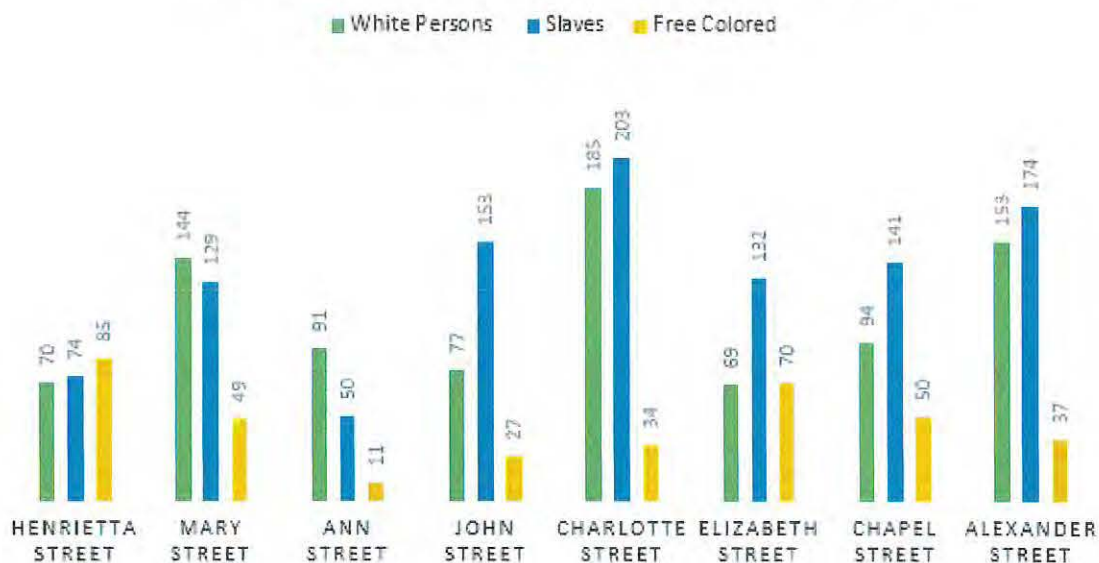


Figure 10 - Based on the 1861 City Census, Henrietta Street had the largest number of free persons of color in all of Wraggborough.

3 Henrietta Street: Property History

3 Henrietta Street is a property that perfectly embodies the rich diversity and history of Wraggborough. Difficult at times to research, various challenges led to several “holes” in its history; nevertheless, a linear tract was established. County records, deeds, wills, historic newspapers and countless other archival finds brought the history of 3 Henrietta to life. A diverse set of owners, renters, adaptations to disasters and other events revealed the story of 3 Henrietta and proves the property’s significance within the rich landscape of Charleston.

As previously stated, the land was in the hands of the Wraggs from 1715 until around 1801 when descendants of Samuel and Joseph Wragg had the land surveyed, parceled into lots and eventually

sold individually. The 1801 plat would suggest that the particular property was originally given to one of the children of Samuel Wragg.¹⁸ Within this research, the oldest record found was a release issued to John Gervais to Sukey Drayton on October 17th, 1818¹⁹. Whether or not a building was constructed around this date is not known. Research reveals that Drayton was a person of color and possibly connected with the same family that constructed Drayton Hall, but whether or not she was free is

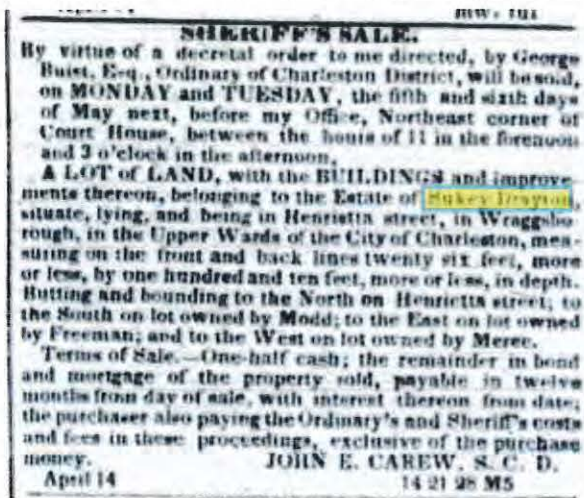


Figure 11 – Notice of Sheriff's Sale. Charleston Mercury, April 14th, 1856.

unknown. The 1852 Ward Book describes the building as a two story wood building valued at \$800 for both the land and house.²⁰ Upon her death on March 7th, 1856, the property was transferred to George Buist,²¹ Ordinary for the District of Charleston where it was listed for public auction at a Sheriff's Sale in April of 1856²² and purchased with the high bid of \$700 by Claus Prigge on June 6th, 1856.²³

From Hanover, Germany, Claus Prigge received admission into Charleston on August 26th, 1830 at the age of 27 (see figure 25) and held an occupation as a grocer,²⁴ a common job for German immigrants in Wraggborough.

¹⁸ 1801 plat, c. 1801. From vertical file located at the College of Charleston Special Collections, Addlestone Library, Charleston, S.C.

¹⁹ Charleston County Register of Mesne Conveyance, Deed Book C9 Page 7, Charleston, South Carolina, 1856.

²⁰ City of Charleston, City Tax Assessment Ward Books, Charleston, S.C., Ward 5, 1852, p.125. South Carolina Room, Charleston County Public Library.

²¹ Henrietta Street notes, c. 1856. From vertical file located at the College of Charleston Special Collections, Addlestone Library, Charleston, S.C.

²² "Sheriff's Sale" Charleston Mercury, April 14th, 1856.

²³ Henrietta Street notes, c. 1856. From vertical file located at the College of Charleston Special Collections, Addlestone Library, Charleston, S.C.

²⁴ South Carolina Naturalizations, Federal Records, 1783-1850, p. 28, Compiled by Brent H. Holcomb, C. 1985, Genealogical Publishing Co. Baltimore, MD. Retrieved from Ancestry.com. (accessed November 19, 2017)

The Civil War period disrupted the historical time line of 3 Henrietta Street – ownership between 1856 and 1879 remains murky. The 1880 Ward Book reveals that a woman named Silvey Middleton (also spelled Silvia) owned the property by at least 1880 (likely earlier as her name also appears in earlier ward books, but 1880 is a concrete date).²⁵ A free person of color and Dressmaker²⁶ Silvey lived among several other Middleton's on Henrietta Street²⁷. A two story wood building, probably the same as mentioned in the 1852 ward book was valued at \$400 for the land and \$400 for the house.²⁸

During the earthquake of 1886 the property received heavy damage under Silvey's ownership. The earthquake historical file published by the Division of Records Management reads: "Old frame building beyond repairs; should be torn down before it drops."²⁹ Whether not Silvey lived in the property after it was damaged is unknown but it is interesting to note that the Sanborn Fire Map of 1888 lists the property as a one story shanty. Possibly due to Silvey's old age (she was 81 at the time of the earthquake),³⁰ it can be assumed that the building went years without repair and the Sanborn maps of 1888 reflect this as the building is described as a one story shanty. Previously, Ward Book 5 had the property listed as a two story wood structure in 1886 before the earthquake.³¹

Dying on May 21st, 1890 of senile decay and paralysis,³² Silvey Middleton in her estate as prescribed by her Will, ownership is apparently transferred to her children, Daniel and Rachel McInnes.³³

²⁵ City of Charleston, City Tax Assessment Ward Books, Charleston, S.C., Ward 7, 1880-1886, p. 97 [Microfilm] Historic Documents Room, Register of Mesne Conveyance, Charleston, S.C.

