

122 Meeting Street Charleston, SC

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Introduction

Charleston, South Carolina is a thriving city renown for its southern grace, historic charm, and its pivotal roles in American political history. This paper is the result of a semester long attempt to research the history of the city, with emphasis on properties affected by the Great Fire of 1861, in order to gain a better understanding of the events that have helped to shape Charleston into the success it is today. Assigned by Katherine Saunders, adjunct Professor for the Graduate Program of Historic Preservation at Clemson/College of Charleston, this paper focuses on 122 Meeting Street. Nestled quietly in the shadows of many of Charleston's most infamous buildings, 122 Meeting Street has had an array of prominent owners, a number of intriguing uses, and has overcome numerous calamities like the Great Fire of 1861. For these reasons and more, this property deserves to be showcased.

The Settlement of Charles Towne

In 1663, King Charles II granted all the land between present day Virginia and Florida to eight English noblemen, referred to as the Lords Proprietors. English colonists, eager to join the Lords Proprietors in the new settlement, set out for the Americas aboard three vessels; the *Carolina*, the *Port Royall*, and the *Albermarle*, led by Governor Sayles.¹ In April 1670, Governor Sayles and his Englishmen arrived at Kayawah, now known as Albermarle Point, on the western bank of the Ashley River and created Charles Towne. The settlers soon found the location to be unsatisfactory, and many left to create a second settlement at a point of confluence between the Ashley River and the Cooper River. The settlers had a formal town plan laid out for the new location by John Yeamans, then Governor, on July 20, 1672. The new settlement was named Oyster Point Town, and by 1677 it had superseded Albermarle Point as the most important settlement of the Carolinas, and thus was renamed New Charles Town. In 1680 New Charles Town was designated as the official seat of government and renamed Charles-Town. Soon thereafter the settlement at Albermarle Point was abandoned in favor of the greater settlement of Charles Town². New Charles Town was selected for its potential as a thriving seaport, and thus saw itself as being susceptible to attack from the French and the Native Americans. In response to this threat, the settlers enclosed the city with fortresses. By the early 18th century the city was almost entirely a walled city.

A topographic plan of early Charles Towne, as drawn by Edward Crisp in 1704 (Fig. 1), depicts the original 1680 layout of the walled city. In 1783, the town was incorporated and given its current name, Charleston. As many as 10 creeks flowed through the city, which have since been filled in and built upon. Small ponds and marshes once existed where Water Street and Calhoun Street meet today. The original layout of the town, known as The Grand Modell, laid out the town with the boundary to the North being located where

¹ "Charleston, SC. Its Advantages, It's Conditions, It's Prospects: A Brief History of the City by the Sea". The three vessels arrived in Ireland on August 30, 1699, where they picked up seven additional passengers. On the 18th of September they left Ireland for Barbados where they arrived in late October. Together, the crews of the three ships totaled approximately 41 crew members and 92 passengers

² Nothing remains of the old settlement today. It is only identified by the name Old Town Creek, which flows through the vicinity of the Albermarle Point town. "Charleston, SC. Its Advantages, It's Conditions, It's Prospects: A Brief History of the City by the Sea".

Market Street is found presently, and the boundary to the East aligning with the banks of the Cooper River. To the South the city boundary aligned with the banks of the Vander Horst Creek, which is now Water Street, and the Western boundary was just beyond Church Street (now Meeting Street). The intersection of Broad and Church Streets was identified as the central point of the town. The Grand Modell plan for Charleston laid the city out in a grid-like pattern with eight streets and one alley. Church Street and Queen Street, were both laid out in the original Grand Modell plan.

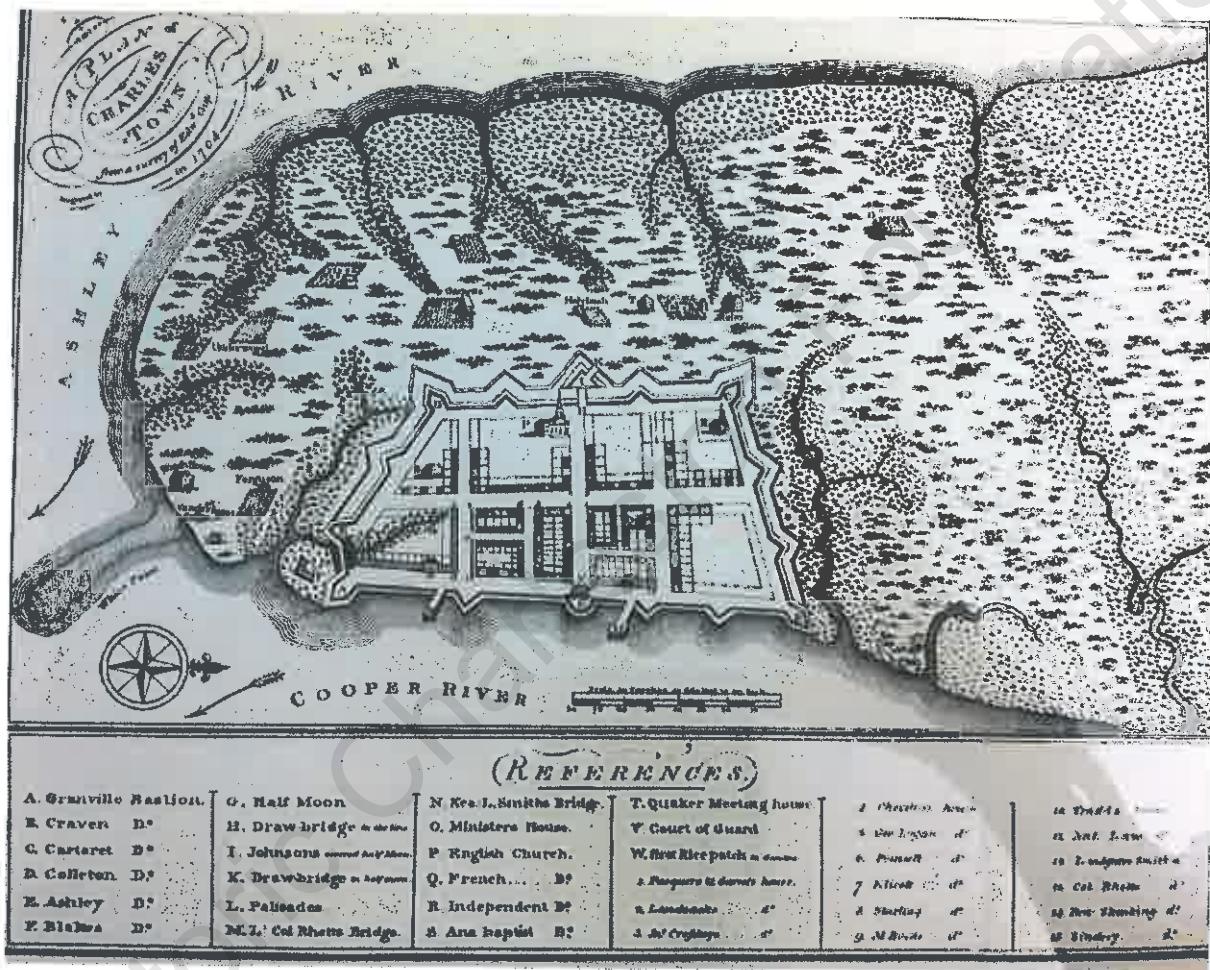
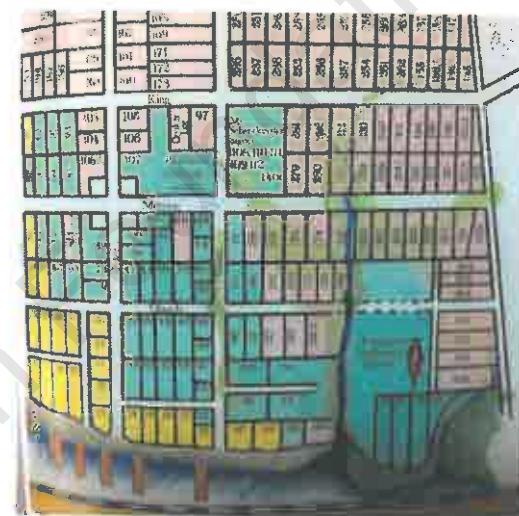


Figure 1: Survey of Charles Towne by Edward Crisp, c. 1704

Meeting Street: A History of Greatness

Meeting Street is a main thoroughfare that runs from the south end of the peninsula, northward into the mainland. From the beginning, when it was laid out according to instructions by Lord Shaftesbury in 1672, Meeting Street was intended to be one of the “great streets” of Charles Towne and was simply known as “The Great Street that Runneth from Ashley River to the Market”³. By 1704, the great street was being referred to as Church Street on Edward Crisp’s Survey of Charles Towne because of the presence of St. Phillip’s Church, located where St. Michael’s Church sits today on the corner of Meeting Street and Broad Street. By 1725, the St. Phillip’s congregation had relocated, provoking another name change for the great street from Church Street to “Old Church Street”. In 1739, Pickney’s Map of the town referred to the street as “Meeting House Street” from the present day location of the Battery, to the present day location of Calhoun Street. The street boundaries were again expanded in 1765, this time to the present day location of George Street, and the name was shortened to Meeting Street⁴. After this, the street continued to grow in length, but the name remained the same, as did its representation of mixed use development. Parcels within the Grand Modell were granted by the Lords Proprietors over time, which lead to a gradual development of Meeting Street. Figure 2 depicts the layout of the Grand Modell, and the timeframe in which each parcel was granted. As seen in this map, the majority of the parcels granted between the years of 1678-1679 were located along the Cooper River, and only three were granted along Meeting Street. From 1680-1689 a large portion of Meeting Street was granted by the Lords Proprietors, including Lot 79 (now 122 Meeting Street), which was granted to Mr. Jonathan Fitz (Fitch) on August 7th, 1683. During this decade parcels along Meeting Street were also dedicated to creating Proprietor Archdale’s Square and Mr. Schenckingh’s Square, both of which were in close proximity to Lot 79. Lot number 79 was identified as



being a rectangular shaped parcel on the northeast corner of Church and Queen Streets with dimensions of 22'3" along Meeting Street, and 64' along Queen Street. The dimensions of the parcel remained unchanged since the original layout in 1680, although the structures and uses of the property have changed numerous times over the course of 300 years. The evolution of 122 Meeting Street is the basis of this report.

Meeting Street soon became the hub for political, economical, and religious events in Charles Towne. Numerous churches such as the Circular Congressional Church and St. Michael's Church were located in close proximity to Lot 79. Nearby buildings of political importance like the South Carolina Institute Hall, where the Ordinance of Secession would be signed in 1860, and the Courthouse, were also located along Meeting Street. Prominent buildings such as those mentioned above, attracted small businesses which began to line Meeting Street and fill in the gaps between the monumental Charleston buildings. Wealthy homeowners were also attracted to the activity of Meeting Street, and they began to build

architectural masterpieces like the Nathaniel-Russell House. Today, Meeting Street continues to be a "great street" with numerous churches, governmental buildings, small business, and large residential houses. The focus of this paper serves to provide an in-depth study on one of the many smaller properties that rests among the architectural giants of Meeting Street (*Fig.3*).



Fig. 3: Meeting Street. 122 Meeting Street is located four doors to the right of this photo.

An Architectural Description: 122 Meeting Street

Easily recognizable by its unique decorative “stone” appearance reminiscent of the Richardsonian Romanesque style, 122 Meeting Street is a modest building, located on the North East corner of Meeting and Queen Streets. Made of rusticated concrete masonry units, the two-story, flat-roofed, rectangular building fronts on Meeting Street approximately 20 feet, and along Queen Street approximately 45 feet of façade.

The primary asymmetrical façade fronts on the East side of Meeting Street and features three unevenly spaced bays. The left bay contains the entrance to the building, which is recessed approximately three feet from the exterior wall, providing a covered

alcove over the glass front door. The central and right bays on the first floor each contain a 2/2 double hung sash window with wooden window trim, concrete sills that protrude from the wall, and rectangular stone lintels that sit flush with the wall. The second store contains a 2/2 double hung sash window, identical to those on the first floor, centered above the first floor entrance in the left bay. The center bay does not have a window on the second floor, while the right bay contains another 2/2 double hung sash window identical to those on the first floor, centered above the window on the first floor. While the building currently contains a recessed entrance, it is evident through



Fig 4: 122 Meeting Street, c. 1985.

documents from the City of Charleston, South Carolina’s Board of Architectural Review that the front door was not always recessed. *Figure 4* is 1985 photograph revealing a long, thin wooden door with a frame flush to the exterior wall. The windows were removed in 2006, and replaced with identical 2/2 sash windows⁵.