²⁶ City of Charleston. *Charleston City Directory, US City Directories, 1890*. Retrieved from Ancestry.com. {accessed November 19, 2017}

²⁷ City of Charleston. *Death Certificates Charleston*. South Carolina Room, Charleston County Public Library

²⁸ Charleston County Register of Mesne Conveyance, Ward Book. Book 5 P. 80, Charleston, South Carolina, 1881.

²⁹ Division of Records Management, "Historical File: The Earthquake of 1886, City of Charleston, S.C.". Page 138, Charleston, S.C. 1886.

³⁰ City of Charleston. *Death Certificates Charleston, S.C.* Middleton, Silvey. South Carolina Room, Charleston County Public Library.

³¹ "Sanborn Fire Map of Charleston" Map. Charleston S.C. 1888.

³² City of Charleston. *Death Certificates Charleston, S.C.* Middleton, Silvey. South Carolina Room, Charleston County Public Library

³³ "Funeral Notices" Charleston News and Courier (SC), May 23rd, 1890.

After 8 years, her children are unable to keep ownership of the house and the property goes to Sheriff's Sale for delinquent tax payments.³⁴

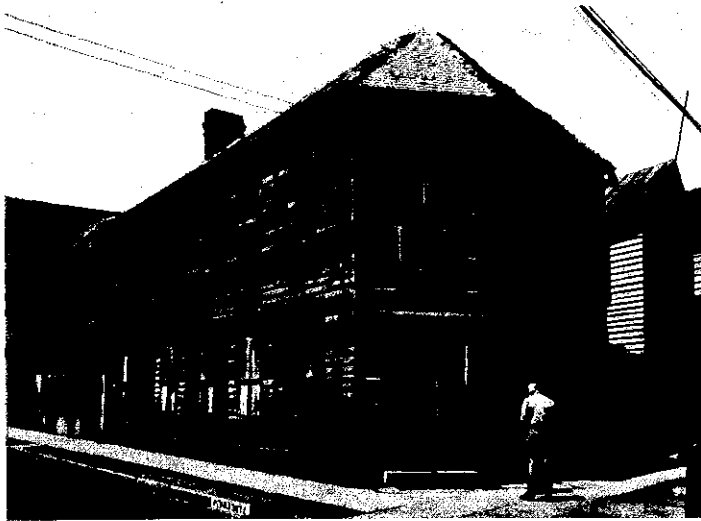


Figure 12 – 1 Henrietta in 1937. Henry Willie's old corner store.

The story begins again when Henry L. Willie, owner of adjacent property on 1 Henrietta, buys 3 Henrietta from Master of the Court G.H. Sass at public auction for \$915.00.³⁵ H.L. Willie, born 1840 in Prussia,³⁶ was a land proprietor and grocer who owned a popular grocery store at the bottom floor of his residence on the corner

of Henrietta and Elizabeth.³⁷ The property is likely still damaged from the earthquake, as Willie invests \$500 in the property to presumably rebuild the two story wood structure that is mentioned throughout earlier Ward Books.³⁸ Investments made by Willie presumably created the property that is present on the lot today.

Based on advertisements found throughout the News and Courier and being a man of business, Willie presumably invests in the building so that it may be used for rental income. City Directories from 1899 to Willie's death in 1937 show dozens of different people (mostly free people of color) living at the property, supporting the theory that the property was used as a rental for close to 40 years³⁹ Willie owns the property up until his death on August 4th, 1936.⁴⁰

³⁴ "Sheriff's Sale" Charleston News and Courier (SC), April 7th, 1897.

³⁵ Charleston County Register of Mesne Conveyance, Deed Book F23 Page 119, Charleston, South Carolina, 1898.

³⁶ U.S. Census, 1870. Retrieved from Ancestry.com. {accessed November 19, 2017}

³⁷ U.S. Census, 1930. Retrieved from Ancestry.com. {accessed November 19, 2017}

³⁸ "Building Up the City" Charleston News and Courier (SC), Sept. 17th, 1898.

³⁹ City of Charleston. *Charleston City Directories, 1899-1937*, South Carolina Room, Charleston County Public Library, Charleston, S.C.

⁴⁰ Charleston County Register of Mesne Conveyance, Deed Book W39 Page 268, Charleston, South Carolina, 1937.

As prescribed by his will and executed after Willie's death, executor Adolph G. Hollings sells the property to Francis Victor Boudolf. Born October 19th, 1872 in Ruby, France, Boudolf immigrated from Leige, Belgium and arrived in New York on April 19th, 1916.⁴¹ Later making his way to Charleston and residing on George Street where he worked as a bricklayer, Boudolf eventually moves to 3 Henrietta in October of 1937 after purchasing the property for \$1025.00. at public auction.⁴² The McCrady Plat commissioned in 1937 describes a 2 story single house with porch⁴³ and dimensions are slightly different from previous property lines mentioned in earlier deeds as likely changed by previous owner, Henry L. Willie. Deeds begin to read as such:

"The same measuring and containing on the front line twenty-three (23) feet, on the east line eighty-two (82) feet, on the south or back line twenty-three (23) feet, and on the west line eighty-two and three-tenths (82.3) feet; the said property owned by Henry L. Willie at the date of his death and surveyed by the John McCrady Co. in September, 1937, which said plat has been recorded in the R.M.C. Office for Charleston County."⁴⁴

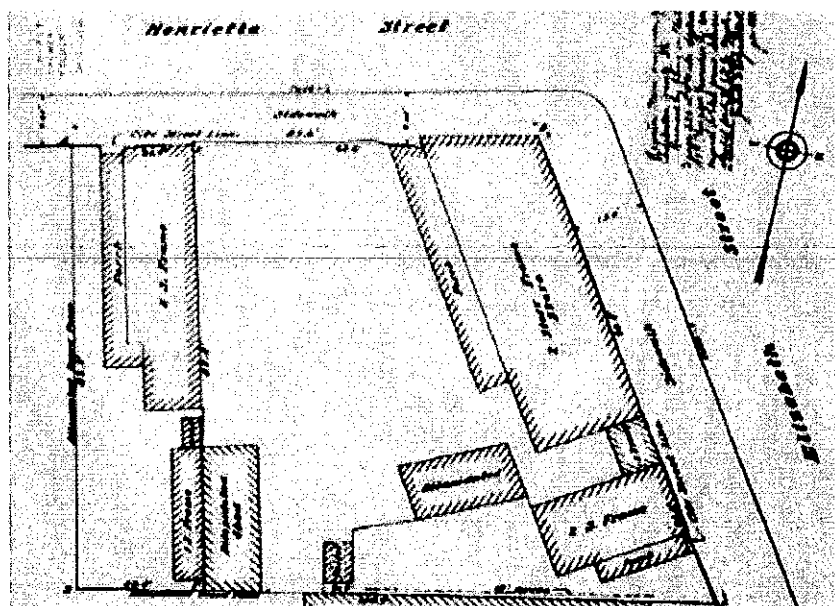


Figure 13 - The 1937 McCrady Plat showing 3 Henrietta Street.

⁴¹ Naturalization Service, *Record of Declaration of Intention*, 1916. Vol.3, p. 125. Retrieved from Ancestry.com. {accessed November 21, 2017}

⁴² Charleston County Register of Mesne Conveyance, Deed Book W39 Page 268, Charleston, South Carolina, 1937.

⁴³ Plat of Henrietta and Elizabeth Streets, McCrady Plat Collection, 1937. Book E, p. 224, Charleston County RMC, Charleston, S.C.

⁴⁴ Charleston County Register of Mesne Conveyance, Deed Book W39 Page 268, Charleston, South Carolina, 1937.

After his death, Boudolf's children are given rights to the property however, they offer 3 Henrietta up for auction. Nathan Rosen acts as "Master for the County" and presides over the public auction, selling the property to Ophelia Alston, born 1914 in Charleston,⁴⁵ with the high bid of \$1745.00.⁴⁶ Residing at the building for a large part of the 20th century, she receives a mortgage in the amount of \$1145 at a 6% interest rate with \$25/month payments.⁴⁷

Marrying Percival Green and adopting his last name, Ophelia transfers the property rights and mortgage of 3 Henrietta to her husband, Percival for the sum of \$5 and it becomes part of his estate. The mortgage is recorded in book M50 P. 360.⁴⁸

Upon his death on October 10th, 1964 Percival Green leaves half of his interest in the estate to his brother, Edward Green and half to his wife, Ophelia Green. Edward Green then gifts his half of the property to Ophelia for \$1 and the property become hers entirely once again.⁴⁹ Upon Ophelia's death on July 17th, 1987, ownership of 3 Henrietta goes to Edward Alston, her beneficiary.⁵⁰

Nearly one hundred years after recovering from the earthquake of 1886, 3 Henrietta is hit hard during Hurricane Hugo in 1989. A post-hurricane survey conducted by Historic Charleston Foundation described 3 Henrietta as "leaning toward the right" and being "completely off foundation". Bricks from the chimney were displaced and 50% of the roof was damaged. Surprisingly, despite critical damage to the foundation, chimney and roof, a photo from the report as seen in Figure 14 reveals the house to be otherwise intact.⁵¹

⁴⁵ City of Charleston, City Census, 1930. Retrieved from Ancestry.com {accessed November 30, 2017}

⁴⁶ Charleston County Register of Mesne Conveyance, Deed Book K50 Page 483, Charleston, South Carolina, 1949.

⁴⁷ Charleston County Register of Mesne Conveyance, Mortgage Book M50 Page 360, Charleston, South Carolina, 1949.

⁴⁸ Charleston County Register of Mesne Conveyance, Deed Book U52 Page 23, Charleston, South Carolina, 1950.

⁴⁹ Charleston County Register of Mesne Conveyance, Deed Book E83 Page 295, Charleston, South Carolina, 1965.

⁵⁰ Charleston County Register of Mesne Conveyance, Deed Book R77 Page 63, Charleston, South Carolina, 1988.

⁵¹ McCallum, Lund and Rowe, Kurley. *Historic Charleston Foundation Hurricane Hugo Damage Assessment form*, 1989. From Vertical files located at the Historic Charleston Foundation, Charleston, S.C.

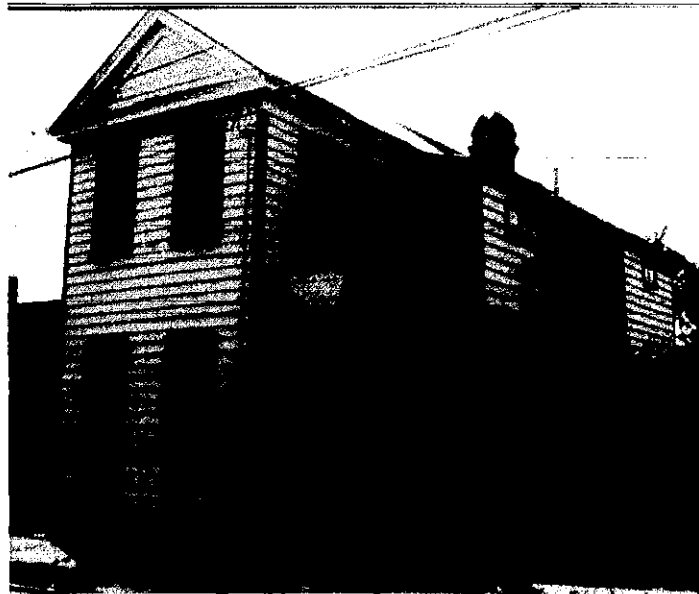


Figure 14 - Photo of 3 Henrietta taken after Hurricane Hugo during the 1989 survey by Historic Charleston Foundation.

Edward Alston lives in (or at least owns) the property until April of 1999 releases 3 Henrietta to Michael D. Rozier for the sum of \$87,000.00. the property remains identical dimensionally but would later undergo major cosmetic changes.⁵²

After just 6 months, Michael D. Rozier releases 3 Henrietta to Scott M. Quattlebaum of Quattlebaum Development Company for the sum of \$125,000.00.⁵³ A prominent property developer in the Charleston area.⁵⁴ Quattlebaum purchases the property with the intention of repairing it and immediately offering it up for sale for quick profit. Deeds show that the 3 Henrietta is subject to easements and Quattlebaum receives a permit from the Charleston Board of Architectural Review (BAR) to repair the existing foundation, metal roof, deteriorated framing, chimney, and sheeting on November

⁵² Charleston County Register of Mesne Conveyance, Deed Book O34 Page 090, Charleston, South Carolina, 1999

⁵³ Charleston County Register of Mesne Conveyance, Deed Book W333 Page 550, Charleston, South Carolina, 1999

⁵⁴ QDevCo. Accessed November 28, 2017. <http://qdevco.com/>.

3rd, 1999.⁵⁵ Cost of improvements was estimated at \$23,100.⁵⁶ As seen in Figure 15 (also Figures 29 through 31 Quattlebaum took the structure down to the frame and removed much of the historic fabric of the house after just a few weeks from beginning the project. Preservationists, the neighborhood president and other Members of Wraggborough felt that the project went far beyond the scope of “minor repairs” authorized by the BAR. Upon official investigation, a stop work order was issued on October 22nd, 1999.⁵⁷ Receiving coverage in the Charleston Post and Courier, Building Inspections Chief Doug Smits stated: “It was obvious that the work had gone beyond what had been approved.” Nevertheless, the house did in fact require substantial repairs. In Quattlebaum’s words: “Basically we’re just renovating it back to what it was. . . It was about to fall over, it was leaning so bad.”⁵⁸



Figure 15 – 3 Henrietta during the 1999 reconstruction.

Quattlebaum was highly corporative with the BAR and work allowed to resume. In Quattlebaum’s words: “It was never my intention to hide any work from your office, I only want to rehabilitate and old house that has been neglected for at least 50 years.” Quattlebaum made it clear that everything that could be saved was carefully inventoried and stored for replacement. “All salvageable wood stored in the back of the site. We also saved all the window sills and shashes and stacked them neatly on site.”⁵⁹ After

⁵⁵ BAR Form, c. November 10, 1999. From vertical files located at the Board of Architectural Review, Gaillard Center, Charleston, S.C.

⁵⁶ Ibid

⁵⁷ Menchaca, Ron. “Work Stopped on House.” *The Post and Courier* (SC), November 4, 1999.