⁵ City of Charleston, Vertical Files located at the Board of Architectural Review (BAR), 1985. Charleston, SC.

On the southern façade (*Fig. 5*), fronting Queen Street approximately 45 feet, the rectangular building consists of four unevenly spaced bays. On the first floor, the left bay contains a 2/2 double hung sash window with the same wooden trim, concrete sill and lintel seen on the primary façade. The second bay on the first floor contains a 2/2 double hung sash window identical to those already described located on the right side of the bay, creating a greater distance between the window in the first bay, than the distance between the window in the third bay. The third bay on the first floor contains a 2/2 double hung sash window identical to the rest, located to the left most side of the bay. The fourth bay contains a 2/2 double hung sash window located an equal distance from the window in the third bay, as the distance between the windows in the first and second bay. The second floor is identical to the first floor layout with four unevenly spaced 2/2 double hung sash windows, all of which are centered above the corresponding windows on the first floor. A small parapet hides the low sloped roofline from view.

The asymmetrical northern façade (*Fig. 6*) fronts the drive to the neighboring



Fig. 5: Southern Façade fronting Queen Street, c. 1985

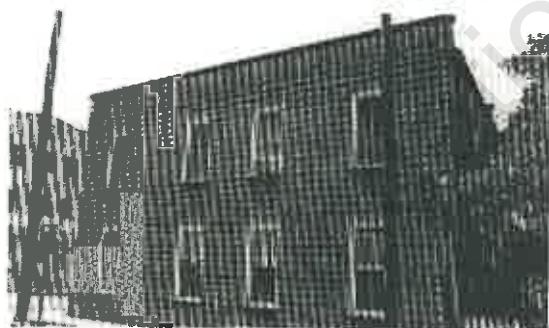


Fig. 5: Southern Façade fronting Queen Street, c. 1985

property (124 Meeting Street). On the first floor, the two bays furthest from the street contain no openings. The two bays nearest Meeting Street contain two identical square single pane windows, with protruding concrete sills, and stone lintels set flush against the wall. On the second floor, the bay furthest from the street contains an opening identical in size to those of the windows previously described in this report. The opening has a protruding concrete sill and a stone lintel which match the other windows of the building. It is probable that this was once a 2/2 double hung sash window, but the opening has been enclosed with white wood. The second bay does not have any openings on the second floor, while the third and fourth bays

2/2 double hung sash window, but the opening has been enclosed with white wood. The second bay does not have any openings on the second floor, while the third and fourth bays

have 2/2 double hung sash windows identical to those described throughout this report. The northern façade includes a parapet which hides the low-sloping roof line from view.

The eastern façade (*Fig. 7*) acts as the rear façade of the building and consists of three bays, the first bay, located nearest to Queen Street, contains no opening on the first or



Fig. 7: Eastern Façade, c. 2006

second level. The central bay contains a six panel wooden door, with a square transom window. A concrete window sill separates the door and the transom, while a stone lintel caps the transom window. Centered above the doorway on the second floor is a 2/2 double hung sash window, with a concrete sill and stone lintel identical to the windows on the three other exterior facades. The third bay, located furthest from Queen Street, has an opening identical in size to those of the 2/2 double hung windows, and includes a concrete sill and stone lintel. The opening has been boarded up with white wood, but it is likely that this opening once contained a 2/2 double hung sash window. Centered above the boarded opening, on the second floor, is another 2/2 double hung sash window matching those on the rest of the exterior. In 1994, then owner Robert V. DeMario, received approval from the City of Charleston's Board of Architectural Review to "place a white, wooden screen door on the back door of the building", marking the only documented change to the Eastern façade of the building⁶.

⁶ City of Charleston, Vertical Files located at the BAR (BAR), 1994. Charleston, SC.

The History of 122 Meeting Street: The Early Years

Lot 79 underwent many changes in the first three hundred years of its life, including changes in ownership, usage, and in address. When the lot was granted to Jonathan Fitch in 1683, it was located just one block away from the designated center of town. Therefore, it is likely that Mr. Fitch was a prominent Englishman who had the respect of the Lords Proprietors. Mr. Fitch owned the property for three years before the “warrant, certificate of survey, and grant for Lot 79” were given to Mr. William Sadler. Mr. Sadler was listed as deceased in the bounds of a 1694 deed for the neighboring lot, and it is unclear who the property was transferred to after his passing⁷. A two-story wooden building was built on

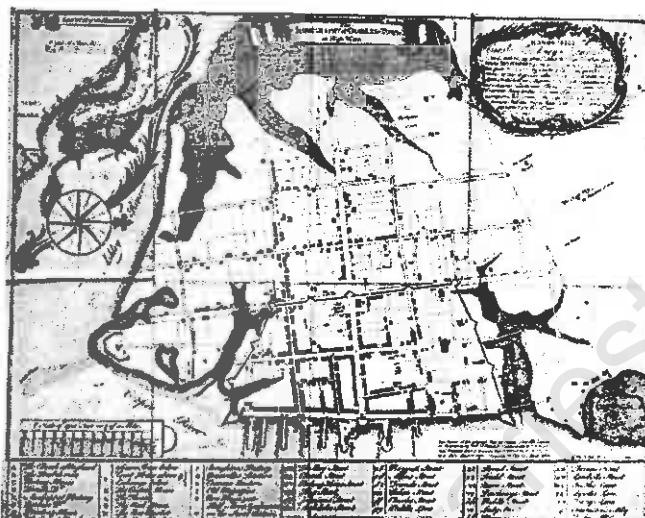


Fig. 8: 1739 Ichnographv of Charles Towne

the parcel, and although the date of construction is unknown, it can be determined by studying 18th century Ichnographies of Charleston (Fig. 8) that the wooden building mentioned was constructed prior to 1739. Later maps such as the 1778 Ichnography by E. Petrie continue to show a wooden building with the same footprint as that shown in the 1739 Ichnography. This indicated that it was most likely the same wooden

building that remained on the property from early eighteenth century until mid-nineteenth century. Documentary evidence on the ownership of the property was unavailable from 1694 to 1787. In April 1787, George Archibald sold his property on the Northeast Corner of Meeting and Queen Street to Mr. Edmund Granger for “the sum of two hundred sixty pounds twelve shillings and two pence”⁸. That same year, Mr. Granger leased the property to shopkeeper Lord Andrew Mitchell of Great Britain⁹. City Directories revealed that Lord

⁷ Bates, Susan Baldwin and Harriet Cheves Leland. “Abstracts of the records of the Surveyor General of the Province, Charles Towne 1679-1698.” *Proprietary Records of South Carolina*. Volume III. McClellanville: History Press, 2007.

⁸ RMC, Deed Book Y5, Page 166, Charleston, South Carolina, 1787.

⁹ RMC, Deed Book Z5, Page 108, Charleston, South Carolina, 1787.

Mitchell located his shop at 103 Meeting Street in 1790, and opened a second location at 105 Queen Street in 1791. This indicated that Lord Mitchell had achieved financial success through the use of his Meeting Street property for commercial purposes¹⁰. Lord Mitchell continued to own the property until October 1796, when the property was mortgaged to Thomas Gordon by James Charles and Thomas Forsyth, executors of Andrew Mitchell (deceased) for 565 Guineas¹¹. Mr. Gordon, a local Grocer, conducted his business in the two story wooden house located on the Northeast corner of Meeting and Queen Street, known as 98 Meeting Street in 1796¹². By March of 1797 Mr. Gordon had fulfilled his mortgage obligations to Andrew Mitchell¹³ and by 1801 he had relocated his grocery business to East Bay Street, and rented out his unoccupied Meeting Street property to commercial tenants for additional income. He sold the property through conveyance to Claudius (Claude) Samory, another local Grocer, in August of 1802. Unlike the previous owners, Samory never used the property on Meeting Street to conduct his business; instead he chose to remain at 19 Queen Street from 1802 to 1807. Six years after purchasing the property, in January 1808, Claude Samory released the parcel to Joseph Dupont, a native of France, for three thousand dollars. At the time of purchase Dupont was listed as a Grocer, with his business located at 181 Meeting Street on the corner of Meeting and Queen Streets. In 1816 Mr. Dupont had expanded his skill set to include Shoe and Boot repair, and located this second business just a few doors down from the grocery. In 1819, he closed the grocery and the shoe repair companies, in exchange for a crockery business which remained at the corner of Meeting and Queen Street until 1825¹⁴. In 1836, Mr. Dupont sold his property through conveyance to the prominent Charlestonian, Otis Mills for \$3400, to include the lot of land and the two-story wooden structure located within the property boundary¹⁵. Otis Mills (Fig. 9), owner of O. Mills & Company and Mills, Beech & Co., was a wealthy merchant,

¹⁰ *Charleston City Directories, 1782-1802*. South Carolina Room. Charleston County Public Library. Charleston, SC.

¹¹ RMC, Deed Book U7, Page 162, Charleston, South Carolina, 1796.

¹² *Charleston City Directories, 1782-1802*. South Carolina Room. Charleston County Library. Charleston, SC.

¹³ RMC, Deed Book T6, Page 19, Charleston, South Carolina, 1797.

¹⁴ *Charleston City Directories, 1803-1813*. South Carolina Room. Charleston County Library. Charleston, SC.

¹⁵ RMC, Deed Book L10, Page 375, Charleston, South Carolina, 1836.



Fig. 9: Portrait of Otis Mills

builder, and real estate mogul in the Charleston area. Born into a prominent New England family on May 8, 1794, Otis Mills moved from Massachusetts to Charleston at a young age. Mills entered into the grain business after he married Charleston native, Sarah Miller. As a grain merchant, Mills prospered financially, which afforded him the ability to acquire property throughout the Charleston area. His purchases included several parcels along Meeting Street and three Atlantic Wharfs, which he remodeled after purchasing. Mills also took on the role of builder and constructed a large residence at 48 Meeting Street, which was later used by the First Baptist Church as a school building. His most notable contribution as a builder was the Mills House Hotel, constructed in 1853 on the lot of land cattycorner to 122 Meeting Street. The Mills House was one of the largest commercial projects of its time, and was known to be one of the finest hotels of the South, which made the nearby property of 122 Meeting Street a highly valued piece of real estate¹⁶. The idea that the Northeast corner of Meeting and Queen Streets had become highly desirable is supported further with the purchase of the property by John J. Bulow in April 1839 for \$5000¹⁷.

The Bulow Family

John Joachim Bulow was a wealthy Charlestonian whose intriguing history began with his father, Major Charles Wilhelm Bulow (Fig. 10), of Charleston. Major Bulow was a successful Charleston planter, who extended his business down to Florida when he purchased a 6000 acre plantation. After purchasing the property, Major Bulow left for Florida, bringing with him 300 slaves from the Long Savannah Plantation in Charleston County, SC. He directed the slaves to clear fifteen hundred acres for the production of sugar cane, a thousand acres for the production of cotton, and two smaller areas for the production of



Fig. 10: Portrait of Major Charles W. Bulow

¹⁶ Thomas, W.H.J. "Otis Mills Known as "Jacob Astor" of Charleston". *The News and Courier*. October 12, 1970. From Vertical Files in South Carolina Room, Charleston County Library. Charleston, SC.

¹⁷ RMC, Deed Book Z10, Page 500, Charleston, South Carolina, 1839.

indigo and rice. Bulow also directed his slaves to construct a number of buildings including a spring house, several wells, a sugar mill and a grand plantation home for Major Bulow and his family. The plantation, renamed Bulowville, had just begun to thrive when Major Bulow died at just forty-four years of age, leaving behind a widow and two children, son John Joachim and adopted daughter, Emily Ann.¹⁸ In his will, Major Charles Bulow left a number of his properties to his son John, including Bulowville Plantation¹⁹.

John Joachim Bulow had been sent to Paris to receive a formal education. Upon his return, he took over the daily operations of Bulowville and managed to increase the family finances significantly. John Bulow became a prominent planter in his own right. He was well known in elite social circles and entertained many famous guests at his plantation. In addition to established positive relationships with the social elite, John also successfully maintained strong relationship with the local Seminole Indians from whom he purchased fresh meats. When authorities attempted to force the Indians westward, John Bulow came to their defense. He even went so far as to fire his cannon at Major Putnam and his troops as they encroached on the plantation. For this act, John Bulow was arrested and forced into service for Putnam's troops while they converted his plantation into their camp, and raided his crops. Eventually Putnam and his troops abandoned Bulowville, but the Seminoles, sought revenge and burned Bulowville, along with six others plantations, to the ground (Fig. 11).