⁵⁸ Ibid

⁵⁹ Scott Quattlebaum Letter, c. November 19, 1999. From vertical files located at the Board of Architectural Review, Gaillard Center, Charleston, S.C.

careful review, the BAR allowed work to resume on the property. Writing an official letter to Quattlebaum, Jonathan H. Poston, Director of Museums and Preservation Initiatives said: "I was relieved to see how much of the historic fabric you have retained in your construction process."⁶⁰ Work was eventually completed to the satisfaction of the BAR and the house sold for the sum of \$340,000.00, to Kent and Ashley Stock on September 18th, 2000.⁶¹ After much needed work, the property retained much of its historic fabric and was returned to a livable state.

Bringing 3 Henrietta to its current owners, Kent and Ashley Stock release 3 Henrietta to William and Marlyn Westin as joint tenants for the sum of \$385,000.00. Obviously exceptionally cared for, 3 Henrietta has found owners that care for its future and take pride in its appearance. Despite a rough past that has nevertheless created an interesting story, 3 Henrietta Street looks to have a bright future.⁶²

Significance and Conclusion

3 Henrietta Street fits squarely into the historical context of Wraggborough. The well preserved historic fabric frames notable architectural features and provides an excellent example of a Charleston single house on a street where not many remain. Additionally, the occupants from the beginning of the 19th century to present create the true case for the property's significance. Henrietta Street has always been one of the most racially and ethnically diverse in all of Charleston and the string of ownership at 3 Henrietta reflects this. Free people of color like Silvey Middleton during the post-Bellum period, French and German immigrants like Claus Prigge and Henry Willie as well as the many others that have called 3 Henrietta Street home make the property truly special. Overall, 3 Henrietta Street embodies the countless historic qualities of Charleston making its historical significance undeniable.

⁶⁰ Historic Charleston Foundation Letter, c. November 2, 1999. From vertical files located at the Board of Architectural Review, Gaillard Center, Charleston, S.C.

⁶¹ Charleston County Register of Mesne Conveyance, Deed Book A355 Page 176, Charleston, South Carolina, 2000.

⁶² Charleston County Register of Mesne Conveyance, Deed Book Y467 Page 703, Charleston, South Carolina, 2003.

Maps and Additional Images

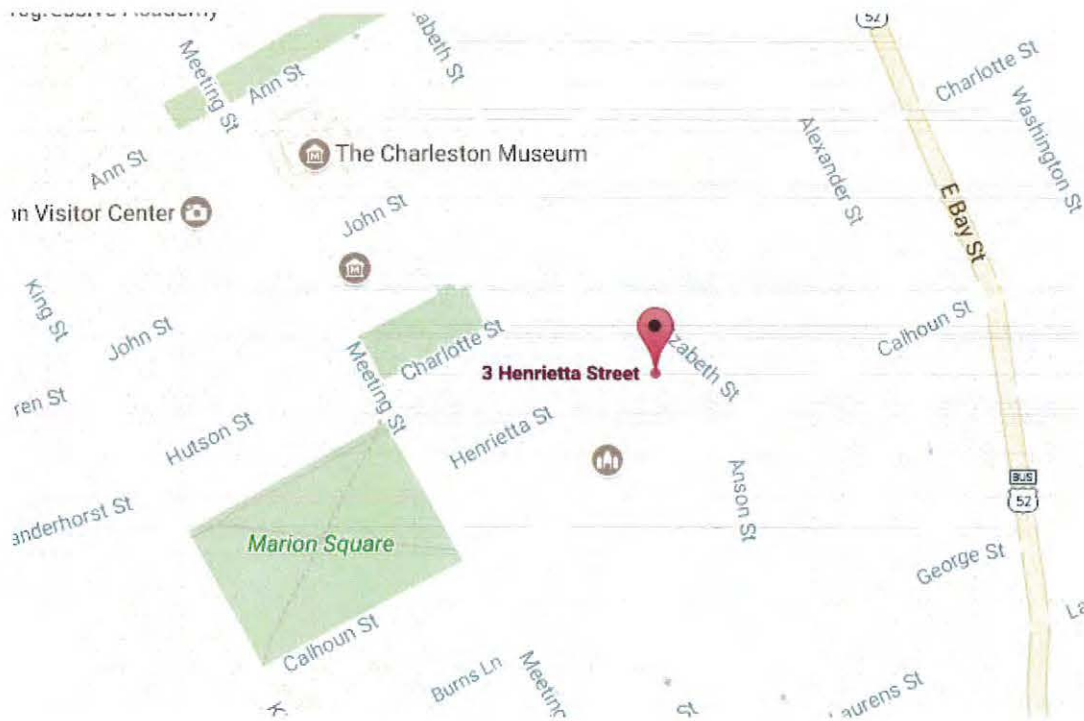


Figure 16 – Location of 3 Henrietta Street within Charleston, South Carolina. Google Maps, 2017.

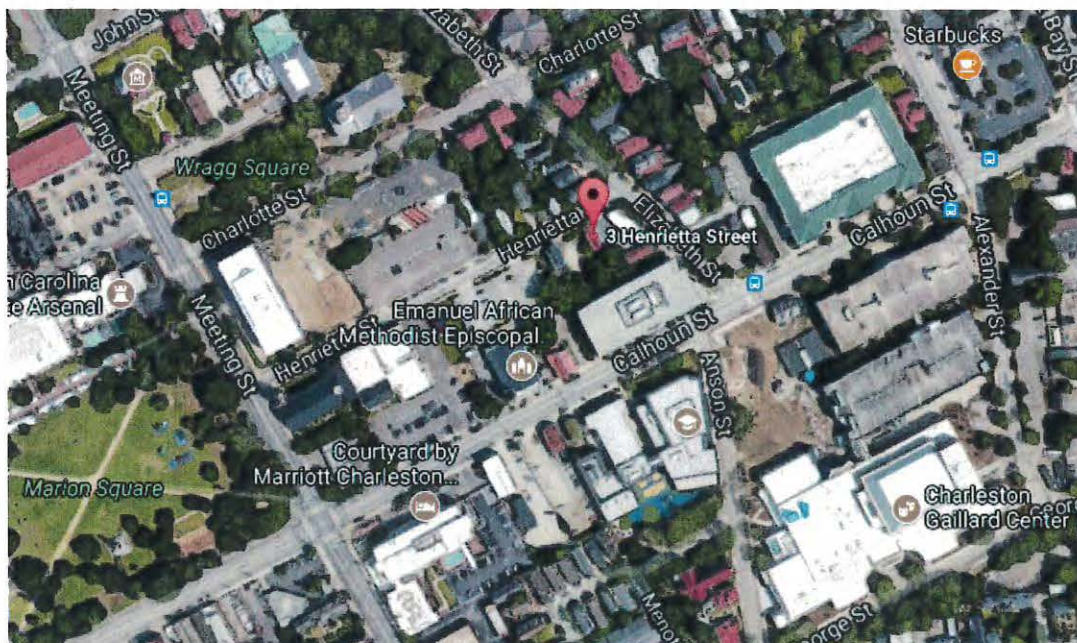


Figure 17 – Ariel view of 3 Henrietta Street, Charleston, South Carolina. Google Maps, 2017.



Figure 18 – 1852 Bridgens and Allen Map showing 3 Henrietta Street.



Figure 3 - Figure 19 – 1872 Birds Eye Map showing Henrietta Street.

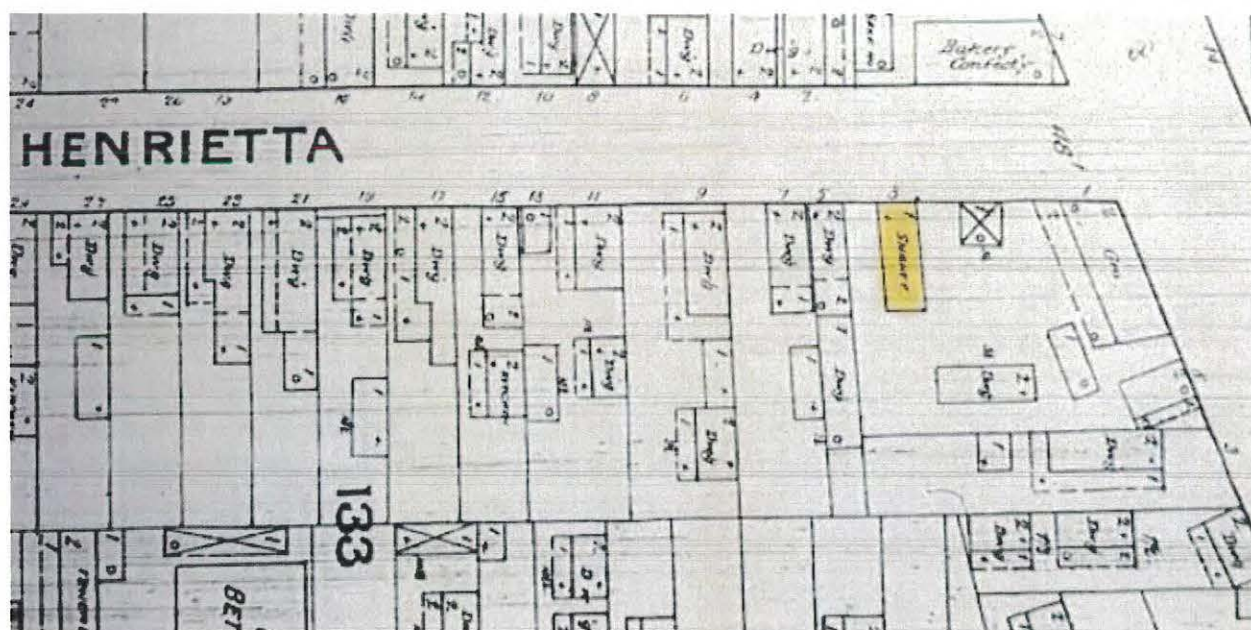


Figure 20 – 1888 Sanborn Fire Map interestingly shows 3 Henrietta as a one story shanty. The property is likely still damaged from the 1886 earthquake.

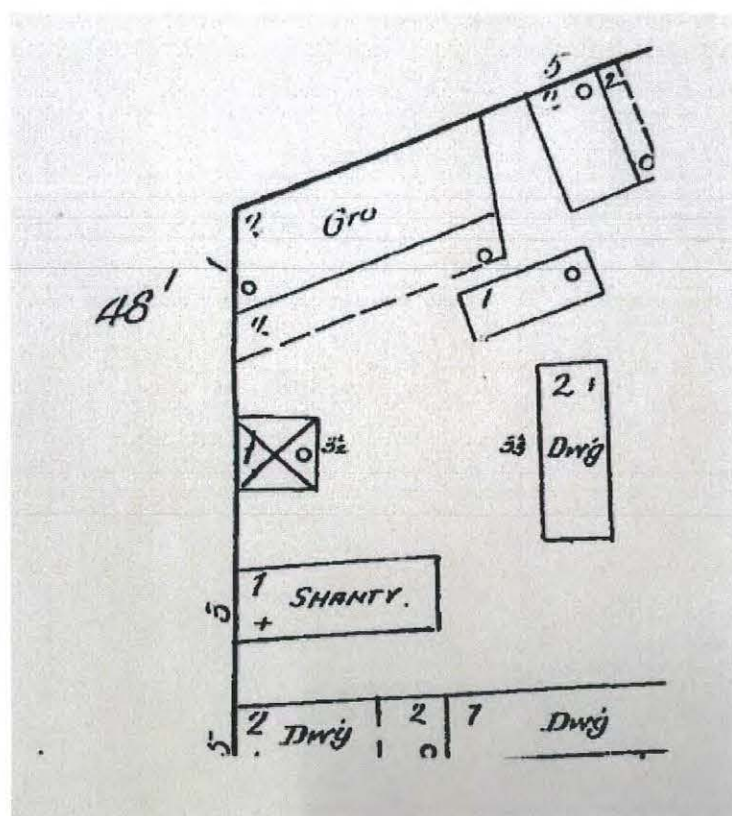


Figure 21 – 1888 Sanborn Fire Map, close up of 3 Henrietta Street.