Fig.11: Ruins of the Sugar Mill at Bulowville.

In numerous articles regarding the lost plantation of Bulowville, it has been suggested that upon seeing his home in ruins, John J. Bulow gathered his family and moved back to Charleston where he used his great wealth to purchase a number of properties around the city. Those purchases included the lot of land on the North East corner of

Meeting and Queen Streets from Otis Mills, and the two parcels directly north of it. John Bulow and his family continued to reside in Charleston until his death on June 23, 1841 at

¹⁸ Marc Matrana. *Lost Plantations of the South*. (University Press of Mississippi, 2005), Pg. 129-131.

¹⁹ Stone, Edwin H. "The Bulow Empire: Kingdom in the Wilderness." October, 1973. From Vertical Files at the South Carolina Room, Charleston County Library, Charleston, SC.

the age of 76. City Directories indicated that he and his family never lived at 122 Meeting Street and instead used the property as rental income²⁰. When John Bulow died, he left most of his fortune and property to his son Thomas Lehre Bulow²¹. The inheritance included the three adjacent parcels along Meeting Street North of the intersection of Queen Street (Fig.12), containing a three story brick house on the first lot, a three story wooden house on the second lot, and a two story wooden house on the third lot (presently 122 Meeting Street)²². Although a deed was not found for the transfer of the property from John Bulow to Thomas Bulow, it can be inferred through the elder Bulow's will and death notifications, that the property changed hands around 1841.

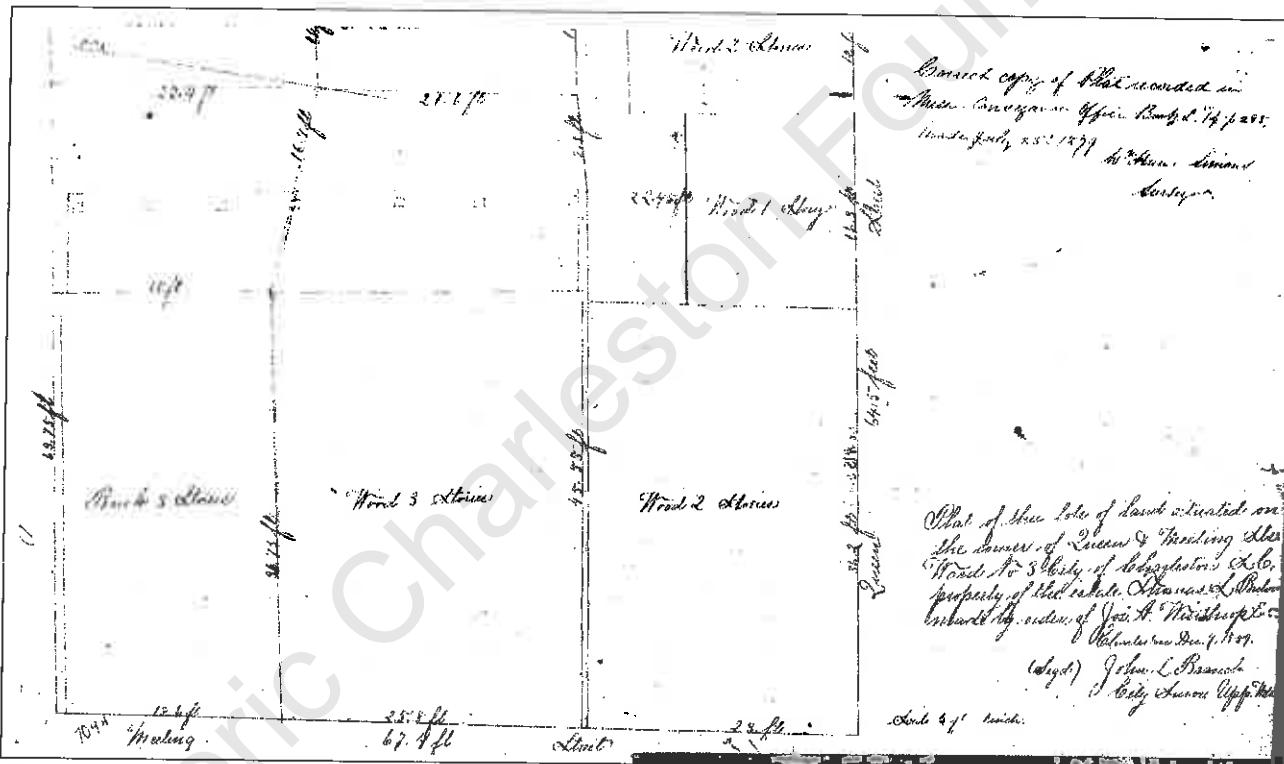


Fig. 12: Plat showing three adjacent parcels, owned by Thomas Lehre Bulow, recorded in 1859 by John Branch.

²⁰ *Charleston City Directories, 1839-1842*. South Carolina Room. Charleston County Library. Charleston, SC.

²¹ *Last Will and Testament of John J. Bulow, 1841*. From Vertical Files at the South Carolina Historical Society, Charleston, SC.

²² The Plat, recorded by John L. Branch, City Surveyor in December 1859, is found attached to the deed of the center parcel in Deed Book L14, Page 285 at the Charleston County RMC, or in the McCrady Plat Collection.

Buford, Thomas. "Plat of three lots at the corner of Meeting and Queen Streets," McCrady Plat Collection, Charleston, SC. Plat no. 7094. original 1859, redrawn 1879.

Under Thomas Bulow's ownership, the three parcels continued to increase in property value, but none proved to be as valuable as the corner parcel, which was the smallest in size and contained the least impressive building of the three lots. In 1852, 66 Meeting Street, with the two story wooden building, was assessed at \$3500, and by 1856 the property had risen to an estimated value of \$6000. 68 Meeting Street, with the three story wooden building, appraised at \$2000 in 1852 and rose to just \$3000 by 1856. 70 Meeting Street with the three story brick building assessed slightly higher than 68 Meeting Street at \$3000 in 1852, and \$3300 by 1856, but it still fell short of the assessed value of 66 Meeting Street²³.

Although Thomas Bulow owned the properties along Meeting Street, he was listed as a Planter in St. Andrew's Parish at Long Savannah Plantation, and a resident at the corner of King and Cannon Streets in the city directories of the 1850's²⁴. This meant that he could use the properties along Meeting Street, including 122 Meeting Street, as rental

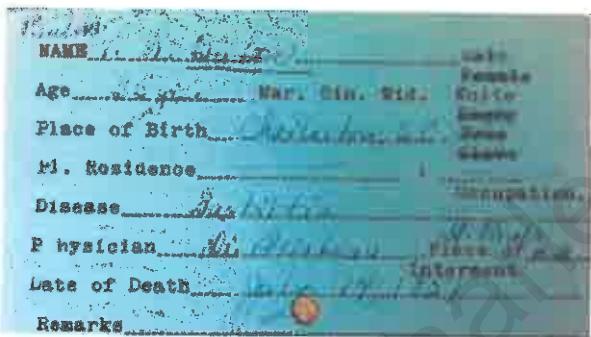


Fig. 13: Death Card for Thomas Lehre Bulow

from having any further interaction with Martha, which implied that the relationship between the husband and wife was not a pleasant one. The legal documents also named Thomas as the sole custodian of their two young children, and allowed Martha Carolina to marry another man²⁵. Just two years later, Thomas L. Bulow died on July 14, 1857 (Fig. 13) at the age of thirty five years old, leaving two young children to be cared for by Thomas' uncle and ex-wife. In his will, Thomas Bulow had named Joseph A. Winthrop as executor of his last will and testament²⁶. By 1860, Jonathan Winthrop petitioned to the courts to sell a number of Thomas Bulow's property, including 122 Meeting Street, in order to provide

income. Although Thomas Bulow was successful as a planter and a landlord, he experienced great troubles in his personal life. On January 24, 1855 Thomas Bulow and his wife Martha Carolina filed for divorce, an action that was greatly criticized by their peers. The legal documents banned Thomas

²³ City of Charleston. City Tax Assessment Ward Books, Charleston, S.C., Ward 3, 1852-1856, pg. 31.

²⁴ *Charleston City Directories, 1852-1859*. South Carolina Room, Charleston County Library. Charleston, SC.

²⁵ *Divorce Papers for Thomas Bulow and Martha Carolina Bulow, 1855*. From vertical files at SCHS, Charleston, SC.

²⁶ *Last Will and Testament of Thomas L. Bulow, 1855*. From Vertical Files at SCHS, Charleston, S.C.

sufficient financial support for the two young children. Winthrop was given approval and the parcel with the two-story wooden house was mortgaged to George Kriete for \$5650, ending the properties association with the infamous Bulow Family²⁷.

The Years of Destruction

George Kriete purchased the property from Thomas Bulow (deceased) on February 16, 1860. Unlike many of the previous property owners, Kriete chose to make the two-story wooden building his residence, rather than lease the property as rental income to commercial tenants. There was no way for George Kriete to predict that less than a year after he purchased the property (then 66 Meeting Street), his life and his city would be changed forever.

The Great Fire of 1861

Conditions on December 11, 1861 were balmy and dry, which made for a pleasant evening to stroll the streets of Charleston. Unfortunately, conditions also created an ideal setting for what would come to be known as The Great Fire of 1861. Emma Holmes' firsthand account of the Great Fire, painted a clear picture of the role the weather had in fueling the fire:

"The terror! the misery, & desolation which has swept like a hurricane over our once fair city will never be forgotten as long as it stands...Those three days were as warm and balmy as if it were June, with scarce a breath of air to ripple the calm waters of the Ashley. All was fair and smiling till a quarter before nine at night when the mournful sound of the alarm bell fell on our ears, followed by the cries of fire...Till then, the wind was still, but, as the fire rose, so did the wind, showering sparks & flakes around or bearing them far aloft in the air where they floated like falling stars.²⁸"

The Fire was rumored to have begun at the Russell & Co. Sash Factory at the foot of Hasell Street, and it continued to rage across the City until it extinguished itself in the Ashley River

²⁷ RMC, Deed Book H14, Page 324. Charleston, SC, 1860.

²⁸ Marszalek, John F. Jr. "The Charleston Fire of 1861 as Described in the Emma E. Holmes Diary," *The South Carolina Historical Magazine*, Vol. 76, No. 2 (April 1975), pg. 60-67.

(Fig. 14). A comparison of the 1861 fire path to those of previous fires, clearly explained why this particular disaster came to be known as "The Great Fire of 1861" (Fig. 15). It affected nearly every neighborhood of Charleston, stretching from one end of the peninsula to the other, taking down numerous prominent buildings and architectural gems as it passed.



Fig. 14: A map of the fire path of the 1861 fire (shown in purple) overlaid onto a map of the Charleston Peninsula at present-day.
Photo Courtesy of the Historic Charleston Foundation.



Fig. 15: A comparison of the fire paths for the fires of 1740 (blue), 1788 (pink), 1796 (orange), 1838 (green), and 1861 (purple).
Photo Courtesy of the Historic Charleston Foundation.

While the weather helped to stimulate the fire, it was not the only factor that assisted in the rapid spreading of the flames. As Fire Chief Moses Henry Nathan stated in his reports:

"The fire would have been checked but the Palmetto Co. did not have hose enough to reach....The last building burned was at Logan Street. At this fire the Pioneer Steamer just finished was on duty and did some good, but so severe was the gale that water was of no use. I attribute the extent of the fire to the neglect of the police then having charge [of the] tidal drains. When they were needed in Meeting Street near Queen, there was no water in them. The fire could have been checked at that time but for the want of water.²⁹"

²⁹ Ferrara, Marie. "Moses Henry Nathan and the Great Charleston Fire of 1861" *The South Carolina Historical Magazine*, Vol. 104, No. 4 (Oct., 2003), pg. 276-277.