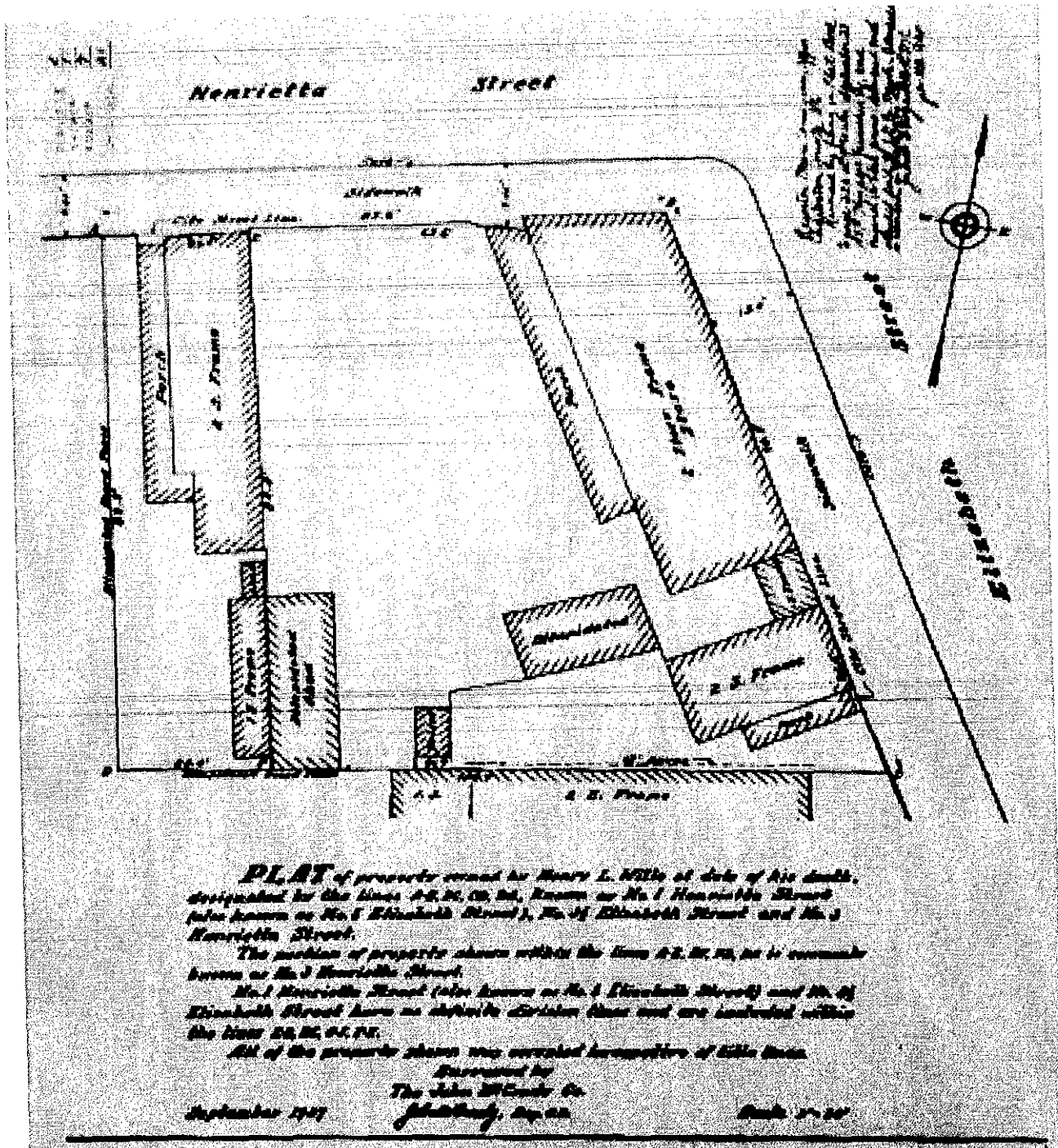


Figure 22 – McCrady Plat of 1937 recording 3 Henrietta Street.



Figure 23 – Locations of free people of color based on the 1859 Charleston City Directory. Rosengorten, Dale. *Between the Tracks*, p. 76.

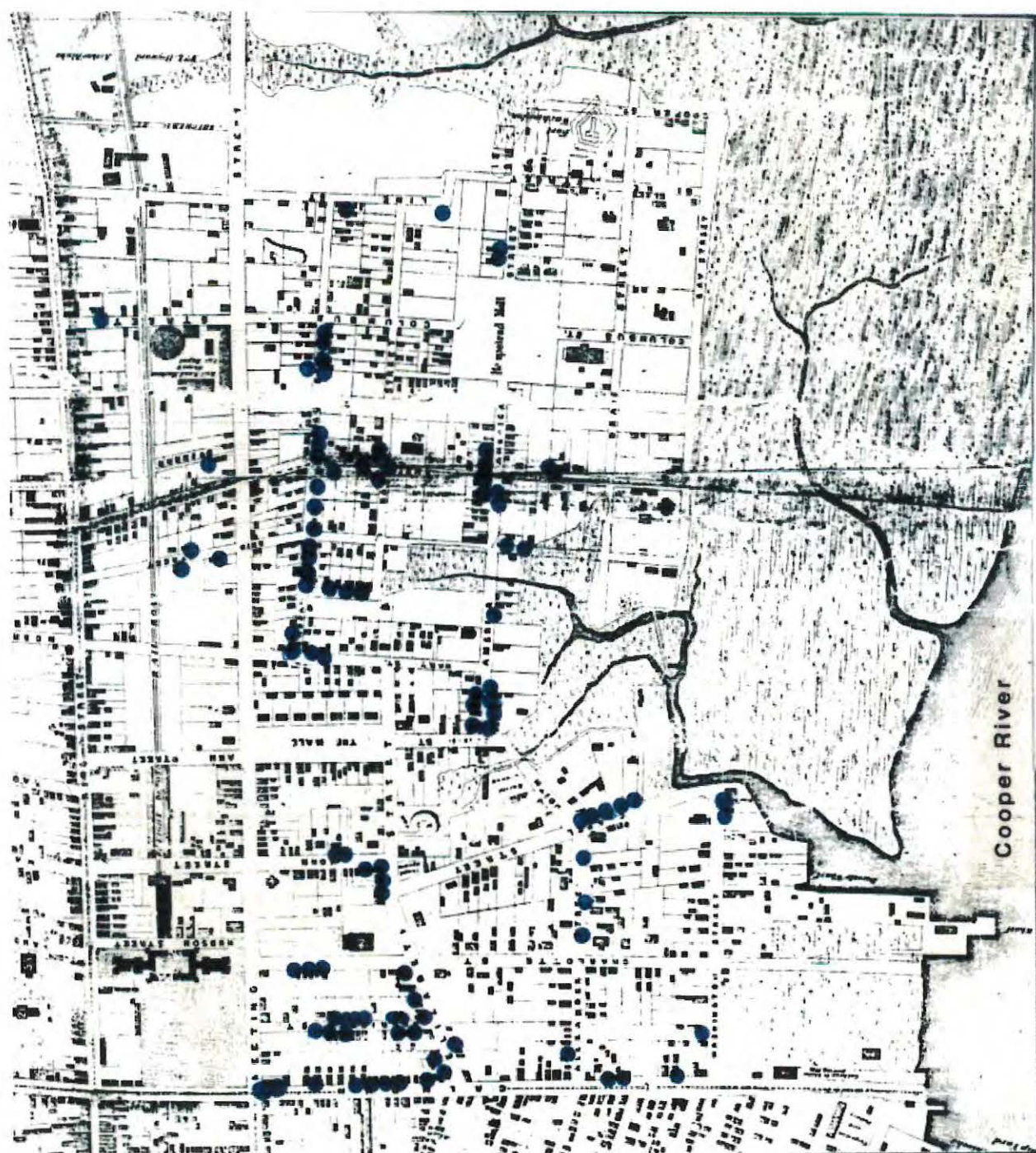


Figure 24 – Locations of free people of color in Wraggborough based on the 1861 Census. Rosengarten, Dale. *Between the Tracks*, p. 77.

	Time.	Rate.
Leave Charleston.. ..	7.30 AM	\$2.00
Leave Summerville	8.13 AM	2.00
Leave Jecburg.. ..	8.27 AM	2.00
Leave Ridgeville.. ..	8.35 AM	2.00
Leave Dorchester	8.47 AM	2.00
Leave Pregnall.. ..	8.55 AM	1.75
Leave Byrd	9.00 AM	1.75
Leave St George.. ..	9.10 AM	1.50
Leave Badham.. ..	9.15 AM	1.50
Arrive Augusta.. ..	1.00 PM

Tickets are for sale at the following places: Union Cafe, opposite Union Station; Dr Wm Aiken Wall, corner Alexander and Calhoun streets; A. F. Witt, corner George and Anson streets; D. O'Brien & Sons' shoe store, corner King and Calhoun streets; W. F. Livingston's shoe store, King, near Calhoun street; Henry Witt, corner Meeting and Shepard streets; A. A. Witt, corner Radcliffe and Coming streets; **Henry Willie**, corner Henrietta and Elizabeth streets, and also by the managers at Union Station, Offermann & Neville.

Figure 26 – Article mentioning the sale of train tickets at Henry Willie's corner on 1 Henrietta Street. "Excursion to Augusta", May 9th, 1909 Charleston News and Courier.

ESTATE A. WILLIAMS, & ANOTHER, CHAS.
 general repairs, \$400.
 Henry Willie, **3 Henrietta street**, general
 improvements, \$50.
 Malvina M. O'Neill, 134 Spring street,
 general repairs, \$250.
 Grace Episcopal Church, 1 Glebe street,
 additional stove and general improve-

Figure 27 – 1898 article mentioning the \$500 of improvements being made to 3 Henrietta Street by Henry Willie. "Building Up the City" Charleston News and Courier, Sept, 17th, 1898.



Figure 28 – 3 Henrietta Street just prior to construction in 1999. BAR vertical file.



Figure 29 through 31 show 3 Henrietta during construction in 1999. BAR vertical file.