Nathan also recorded that approximately 1300 houses were destroyed in the fire, including outbuildings, for an estimated total of \$5,000,000 in damages³⁰. Nathan placed the blame of the vast area of destruction on the Charleston Police and their failure to maintain storm drains adequately. It is interesting to note that he indicated the fire could have been stopped near the area of Meeting and Queen Street if there had been adequate water levels maintained in the storm drains. If the drains had been maintained, the history of 122 Meeting Street could have been severely altered, as would the history of the Charleston peninsula southwest of Meeting and Queen Streets (Approximately 2/3 of the total fire path). Unfortunately, the combination of dry, windy weather and inadequate water supply combined to create the “perfect storm”. A December 28, 1861 article from Harper’s Weekly described the intensity of the fire, and the scope of destruction left in its wake:

“Under the impulse thus given and a stiff breeze, with a small supply of water, the conflagration assumed a formidable character, nearly equaling the most extensive conflagration on the American Continent. The Theatre, Floyd’s coach factory, opposite the Express office, the old Executive Building, and all the houses between

that point and Queen Street, are burned. The whole of one side of Broad Street is destroyed, from Colonel Gadsden’s residence to Mazyck Street. A considerable portion of the city, from East Bay to King Street, is destroyed. Among the prominent buildings burned are the Institute and St. Andrew’s halls, Theatre, Catholic Cathedral, and the Circular Church.³¹”

From this description it is evident that the area surrounding 122 Meeting Street was decimated



Fig. 16: A View of Meeting Street looking South, after the Fire of 1861.

³⁰ Ferrara, 276.

³¹ “The Burning of Charleston,” *Harper’s Weekly*, December 28, 1861. Special Collections, Addlestone Library, Charleston, S.C.

by the fire. Buildings nearby on Meeting Street were left in ruins (*Fig. 16*), including the Circular Church and Institute Hall, where just one year earlier the State of South Carolina signed the Ordinance of Succession (*Fig. 17*). The Mills House hotel was miraculously spared, as was the Charleston Hotel (*Fig. 18*) further South on Meeting Street. Portions of the street were unrecognizable after the fire, with nothing but left but piles of smoldering rubble.



Fig. 17: The Charleston Hotel was spared by the Fire of 1861, but later demolished. Photo Courtesy of the Library of Congress.



Fig. 18: View from the Mills House Hotel looking North on Meeting Street.

George Kriete's Meeting Street property was not so lucky. As *Figure 19* shows, nothing but

the chimney remained of the two story wooden house that once sat upon 122 Meeting Street (then 66 Meeting Street).



Fig. 19: Remnants of the chimney in front of 122 Meeting Street. In the background to the left sits the Mills House Hotel.

After the fire, the property remained in George Kriete's name, but it was no longer used as his residence. Prior to the fire of 1861, Kriete was a successful real estate investor, who purchased many properties throughout Charleston for which he collected rents. The Great Fire of 1861 destroyed much of Kriete's properties, which drastically decreased his income from rental properties. In addition to the Great Fire of 1861, Charleston was amidst Civil War, for which they were considered a prime target due in large part to the signing of the Ordinance of Secession at Institute Hall in 1860, just five doors down from 122 Meeting Street. The combination of the fire and the war created a catalyst for economic instability for the citizens of Charleston, and George Kriete was not exempt from this effect. Unable to afford reconstruction, he held on to the vacant lot for five years, before finally being forced to sell the land for a source of income.

The Calm after the Storm

By 1865 the Civil War had ended, and the City of Charleston sat defeated and empty. Many of the city's citizens had fled during the war, which left the streets empty and destitute. The damage left by The Great Fire of 1861 had not been repaired, since the City needed to focus on protecting its grounds from bombardment by the Union Troops until 1865. With the war over, Charlestonians began to return to their beloved City, but little had the funds necessary to repair the damages ensued by fire and war. The years that followed the war were marked by a quiet resilience driven by a deep desire to restore Charleston, but a lack of means by which to do so.

In May 1866, Mr. Henry Campbell was able to secure \$6000 to purchase the corner parcel from George Kriete through a mortgage, but evidence indicated that he did not have the funds to construct a building on the property. The City tax assessments for 1871 indicated no structure on the property. Therefore, it is likely that Mr. Campbell did not build upon the land in the 1860's. Another indicator is that the assessed value of the property was only \$1680 in 1871-182, which was significantly less than its assessed value before the fire³². It is probable that a new building on the property would have increased the assessed tax value.

Mr. Campbell passed away in 1869, and left his wife Annie to maintain the finances. Unfortunately, Annie was unable to make the payments on the property, and George Kriete

³² Ward Books, 1871-1875, Page 50.

filed a complaint against the Campbells on August 24, 1869 for bond and mortgage on the property. Mr. Kriete won his complaint, and on March 15, 1870 the property was sold at public auction. Nicholas Fehrenback purchased the property for \$1900 from the auction,



Fig. 20: 1872 Bird's Eye View of Charleston, close-up of the intersection of Meeting and Queen Streets.

but only retained the property for two years before he sold it to Adams, Damon & Co. through mortgage for \$7000 on February 2, 1872. The purchase price for the property in 1872 seems extraordinarily high, as all evidence suggested that it still remained a vacant lot. The City Tax Assessments made no mention of an existing structure at the time of purchase. Additional evidence

from the 1972 Bird's Eye View of Charleston (*Fig.20*) clearly showed that the lot on the North East corner of Meeting and Queen Streets was empty³³. Adams, Damon & Co., made up of Warner S. Adams, Quincy A. Damon, and Richard S. Long, found themselves unsatisfied with the contractual obligations to Mr. Fehrenback so they filed suit against Mr. him in 1875. The courts however, sided with Mr. Fehrenback and on August 18, 1875 the property was put up for purchase through public auction again. Mr. William Nelson, Jr. bought the lot of land for \$1175, well below the 1873 assessed value of \$2000³⁴. The value of 122 Meeting Street experienced a steady decline during Mr. Nelson's ownership. One year after he purchased the property it experienced a decline in value, with its assessment equaling \$1125. In 1878 the value dropped to \$1100, and in 1879 it fell again to \$1000³⁵. During this time the lot remained vacant, which most likely prohibited it from gaining in value. The tax assessment value of 122 Meeting Street held steady at \$1000 throughout the early 1880's³⁶, before it dropped to \$800 in 1885³⁷. In a stroke of good fortune, Mr. Nelson

³³ Figure 18 is a close –up section of a larger map which shows the entire Charleston peninsula. The full map shows a diagonal swath of empty lots in the shape of the 1861 Fire Path, proving that much of the buildings destroyed by the fire had not yet been rebuilt by 1872. 1872 Bird's Eye Map of Charleston. South Carolina Room, Charleston County Library, Charleston, S.C.

³⁴ Ward Books 1871-1875, Ward 3, Page 50.

³⁵ Ward Books 1876-1879, Ward 3, Page 50.

³⁶ Ward Book 1881-1882, Ward 3, Page 54.

had neglected to replace the building lost by the fire of 1861, as evidenced by the Sanborn Map of 1884 (Fig. 21)³⁸. Had he chosen to rebuild on his corner lot, the building would most likely been destroyed soon after completion.

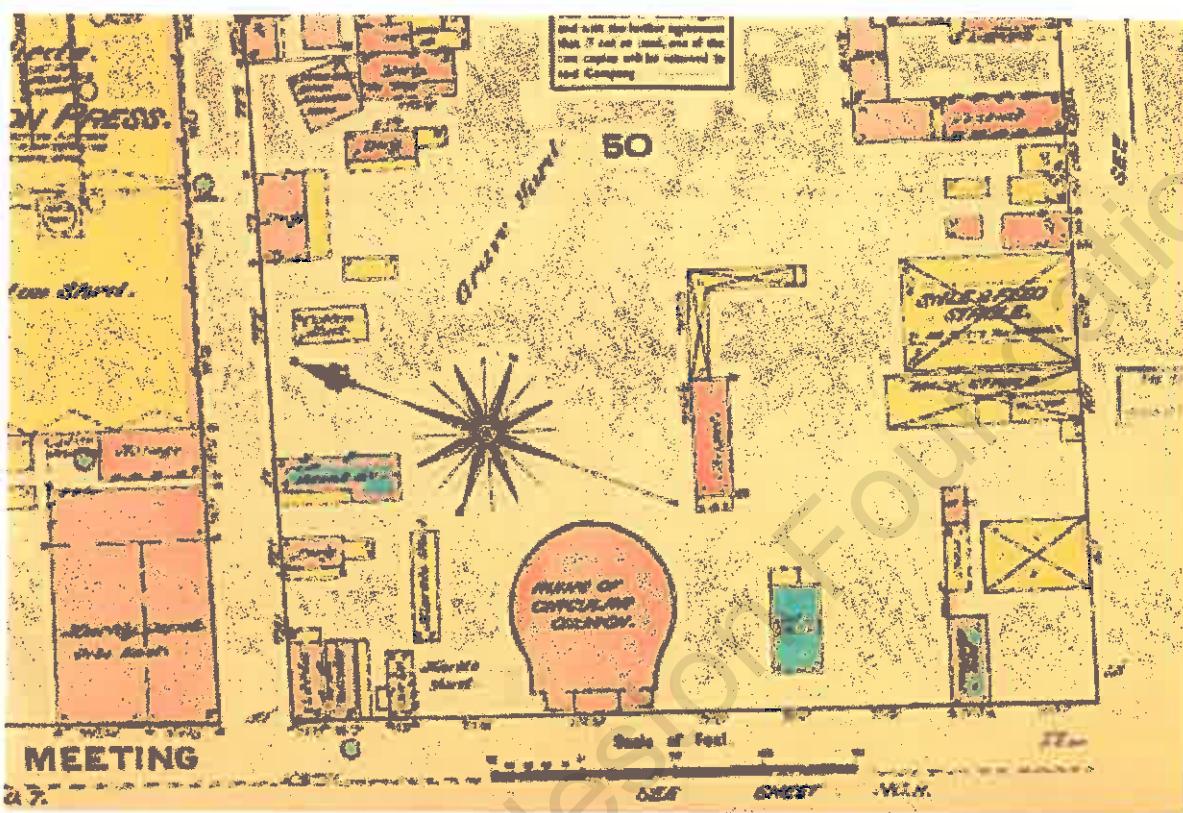


Fig 21: 1884 Sanborn Fire Insurance Map shows an empty lot on the corner of Meeting and Queen Streets (lower right corner of photo).

The Earthquake of 1886

Twenty-five years after the Great Fire of 1861, and twenty-years after the end of the Civil War, Charleston was still in a state of reconstruction. The events of the 1860's had annihilated the city and not all Charlestonians had been fortunate enough to rebuild by the 1880's. Those who had however, would soon face another devastating set back. On August 31, 1886 Charleston was struck by the most damaging earthquake to have ever affected the Eastern United States. The initial shock lasted a full minute, causing massive destruction throughout the city³⁹. Approximately 60 people perished and nearly every building on the

³⁷ Ward Book, 1883-1886, Ward 3, Page 58.

³⁸ Sanborn Fire Insurance Maps, Charleston, S.C., 1884, Sheet 11.
<http://digital.tcl.sc.edu/library/digital/collections/sanborn.html>

³⁹ "Charleston Earthquake 1886" South Carolina Emergency Management Division (SCEMD)
http://www.scedm.org/news/publications/EQ%20Guide%202008/1886_EQ_New_08.html

peninsula was either damaged or destroyed⁴⁰. At the time of the earthquake, William Nelson, Jr. still owned the vacant property on the corner of Meeting and Queen Street. Unlike Nelson, the neighbors to the north had chosen to construct new buildings after the war was over. Earthquake damage assessment reports showed that 68 Meeting Street was owned and occupied by Dr. C. W. Shepard Jr. The parcel contained a brick building with a tin roof, which was used as a laboratory and dwelling by Dr. Shepard. The building held up relatively well through the earthquake, and only required the chimney to be rebuilt. Dr. Shepard's neighbor, the South Carolina Society Hall at 70-72 Meeting Street, was not as lucky. Before the earthquake, there stood an impressive brick and stone building on the parcel. After the earthquake, damage assessment reports indicated that the North wing was beyond repair and needed to be demolished, as was the South wing, the East wall and the chimney. The West wall, while badly cracked, was not marked as being required to come down. The damage estimates were valued to be between \$6000 and \$10,000. Properties to the south of Mr. Nelson also suffered from the effects of the quake. On the South East corner of Meeting and Queen Street, J.H. Doweber owned 58 Meeting Street, where he lived and worked as a Grocer. The damage assessment reports indicated that his brick building with the slate roof suffered approximately \$300 worth of damage. The North wall was slightly cracked, as was the West Wall. The Chimney tops had fallen down, but were otherwise in stable condition. H.E. Ravenel lived at 54 Meeting Street, just two doors south of Mr. Doweber, in a brick house with a slate roof. The damages for his house were assessed at \$2200 as the East wall required demolition, and the West wall needed to be removed down to the first floor⁴¹. The earthquake of 1886 destroyed numerous prominent buildings throughout the city.



Fig. 22: Earthquake damage to the portico of the Old Guard House on Meeting Street.

⁴⁰ "Historic Earthquakes" United States Geological Survey (USGS)

http://earthquake.usgs.gov/earthquakes/states/events/1886_09_01.php

⁴¹ Report of Committee on Condition of Buildings after the Earthquake with a List of Buildings that Should Come Down. (microfilm) 1886. South Carolina Room, Charleston County Public Library, Charleston, S.C.

On Meeting Street buildings like the Old Guard House (Fig. 22) and St. Michael's Church (Fig. 23) suffered damages. Ward books indicated that the property address was renumbered after the earthquake, from 66 Meeting Street to 122 Meeting Street⁴².



Fig. 23: Earthquake Damage to St. Michael's Church on Meeting Street, looking down Broad Street.

The earthquake had devastating long term economic, political and social impacts on the city. The effects on the people of Charleston, with regards to their vitality and tenacity, were anything but devastating.

⁴² Ward Books, Ward 3, 1886-1890 (microfilm), South Carolina Room, Charleston County Library, Charleston, S.C.

The Resurrection Years

After the earthquake in 1886, Charleston set out to rebuild the city, yet again. After numerous fires, civil war, and the worst earthquake ever recorded in the South East, Charlestonians were left with very little in the way of money and possessions. What they did possess was an amazing sense of tenacity and a stubbornness that was admired by all. The owners of 122 Meeting Street were no exception.

William Nelson, Jr. held on to the property, even as tax assessment values plummeted further, down to \$740 in 1887. It was not until after he passed away on April 3, 1905, that the property was sold by the executors of his will. Evidence suggested that the lot remained void of any structures during the entirety of Mr. Nelson's ownership (Fig.24 and Fig. 25).

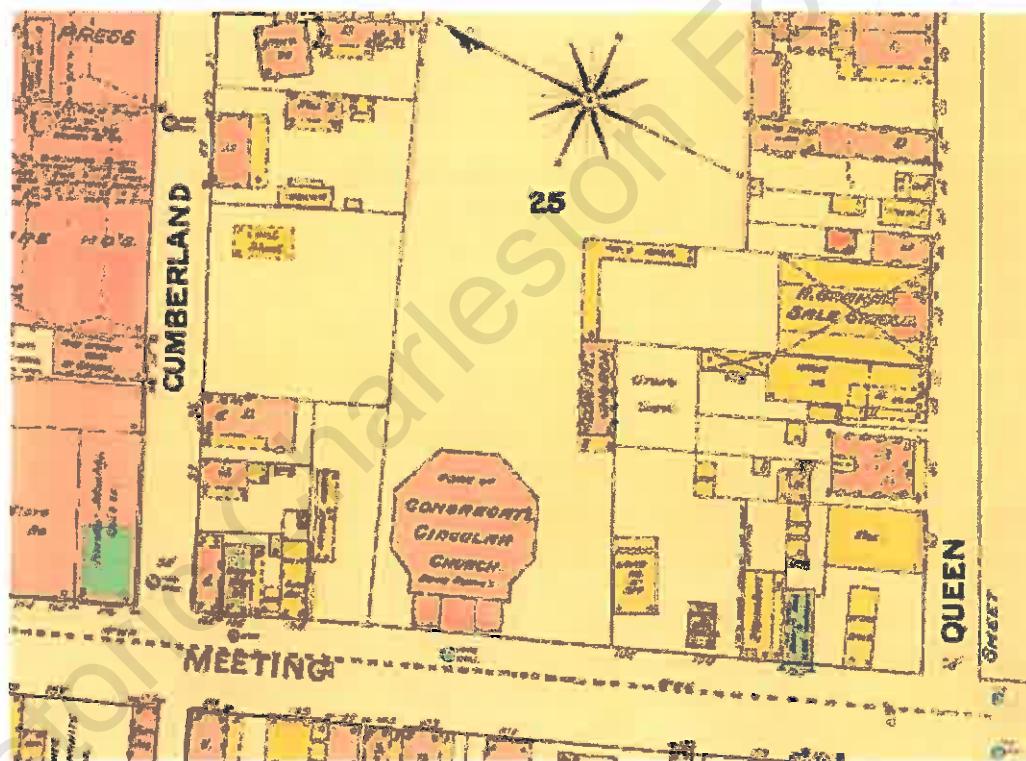


Fig. 24: Sanborn Fire Insurance Map, June 1888, shows the North East corner of Meeting and Queen Streets contain no buildings or structures.

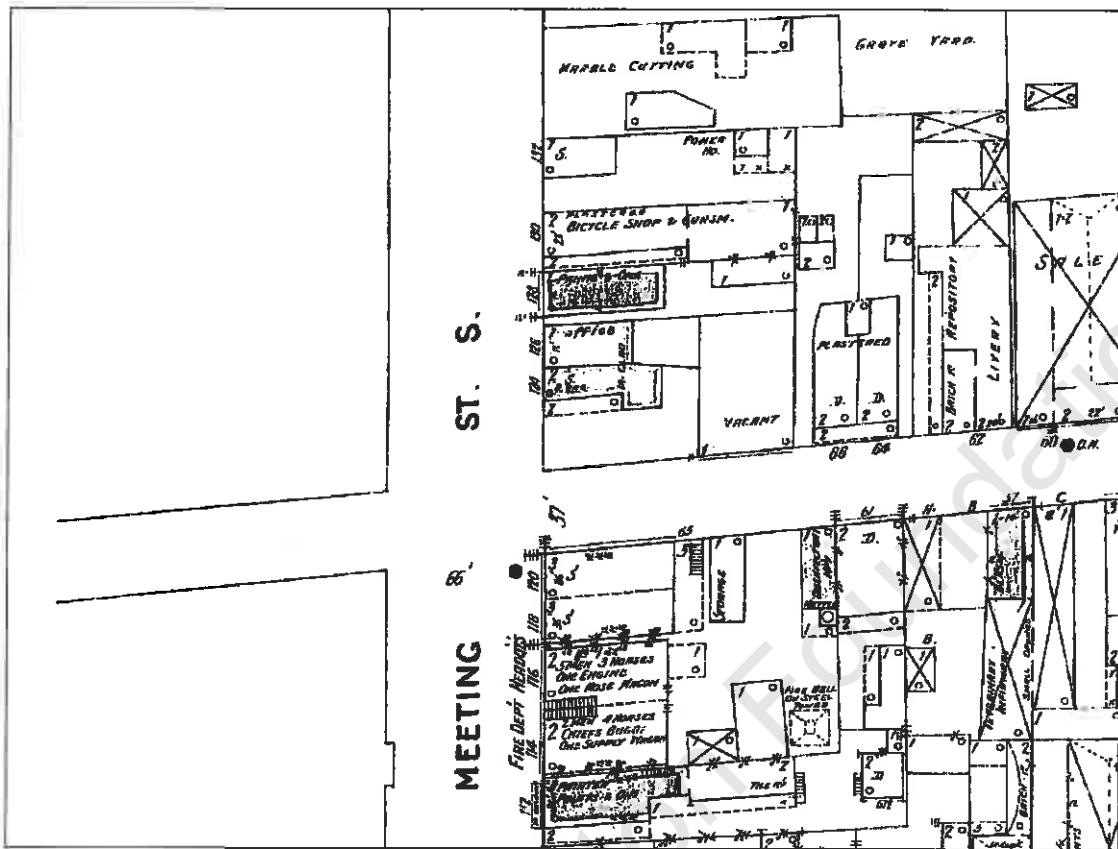


Fig. 25: Sanborn Fire Insurance Map, 1904. North East corner of Meeting and Queen Streets contains no buildings or structures.

When William Nelson, Jr. passed away he named Marie Nelson, Horatio Nelson, and Charles Wanniger as the executors to his estate. Nearly a year after his death in February 1906, the executors sold the property to Edward Rutledge for \$1310⁴³. With this transaction 122 Meeting Street once again found itself in the hands of a prominent Charleston family.

The Rutledge Family

Edward Rutledge was born in Charleston, in June 1870. His father, Benjamin Huger Rutledge, was a successful lawyer, and his mother was a member of the famous Middleton family. Edward graduated from Virginia Military Institute in 1891, and received his doctorate from the Medical College of South Carolina in 1896. After he graduated from medical school, he traveled across the country studying in California and New York. When he returned to Charleston in 1899, he immediately earned a name for himself as a

⁴³ RMC, Deed Book F25, Page 2, Charleston, S.C., 1906.

hardworking physician and surgeon⁴⁴. In October of 1906, Dr. Rutledge (Fig. 26) married Miss Lillie Huger Wells⁴⁵, and together they had three daughters; Anna Wells, Ella Middleton, and Eliza Huger. His career continued to prosper, and from 1926-1928 he acted as President of the Medical Society of South Carolina⁴⁶.

When Dr. Rutledge purchased 122 Meeting Street in 1906 it was a vacant corner lot. The building that is currently seen on the property (described earlier in this report) was constructed by Dr. Rutledge during the time of his ownership. The building was built prior to 1927, as it is seen in Figure 27, from 1927.

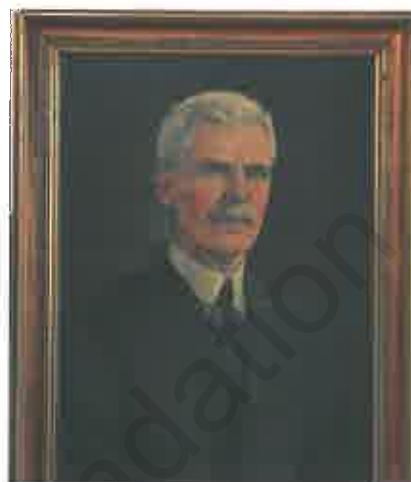


Fig. 26: Dr. Edward Rutledge, c. 1926



Fig. 27: In 1927 the Circus announced their arrival with a parade down Meeting Street. 122 Meeting Street is shown in the background.

⁴⁴ Yates Snowden and Harry Gardner Cutler, eds. *History of South Carolina*, Vol. 3. (Lewis Publishing Company, 1920), pg. 57.

⁴⁵ *Journal of the South Carolina Medical Association*, Volume 2. New York: D. Appleton & Company (2006), pg. 342.

⁴⁶ "Portrait of Edward Rutledge, M.D.", *Lowcountry Digital Library*, http://lowcountrydigital.library.cofc.edu/cdm4/item_viewer.php?CISOROOT=/msc&CISOPTR=397&CISOBOX=1&RRE=1 (accessed Nov. 1, 2011).

Sanborn Fire Insurance Maps from 1927 (Fig. 28) provided additional evidence that Dr. Rutledge built the two story “imitation stone” structure before this time.

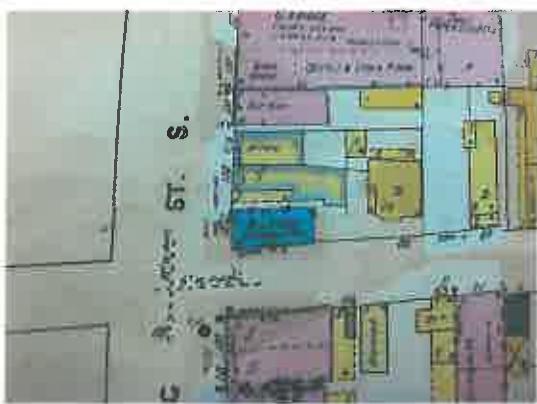


Fig. 28: 1904 Sanborn Map with 1927 revisions added.

Dr. Rutledge used 122 Meeting Street as a rental property and often leased the building to Doctors and Lawyers for office space. On February 2, 1942 Dr. Rutledge passed away, leaving the property in trust to the Carolina Savings Bank⁴⁷. In May 1960, Dr. Rutledge’s eldest daughter, Anna Wells, purchased the property for \$9,025 through conveyance⁴⁸.

Anna Wells Rutledge (Fig. 29) was a prominent Charlestonian, a successful writer, and South Carolina’s leading art historian⁴⁹. Miss. Rutledge worked at the Charleston Museum, the Valentine Museum in Richmond, Virginia, and the Gibbes Art Gallery. She also worked for the National Gallery of Art, the Smithsonian Institute, and various other art institutes in Baltimore, New Haven and Philadelphia. In 1954 she was awarded a Fulbright Scholarship to travel to Great Britain and further her studies. She published a number of articles for the American Philosophical Society, catalogues of various art collections, and numerous articles for magazines such as “Magazine Antique”, “William and Mary Quarterly”, and “Gazette des Beaux-Arts”. In 1965, Miss Rutledge initiated a series of programs to educate the public on Charleston’s historic churches, in conjunction with the Gibbes Art Gallery and the South Carolina Historical



Fig. 29: Anna Wells Rutledge

⁴⁷ Carolina Savings Bank merged with First National Bank of Carolina, which then acted on behalf of Edward Rutledge on future transactions. RMC, Deed Book Q70, Page 36, Charleston, S.C., 1960.