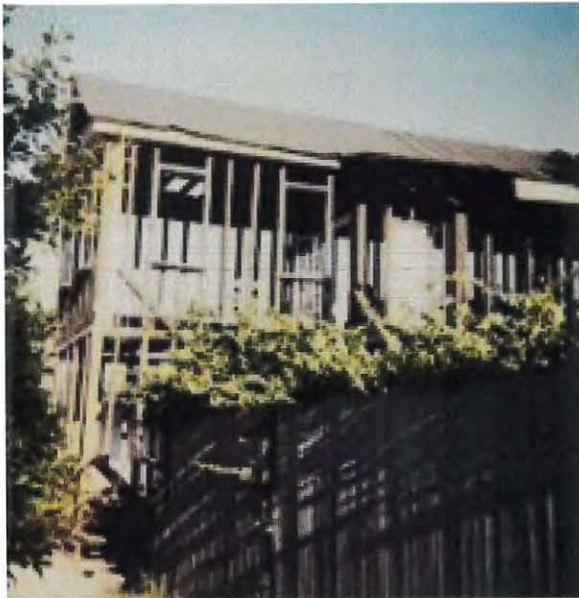


Figure 30



Figure 31

DATE	BOOK & PAGE	GRANTOR	GRANTEE	TYPE	LOT SIZE	PLAT
9/18/2003	Y467 P.703	Kent/Ashley Stock	William/Marlyn Westin	Conv.	Front: 23' East: 82' South: 23' West: 82.3'	McCrary Plat E P.224
9/18/2000	A355 P.176	Scott M. Quattlebaum	Kent/Ashley Cook	Conv.	Front: 23' East: 82' South: 23' West: 82.3'	Plat E P.224
9/3/1999	W333 P.550	Michael D. Rozier	Scott M. Quattlebaum	Conv.	Front: 23' East: 82' South: 23' West: 82.3'	Plat E P.224
4/16/1999	O324 P.090	Edward Sr. Alston	Michael D. Rozier	Conv.	Front: 23' East: 82' South: 23' West: 82.3'	Plat E P. 224
9/1/1988	R77 P.63	Ophelia Green	Edward Sr. Alston	Conv.	Front: 23' East: 82' South: 23' West: 82.3'	Plat E P.224
5/8/1965	E83 P.295	Estate of Percival Green	Ophelia Green	Conv.	Front: 23' East: 82' South: 23' West: 82.3'	Plat E P.224
7/8/1965	H83 P.232	Edward Green	Ophelia Green	Lien Conv. With	Front: 23' East: 82' South: 23' West: 82.3'	Plat E. P.224
Sept. 1950	U52 P.22	Ophelia Alston	Percival Green	Conv.	Front: 23' East: 82' South: 23' West: 82.3'	Plat E. P.224
2/7/1949	K50 P.483	Master Nathan Rosen	Ophelia Alston	Conv.	Front: 23' East: 82' South: 23' West: 82.3'	Plat E P.224
10/14/1937	W39 P.268	Henry L. Willie	Francis Boudolf	Conv.	Front: 23' East: 82' South: 23' West: 82.3'	
5/4/1898	F23 P.119	Master G.H. Sass	Henry L. Willie	Conv.	Front: 48' East: 89' South: 89" West: 82'	
?	?	?	Silvey Middleton	Conv.	?	
7/19/1856	T13 P.75	Clause Priggle	Henry L. Holmes	Conv.	Front: 26' East: 110' South: 26' West: 110'	
6/6/1856	D13 P.17	Ordinary George Buist	Clause Prigge	Conv.	?	
10/17/1818	C9 P.7	John Gervais	Sukey Drayton	Conv.		

Annotated Chain of Title

October 10th, 1818

Grantor: John Gervais
 Grantee: Sukey Drayton
 Type: Conv.
 Book & Page: C9 P.7
 Lot: ?

Conveys lot in Wraggborough to Sukey Drayton.⁶³

June 6th 1856

Grantor: Ordinary George Buist
 Grantee: Clause Prigge
 Type: Conv.
 Book & Page: D13 P.17
 Lot: ?

Conveys lot in Wraggborough to Claus Prigge for the amount of \$700.⁶⁴

July 19th, 1856

Grantor: Clause Priggle
 Grantee: Henry L. Holmes
 Type: Conv.
 Book & Page: T13 P. 75
 Lot: 26' Front, 26' Back (south), 110' East, 110' West

Clause Priggle releases 3 Henrietta to Henry L. Holmes for the sum of \$850.⁶⁵

1856-1898

Grantor: ?
 Grantee: Silvey Middleton
 Type: ?
 Book & Page: ?
 Lot: ?

⁶³ Charleston County Register of Mesne Conveyance, Deed Book C9 Page 7, Charleston, South Carolina, 1856.

⁶⁴ Charleston County Register of Mesne Conveyance, Deed Book D13 Page 17, Charleston, South Carolina, 1856.

⁶⁵ Charleston County Register of Mesne Conveyance, Deed Book T13 Page 75, Charleston, South Carolina, 1856.

Somewhere between 1856 and 1890 the property is sold to Silvey Middleton, a free person of color. Her name is tied to 3 Henrietta in Ward Book 5 as early as 1881 where the property was assessed at \$400 for the land and \$400 for the house.⁶⁶

The property is damaged in the earthquake of 1886 and loses a story as the Sanborn Fire Map of 1888 shows 3 Henrietta as a one story shanty. The earthquake historical file reads: "Old frame building beyond repairs; should be torn down before it drops"⁶⁷. It can be assumed that the building went years without repair and the Sanborn maps of 1888 reflect this. Previously, Ward Book 5 had the property listed as a two story wood structure.⁶⁸

Silvey Middleton dies in 1890 and in her estate as prescribed by her Will, ownership is apparently transferred to her children, Daniel and Rachel McInnes.⁶⁹

May 4th, 1898

Grantor: Master of the County, G.H. Sass

Grantee: Henry L. Willie

Type: Conv.

Book & Page: F23 p. 119

Lot: 48' Front, 73' Back (south), 89' East, 82' West

G.H. Sass acts as "Master for the County of Charleston"⁷⁰ and presides over Sherriff's Sale where previous owner, Silvia Middleton (or the children of Silvey Middleton) is forced to relinquish property for delinquent tax payments.⁷¹ Henry L. Willie, owner of adjacent property on 1 Henrietta, buys 3 Henrietta

⁶⁶ Charleston County Register of Mesne Conveyance, Ward Book. Book 5 P. 80, Charleston, South Carolina, 1881.

⁶⁷ Division of Records Management, "Historical File: The Earthquake of 1886, City of Charleston, S.C.". Page 138, Charleston, S.C. 1886.

⁶⁸ "Sanborn Fire Map of Charleston" Map. Charleston S.C. 1888.

⁶⁹ "Funeral Notices" Charleston News and Courier (SC), May 23rd, 1890.

⁷⁰ Charleston County Register of Mesne Conveyance, Deed Book F23 Page 119, Charleston, South Carolina, 1898.

⁷¹ "Sherriff's Sale" Charleston News and Courier (SC), April 7th, 1897.

at public auction for \$915.00.⁷² The property is likely still damaged from the earthquake, and Willie invests \$500 in the property to presumably rebuild the two story wood structure that is mentioned throughout the earlier Ward Books.⁷³ Property lines change slightly to reflect the current lot size.