⁴⁸ RMC, Deed Book Q70, Page 36, Charleston, S.C., 1960.

⁴⁹ Stephen Hoffius, “In Memoriam: Anna Wells Rutledge, 1907-1996”, *Carologue*, 1996.

Society⁵⁰. In 1978, she was awarded the Simms Award, sponsored by the University of South Carolina, for her extensive research on South Carolina's art history⁵¹.

Miss Rutledge used 122 Meeting Street as rental property, and used her 44 South Battery property as her primary residence. She developed a close relationship with her nephew, Donald Duncan McPherson, who would assist her in daily tasks whenever she needed the help. In 1978, Miss Rutledge sold the 122 Meeting Street property to her nephew for \$5 through conveyance⁵². In 1996, Miss Rutledge suffered the most unfortunate of fates, when at the age of 88, she fell out of her window and died⁵³.

Under the ownership of Donald McPherson little changed with 122 Meeting Street. The property was still rented out to tenants, primarily for office use by doctors, dentists, and lawyers. In December 1992, Mr. McPherson sold the property to D&L Partnership through conveyance for \$180,000⁵⁴. D&L Partnership leased the property as commercial office space for sixteen years, before selling the lot to 122 Meeting Street, LLC in 2008 for \$472,000⁵⁵. Currently, the property is used as office space for two Charleston attorneys.

⁵⁰ "Historic Church Programs Begins Sunday At Gallery", *News & Courier*, November 5, 1965.

⁵¹ "Anna Rutledge Receives Simms Award", *News & Courier*, June 6, 1978.

⁵² RMC, Deed Book W115, Page 257, Charleston, S.C., 1978.

⁵³ Edward C. Fennell, "Art Lover Accidentally Falls From Her Window and Dies", *Post & Courier*, June 15, 1996.

⁵⁴ RMC, Deed Book P222, Page 090, 1992.

⁵⁵ RMC, Deed Book PF623, Page 623, 2008.

Conclusion

Charleston has had a history of turmoil, through fires, war and other natural disasters. They have also had a history of perseverance, reverence, and pride. The essence of Charleston was summed up by one admirer of the great City:

"The buoyant characteristics of her populace has doubtless had much to do with the city's rapid recovery from recurring calamities; certainly pluck and indomitable energy have time and again, been well illustrated in the conduct of her citizens after great reverses."

122 Meeting Street is no exception to this Charleston way of life. The significance of this property dates back to its inclusion in the Walled City of Charles Town. The property's importance is further explained through the people who have owned the property, and the events it has overcome. The powerful members of Charleston society who helped to propel the town lot through time have shaped the history of Charleston we know today and therefore, it is important to understand the development of 122 Meeting Street.

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Appendix A

Caption List for Figures 1-29

Maps

Caption List: Figures 1-29

1: A 1704 Topographic Map of Charles Town as surveyed by Edward Crisp.
Charleston County Maps. South Carolina Room, Charleston County Public Library, Charleston, SC.

2: Map of the Grand Modell, with the properties color coded to the timeframe for which they were granted by the Lords Proprietors.
Eates, Susan Baldwin and Harriett Cheves Leland (Editors). "Proprietary Records of South Carolina, Volume Three: Abstracts of the Records of the Surveyor General of the Province of Charles Towne 1678-1698" December 2007.

3: Photo of Meeting Street depicting Institute Hall and the Circular Church. 66 Meeting Street is four doors down from Institute Hall to the right.
"The Burning of Charleston" Harper's Weekly. December 28, 1861.
<http://www.sonofthesouth.net/leefoundation/civil-war/1861/december/charleston-fire.htm>

4: Primary façade of 122 Meeting Street, situated on the East Side of Meeting Street, c. 1985. The front door has since been altered, as shown in the photograph on the front cover of this report, and as described in the architectural description.
City of Charleston. Vertical Files from the Board of Architectural Review (BAR), Charleston, SC.

5: Southern façade of 122 Meeting Street, fronting Queen Street, c. 1985.
City of Charleston. From Vertical Files at the BAR. Charleston, SC.

6: Northern Façade of 122 Meeting Street, c. 2011.
Photo by Pamela M. Kendrick

7: Eastern façade of the building, showing the location of the screen door addition, c. 2006.
City of Charleston. From Vertical Files at the BAR. Charleston, SC.

8: 1739 Ichnography of Charles Towne at high water. From this map, it can be seen that a wooden building was constructed on the property for 122 Meeting Street.
Charleston County Maps. South Carolina Room, Charleston County Public Library, Charleston, S.C.

9: Portrait of Otis Mills.
From Vertical Files at the South Carolina Historical Society, Charleston, S.C.

10:Portrait of Major Charles Wilhelm Bulow.

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11: Ruins of the Sugar Mill at Bulowville Plantation after the burning of the property by the Seminole Indians.

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12: Plat showing three parcels owned by Thomas Lehre Bulow, as recorded by John Branch, City surveyor in December 1859, and copied in 1879.

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13: Death Card for Thomas Lehre Bulow.

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14: Map of the Fire Path of the 1861 Fire overlaid onto the present-day Charleston Peninsula.

"Charleston Historic Fires: Fire of 1861" Map. *Historic Charleston Foundation*. http://www.historiccharleston.org/experience/charleston_fires.html, (accessed November 5, 2011).

15: Map of the Fire Paths of 1740, 1788, 1796, 1838, and 1861 overlaid onto a map of present-day Charleston Peninsula.

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16: A View of Meeting Street looking South, after the Fire of 1861. The Circular Church Ruins are shown to the left, the Mills House is shown in the background on the right.

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17: The Charleston Hotel on Meeting Street.

Library of Congress, www.loc.gov, (accessed October 10, 2011).

18: View from the Mills House Hotel looking North on Meeting Street.

Library of Congress, www.loc.gov, (accessed October 10, 2011).

19: Photo of 122 Meeting Street with the Mills House in the background. All that remains of the two story wooden building is the chimney.

Library of Congress, www.loc.gov, (accessed October 10, 2011).

20: 1872 Bird's Eye View: Close up of Meeting and Queen Street intersection.
Charleston County Maps, South Carolina Room, Charleston County Public Library, Charleston, SC.

21: Sanborn Map, Sheet 11, May 1884.
University of South Carolina.
<http://digital.tcl.sc.edu/cdm/compoundobject/collection/SFMAPS/id/672/rec/1>, (accessed September 24, 2011).

22: Earthquake damage to the portico of the Old Guard House at the corner of Meeting and Broad Streets.
C.C. Jones, Plate 15. U.S. Geological Survey Annual Report 9 (1887-88). Image File: /htmllib/batch05/batch05j/batch05z/hjk0014a.jpg, (accessed November 7, 2011).

23: Earthquake damage to St. Michael's Church on Meeting Street.
C.C. Jones, Plate 16. U.S. Geological Survey Annual Report 9 (1887-88). Image File: /htmllib/batch05/batch05j/batch05z/hjk00002.jpg, (accessed November 7, 2011).

24: Sanborn Fire Insurance Map, Sheet 8, June 1888.
University of South Carolina.
<http://digital.tcl.sc.edu/cdm/compoundobject/collection/SFMAPS/id/641/rec/1>, (accessed September 24, 2011).

25: Sanborn Fire Insurance Map, 1904.
Charleston County Public Library, Charleston, S.C.
<http://sanborn.umi.com/sc/8124/dateid-000006.htm?CCSI=4883n>, (accessed September 24, 2011)

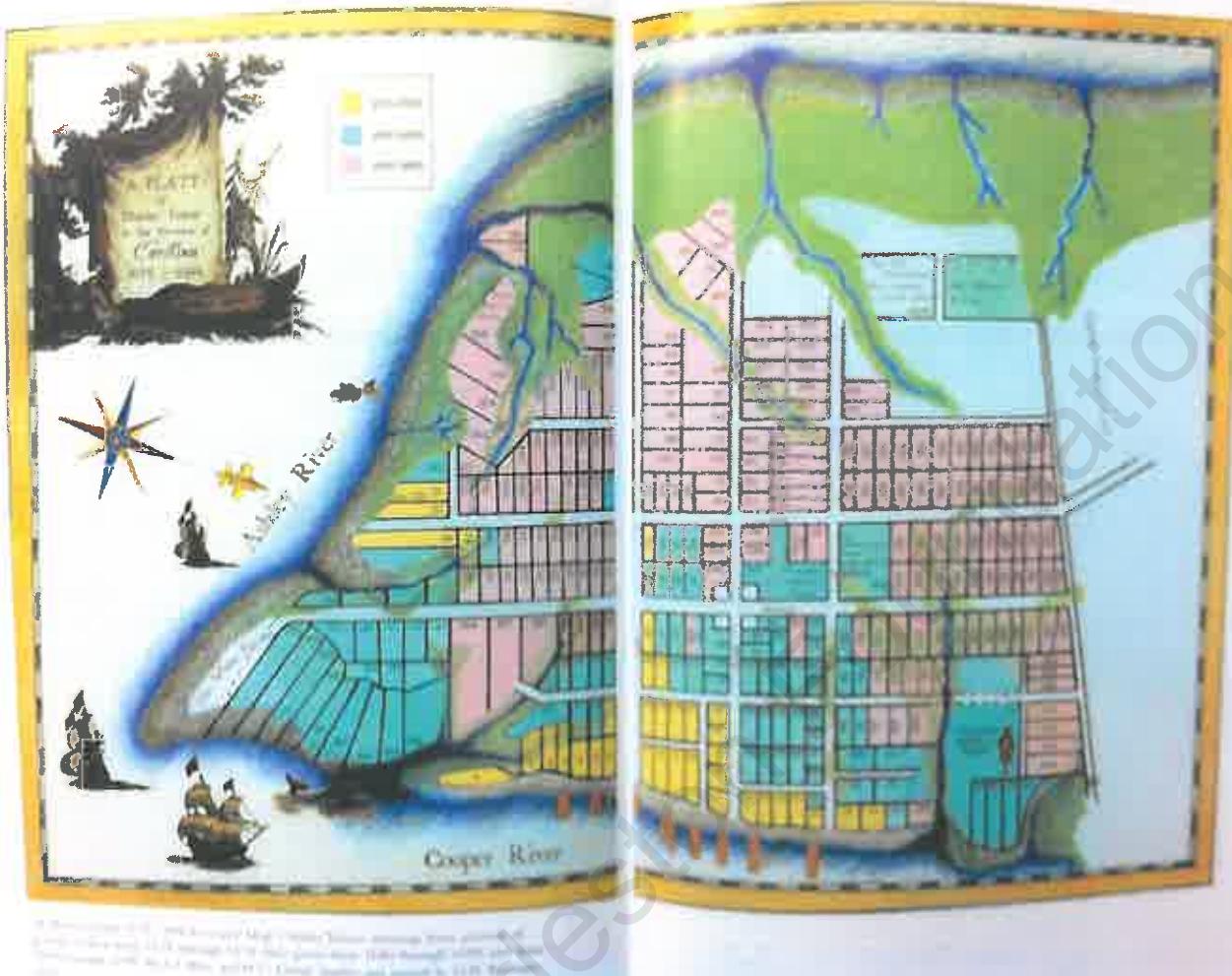
26: Portrait of Dr. Edward Rutledge as President of the Medical Society of South Carolina, c. 1926-1928.
"Portrait of Edward Rutledge, M.D", *Lowcountry Digital Library, Addlestone Library*.
http://lowcountrydigital.library.cofc.edu/cdm4/item_viewer.php?CISOROOT=/msc&CISOPTR=397&CISOBOX=1&RRE=1 (accessed Nov. 1, 2011).

27: The Circus announced its arrival into Charleston in 1927 with a parade down Meeting Street. 122 Meeting street is shown in the center.
Levkoff, Alice F, *Charleston-Come Hell or High Water* (Columbia, SC: University of South Carolina Press, 1976), pg. 135.

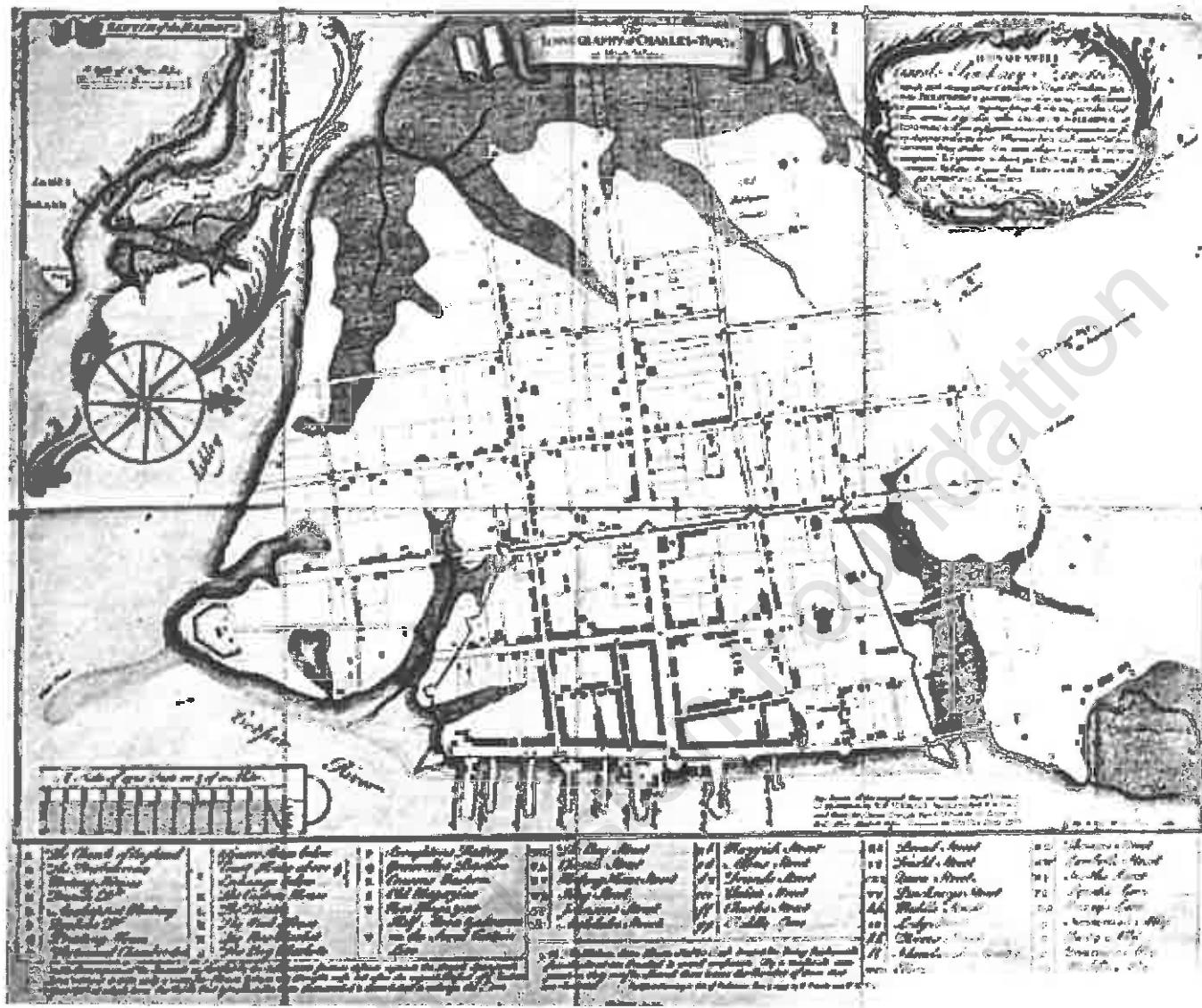
Maps



1704 Topographic Map by Edward Crisp. A Close-up of Charles Town (seen on the right) is provided in the report (Fig. 1).



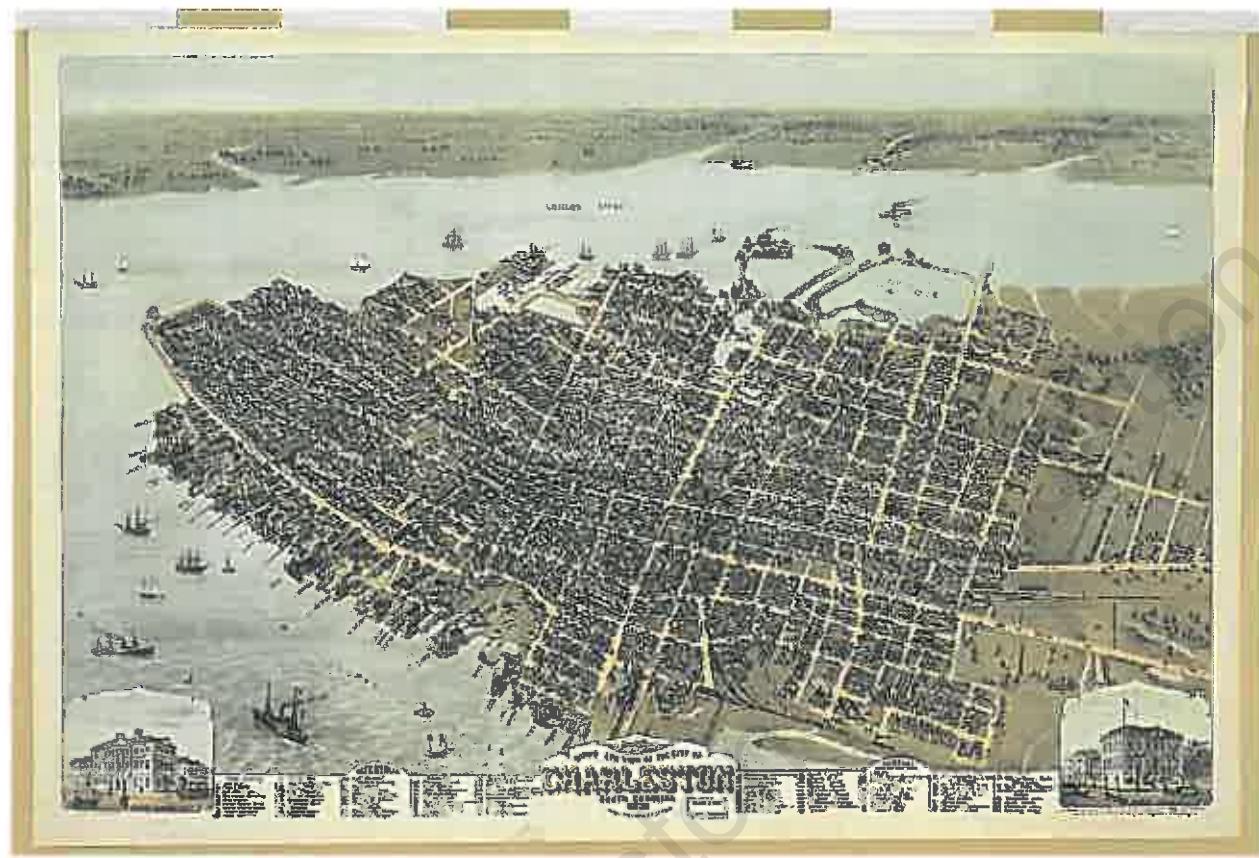
Bates-Leland 1698 Map of Charles Towne. The Map is color coded to indicate what time period each lot was granted in by the Lords Proprietors. A close-up of Lot 79 (122 Meeting Street) is provided in the report (Fig. 2).



1733 Ichnography of Charles-Town at High Water.



1788 Plan of Charleston from a survey taken by E. Petrie.



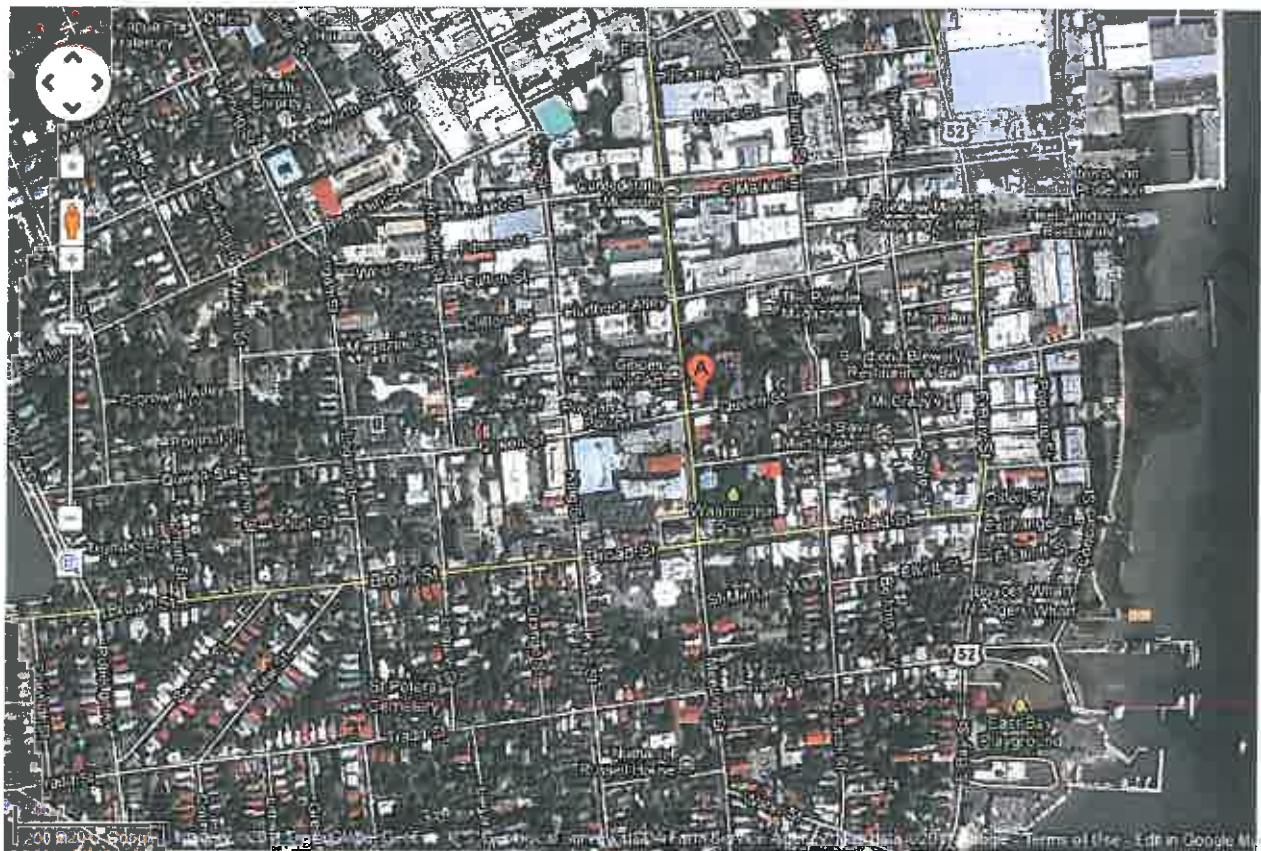
1872 Birds Eye View of Charleston, SC. A close-up of the corner of Meeting and Queen Streets is provided within the report.



1884 Sanborn Fire Insurance Map, Sheet 8. A close-up of the North East Corner of Meeting and Queen Streets is provided within the report.



1888 Sanborn Fire Insurance Map, Sheet 8. A close-up of the North East corner of Meeting and Queen Streets is provided within the report.



122 Meeting Street, c. 2011 viewed with Google Maps.

Appendix B

Annotated Chain of Title

Deed Images

Miscellaneous Images

Annotated Chain of Title

August 7, 1683

Grantor: Lords Proprietor's
Grantee: Jonathan Fitch (Fitz)
Book & Page: No.A, 87
Type: Grant
Lot: Lot #79

In 1683 the Lords Proprietors granted to Jonathan Fitz (Fitch), Sr. town lot 79.

1689

Grantor: Jonathan Fitch
Grantee: William Sadler
Book & Page: unknown
Type: Unknown
Lot: Lot 79

In 1689 Mr. William Sadler received the warrant, the certificate of survey and the grant for lot 79. The bounds at the time were south on the street, [north] on lots not laid out, east on the lot of Isaac Morris, deceased and west on the street. By 1694 Sadler was listed as deceased owner of the lot in bounds of a neighboring lot. Later in the same year lot 79 was described as a lot not laid out in neighboring bounds.

1689-1787: It is unclear how the property was transferred from Sadler in 1689 to its eventual owner, George Archibald in 1787. Attempts have been made to check Cross and Direct Indexes, City Directories, Wills, Marriage Records and Deed Abstracts, but I was unable to locate the missing property transactions at this time.