October 14th, 1937

Grantor: Henry L. Willie

Grantee: Francis Victor Boudolf

Type: Will

Book & Page: W39 p. 268

Lot: 23' Front, 82' East, 23' South, 82.3' West

As prescribed by his will and executed after his death on August 4th, 1936, executor Adolph G. Hollings sells property to Francis Victor Boudolf for \$1025.00. 2 story single house with single story piazza and dimensions are slightly different from previous property lines as likely changed by previous owner, Henry L. Willie. Delineated on McCrady Plat: Book E, page 224.

Deeds begin to read as such:

"The same measuring and containing on the front line twenty-three (23) feet, on the east line eighty-two (82) feet, on the south or back line twenty-three (23) feet, and on the west line eighty-two and three-tenths (82.3) feet; the said property owned by Henry L. Willie at the date of his death and surveyed by the John McCrady Co. in September, 1937, which said plat has been recorded in the R.M.C. Office for Charleston County."⁷⁴

March, 1949

Grantor: Master of the County Nathan Rosen

Grantee: Ophelia F. Alston

Type: Conveyance/Court Case

Book & Page: K50 p. 483

Lot: 23' Front, 82' East, 23' South, 82.3' West

⁷² Charleston County Register of Mesne Conveyance, Deed Book F23 Page 119, Charleston, South Carolina, 1898.

⁷³ "Building Up The City" Charleston News and Courier (SC), Sept. 17th, 1898.

⁷⁴ Charleston County Register of Mesne Conveyance, Deed Book W39 Page 268, Charleston, South Carolina, 1937.

3 Henrietta remains the same dimensionally but is involved in yet another court case. Nathan Rosen acts as "Master for the County" and presides over public auction, selling the property to Ophelia Alston with the high bid of \$1745.00.⁷⁵ She receives a mortgage in the amount of \$1145 at a 6% interest rate with \$25/month payments.⁷⁶

September, 1950

Grantor: Ophelia F. Alston (Green)

Grantee: Percival J. Green

Book & Page: U52 P. 22

Type: Conveyance

Lot: 23' Front, 82' East, 23' South, 82.3' West

Ophelia Alston marries Percival Green and becomes Ophelia Green. She transfers property rights and mortgage of 3 Henrietta to her husband, Percival for the sum of \$5 and it becomes part of his estate.

Mortgage is recorded in book M50 P. 360.⁷⁷

May 8th, 1965

Grantor: Estate of Percival Green: Percival Green

Grantee: Ophelia Green

Book & Page: E83 P. 295

Type: Conveyance

Lot: 23' Front, 82' East, 23' South, 82.3' West

Percival Green Dies October 10th, 1964 and leaves half of his interest in the estate to his brother, Edward Green and half to his wife, Ophelia Green. Via this conveyance, Ophelia receives rights to one-half of the ownership of 3 Henrietta for \$1. Process continues on next deed.⁷⁸

⁷⁵ Charleston County Register of Mesne Conveyance, Deed Book K50 Page 483, Charleston, South Carolina, 1949.

⁷⁶ Charleston County Register of Mesne Conveyance, Mortgage Book M50 Page 360, Charleston, South Carolina, 1949.

⁷⁷ Charleston County Register of Mesne Conveyance, Deed Book U52 Page 23, Charleston, South Carolina, 1950.

⁷⁸ Charleston County Register of Mesne Conveyance, Deed Book E83 Page 295, Charleston, South Carolina, 1965.

July 8th, 1965

Grantor: Estate of Percival Green: Edward Green

Grantee: Ophelia Green

Book & Page: H83 P. 232

Type: Conveyance

Lot: 23' Front, 82' East, 23' South, 82.3' West

Percival Green Dies October 10th, 1964 and leaves half of his interest in the estate to his brother, Edward Green and half to his wife, Ophelia Green. Via this conveyance, Ophelia receives rights to the remaining half of 3 Henrietta for \$1 from Edward Green.

"Percival J. Green died October 10th, 1964 seized and possessed of a one-half interest in the hereinafter described premises leaving as his sole heirs at law and distributes his widow, Ophelia Green, his brother Edward Green and children of deceased sister and, whereas the said Edward Green is minded and disposed to convey his undivided interest in the premise unto the said Ophelia Green.⁷⁹"

Therefore, full property ownership is transferred back to Ophelia Green, formally Ophelia Alston.

September, 1988

Grantor: Ophelia Green (Estate)

Grantee: Edward sr. Alston

Book & Page: R77 p. 63

Type:

Lot: 23' Front, 82' East, 23' South, 82.3' West

As prescribed by her will, Ophelia Green upon her death on July 17th, 1987, transfers ownership of 3 Henrietta to Edward Alston, her beneficiary. Master of County Nathan Rosen records Probate Court file number: 87ES10-00914.⁸⁰

April, 1999

Grantor: Edward Alston

Grantee: Michael D. Rozier

Book & Page: O324 p. 090

Type: Conveyance

Lot: 23' Front, 82' East, 23' South, 82.3' West

⁷⁹ Charleston County Register of Mesne Conveyance, Deed Book H83 Page 232, Charleston, South Carolina, 1965.

⁸⁰ Charleston County Register of Mesne Conveyance, Deed Book R77 Page 63, Charleston, South Carolina, 1988.

Edward Alston releases 3 Henrietta to Michael D. Rozier for the sum of \$87,000.00. the property remains identical.⁸¹

September, 1999

Grantor: Michael D. Rozier
Grantee: Scott M. Quattlebaum
Book & Page: W333 p. 550
Type: Conveyance
Lot: 23' Front, 82' East, 23' South, 82.3' West

Michael D. Rozier releases 3 Henrietta to Scott M. Quattlebaum of Quattlebaum Development Company for the sum of \$125,000.00.⁸² Property subject to easements; however, during a project for "minor repairs" Quattlebaum guts the entire structure to the dismay of the BAR and neighbors.⁸³

September 18th, 2000

Grantor: Scott M. Quattlebaum
Grantee: Kent/Ashley Stock
Book & Page: A355 p. 176
Type: Conveyance
Lot: 23' Front, 82' East, 23' South, 82.3' West

After significant updates, Scott M. Quattlebaum releases property to Kent J. Stock and Ashley Cook Stock for the sum of \$340,000.00. Joint tenants with right of survivorship.⁸⁴

September 18th, 2003

Grantor: Kent/Ashley Stock
Grantee: William/Marlyn Westin
Book & Page: Y467 p. 703

Kent J. Stock and Ashley Cook release 3 Henrietta to William and Marlyn Westin, the current owners, as joint tenants for the sum of \$385,000.00. Identical to previous property and subject to easements.⁸⁵

⁸¹ Charleston County Register of Mesne Conveyance, Deed Book O34 Page 090, Charleston, South Carolina, 1999

⁸² Charleston County Register of Mesne Conveyance, Deed Book W333 Page 550, Charleston, South Carolina, 1999

⁸³ Menchaca, Ron. "Work Stopped on House." *The Post and Courier* (SC), November 4, 1999.

⁸⁴ Charleston County Register of Mesne Conveyance, Deed Book A355 Page 176, Charleston, South Carolina, 2000.

⁸⁵ Charleston County Register of Mesne Conveyance, Deed Book Y467 Page 703, Charleston, South Carolina, 2003.

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79.9323317,383a,35y,180h,39.4t/data=!3m1!1e3!4m5!3m4!1s0x88fe7a6da81b4467:0xe27daf6d2f658280!8m2!3d32.7881721!4d-79.9326094.

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