April 14, 1787

Grantor: George Archibald
Grantee: Edmund Granger
Book & Page: Y5, 166
Type: Lease
Lot: 22'3" x 64' x 22'3" x 64'

"This Indenture made the fifteenth day of April in the year of our Lord one thousand seven hundred and eighty seven between George Archibald of the City of Charleston in the State of South Carolina of the one part and Edmund Granger of (Exector?) in the Kingdom of Great Britain Merchant of the other part Whereas the aforesaid George Archibald with James Lynch in and by...Bonds or obligations duly executed under their hand and seals and bearing date on the eleventh day of April in the year aforesaid are firmly bound jointly....unto the said Edmund Granger...in the sum of two hundred and sixty pounds twelve shillings and two pence with Interest those on from the date with conditions thereunder written for the payment of the three several sums of one hundred and thirty

pounds six shillings and one pence...All that Lot of Land situate lying and being on the East side of Meeting Street in the City of Charleston aforesaid measuring and containing in front on Meeting Street aforesaid twenty two feet three inches and on the back line twenty two feet three inches and in depth from West to East sixty four feet Butting and Bounding to the West on Meeting Street aforesaid to the North on a lot belonging to William Mills to the East on a Lot belonging to John Perly and to the South on a lot belonging to Thomas Phillips."

May 29, 1787

Grantor: Edmund Granger (executor)

Grantee: (Lord) Andrew Mitchell

Book & Page: Z5, 108

Type: Lease

Lot: 22'3" x 64' x 22'3" x 64'

William Brailsford, executor for Edmund Granger, sold the property to Lord Andrew Mitchell of Great Britain for five shillings sterling.

October, 1796

Grantor: Andrew Mitchell (executors)

Grantee: Thomas Gordon

Book & Page: U7, 162

Type: Mortgage

Lot: 22'3" x 64' x 22'3" x 64'

"This indenture made the ___ Day of October in the year of our Lord One Thousand Seven Hundred and Ninety Six...Between James Charles and Thomas Forsyth of the City of Charleston and State aforesaid Executors of the last Will and Testament of Andrew Mitchell deceased late of the said City of Charleston and State aforesaid of the one part and Thomas Gordon of the said City and State aforesaid of the other part...the said James Charles and Thomas Forsyth Executors as aforesaid for and in consideration of the sum of Five Hundred and Sixty Five Guineas to them in hand paid by the said Thomas Gordon at and before the sealing and delivery here of the receipt whereof is hereby acknowledged and thereof (considered?) of every part and parcel therefor doth hereby acquire....by the Presents have granted bargained sold and released and confirmed and by these Presents do clearly and absolutely grant bargain sell release confirmed.... All that Lot of Land situate lying and being on the East side of Meeting Street and North side of Queen Street being the North East Corner...and containing in front on Meeting Street aforesaid Twenty two feet three inches more or less and on the back line Twenty two feet three inches and in Depth on Queen Street aforesaid Sixty Four Feet more or less. Butting and Bounding to the West on Meeting Street aforesaid to the South on Queen Street aforesaid..."

March 3, 1797

Grantor: Thomas Gordon
Grantee: Andrew Mitchell
Book & Page: T6, 19
Type: Mortgage
Lot: 22'3" x 64' x 22'3" x 64'

"Whereas the said Thomas Gordon by his bond or obligation duly executed bearing even date with there presents stands bound unto the said James Charles and Thomas Forsyth in the sum of six hundred and fourteen pounds conditioned for payment of three hundred and seven pounds with lawful interest for the same to be paid at the different period in the condition of the said Bond for that purpose mentioned as by the same reference thereunto being had will more fully appear Now this Indenture Witnesseth that the said Thomas Gordon in consideration of the said debt or sum of three hundred and seven pounds and for better securing payment of said sum with interest unto the said James Charles and Thomas Forsyth or their Executors administrators or assigns according to the conditions of the said bond and also in consideration of the further sum of five shillings like money to him the said Thomas Gordon by the said James Charles and Thomas Forsyth at or before the sealing and delivery of these presents unto and truly paid the receipt whereof is hereby acknowledged hath granted bargained sold remised released and confirmed and by these presents do grant bargain sell remise release and confirm...bargain and sale to him thereof more by indenture of lease having date the day rest before the day of the date of there premises in the form of one year commencing from the day before..."

August 21, 1802

Grantor: Thomas Gordon
Grantee: Claude Samory
Book & Page: N7, 238
Type: Conveyance
Lot: 22'3" x 64' x 22'3" x 64'

Thomas Gordon sold the property to Claudius (Claude) Samory through conveyance for \$3000.

January 6, 1808

Grantor: Claude Samory
Grantee: Joseph Dupont
Book & Page: W7, 310
Type: Release
Lot: 22'3" x 64' x 22'3" x 64'

Claude Samory sold the property to Joseph Dupont through release for \$3000.

February 2, 1836

Grantor: Joseph Dupont
Grantee: Otis Mills
Book & Page: L10, 375
Type: Conveyance
Lot: 22'3" x 64' x 22'3" x 64'

"The State of South Carolina. Know All men by these Presents that I Joseph Dupont in the State aforesaid Merchant in consideration of the sum of three thousand four hundred dollars to me in hand paid by Otis Mills for the State aforesaid Merchant have granted bargained sold and released and by their Presents do grant bargain sell and release unto the said Otis Mills...All that Lot of Land situate lying and being on the East side of Meeting Street and North side of Queen Street being the North East corner measuring and containing in Front on Meeting Street aforesaid twenty two feet three inches more or less and on the back line twenty two feet three inches and in depth on Queen Street aforesaid sixty four feet more or less."

April 30, 1839

Grantor: Otis Mills
Grantee: John J. Bulow
Book & Page: Z10, 500
Type: Conveyance
Lot: 22'3" x 64' x 22'3" x 64'

"The State of South Carolina Know all Men by these County that I Otis Mills of Charleston in the State aforesaid Merchant, in consideration of the sum of five thousand dollars to me paid by John J Bulow of Charleston in the State aforesaid esquire; have granted, bargained, sold, and released, and by those presents, Do Grant, bargain, sell and release unto the said John J Bulow All that Lot of land situate lying and being in the City of Charleston, on the East side of Meeting Street and North side of Queen Street, being the North East corner measuring and containing in front on Meeting Street aforesaid twenty two feet three inches, more or less, and on the back line twenty two more or less, feet three inches more or less, and on Queen Street aforesaid sixty four feet more or less. Butting and bounding to the West on Meeting Street aforesaid, to the south on Queen Street aforesaid to the North on a lot of Land now or formerly of Thomas Phillips and to the East on a lot of Land being number seven in a plan of contains lands lying in the Parish of St. Phillips in the City of Charleston..."

June 30, 1841 (Approximate)

Grantor: John Joachim Bulow
Grantee: Thomas Lehre Bulow
Book & Page: Unknown
Type: Will
Lot: Three adjoining lots

No deed can be found for the transaction between John J. Bulow and his son, Thomas L. Bulow. John J. Bulow willed the property now known as 122 Meeting Street, among several others, to his son Thomas in his Last Will and Testament. John J. Bulow passed away on June 23, 1841, and the document was justified by the executor of John Bulow's will (Joseph A. Winthrop). It can be assumed that shortly after John Bulow passed, the land was legally transferred to Thomas Bulow.

In John Bulow's last Will and Testament he leaves three adjoining parcels to his son, Thomas Lehre Bulow stating "Also all that other lot on the East side of Meeting Street (illegible) the No. ___ measuring 22 ft in front and 90 ft in depth with a three story brick house theron. All all that lot situated on the East Side of Meeting St aforesaid ajoinin gthe Lot last above mentioned to the South with a three story wooden house thereon. All all that Lot in Meeting Street adjoining the above to the South with a wooden house of two stories and a half thereon which I purchased from Otis Mills."

The last lot described in the above mentioned description is the lot currently known as 122 Meeting Street. A plat recorded by John Branch, City Surveyor, in December 1859 shows these three parcels and the structures mentioned in John Bulow's will, as being owned by Thomas Bulow.

February 16, 1860

Grantor: Thomas Bulow

Grantee: George Kriete

Book & Page: L14, 224

Type: Mortgage

Lot: 23' by 22'9" x Measurements on 12/7/1859 Plat

"Know all men by these Presents, That I, Joseph A. Winthrop, the surviving Executor of the last will and testament of Thomas L. Bulow, deceased and late of Charleston in the State aforesaid, for and in consideration of the sum of five thousand six hundred and fifty dollars to me paid by George Kriete of Charleston in the State aforesaid, have granted, bargained, sold and released, and by these Presents, Do grant, bargain, sell and release unto the said George Kriete...all that lot of land with the two story wooden building, at the North East corner of Meeting and Queen Streets in the City of Charleston."

The deed references a plat recorded on December 7, 1859 by John Branch, City Surveyor. The Plat is attached to the deed for the neighboring parcel on Meeting Street owned by Jas McConkey (L. No. 14-285).

February 16, 1860

Grantor: George Kriete

Grantee: Joseph A. Winthrop, executor of Thomas Bulow

Book & Page: H14, 324

Type: Mortgage

Lot: 23' by 22'9" x Measurements on 12/7/1859 Plat

"To all whom these presents may concern, I George Kriete of the City of Charlestion, in the state aforesaid, send Greeting. Whereas, I the said George Kriete, in and by my certain Bond or Obligation bearing the [date] stand firmly held and bound unto Joseph A. Winthrop, Executor of the last will and Testament of T. L. Bulow, deceased, in the penal sum of seven thousand and five hundred and thirty four dollars, conditioned for the payment of the full and just sum of three thousand seven hundred and sixty seven (3767)..."

On May 3, 1862 a note was attached to the deed (H14, 324) stating that George Kriete had sufficiently paid the bond, and was signed by Joseph A. Winthrop, as executor of Thomas Bulow.

May 4, 1866

Grantor: George Kriete

Grantee: Henry Campbell

Book & Page: Q14, 300

Type: Mortgaged

Lot: 23' by 64'5" by 22'9" x 64'5"

George Kriete sold to Henry Campbell, the parcel of land on the northeast corner of Meeting and Queen Streets with the dimension of 23 feet along Meeting Street by 64'5" along Queen Street by 22'9" by the same dimensions on the west line, as shown on the plat recorded by John Branch, City Surveyor, on December 7, 1959. The property was mortgaged to Campbell for six thousand dollars (\$6000).

On the bottom of the deed, a note has been added that says "The words with the two story wooden building being first erased".

March 15, 1870

Grantor: Sheriff, (Henry Campbell)

Grantee: Nicholas Fehrenback

Book & Page: D15, 585

Type: Auction

Lot: 23' by 22'9" x Measurements on 12/7/1859 Plat

On August 24, 1869 George Kriete filed a complaint against Annie Campbell and Henry Campbell (deceased) for bond and mortgage. The Court ruled in favor of Kriete, resulting in the property being sold at public auction by the local Sheriff (name illegible) on March 15, 1870. Nicholas Fehrenback purchased the property at public auction for one thousand nine hundred dollars (\$1900).

The parcel is described as the northeast corner of Meeting Street and Queen Street with the dimensions as shown on the plat recorded by John Branch, City Surveyor, on December 7, 1859.

February 19, 1872

Grantor: Nicholas & Antoinette Fehrenback

Grantee: Adams, Damon & Co.

Book & Page: B16, 321

Type: Mortgage

Lot: 23' by 22'9" x Measurements on 12/7/1859 Plat

Nicholas and Antoinette Fehrenback mortgaged the property on the northeast corner of Meeting and Queen Street, as described in the December 7, 1859 plat, to Adams Damon & Co. for seven thousand dollars (\$7000). Adams, Damon & Co. consists of Warner S. Adams, Quincy A. Damon, and Richard S. Long.

August 18, 1875

Grantor: C.C. Bowen, Sheriff (Adams, Damon & Co.)

Grantee: William Nelson

Book & Page: G16, 92

Type: Auction

Lot: 23' by 22'9" x Measurements on 12/7/1859 Plat

Adams, Damon & Co. filed a complaint against Nicholas and Antoinette Fehrenback. The Court ruled in favor of the defendant, and the property was sold at public auction on May 11, 1875 to William Nelson, Jr. The property is described as having the dimensions and locations as shown on the December 7, 1859 plat recorded by John Branch, City Surveyor.

February 19, 1906

Grantor: William Nelson, Jr.

Grantee: Edward Rutledge

Book & Page: F25, 2

Type: Will

Lot: 23' by 22'9" x Measurements on 12/7/1859 Plat

"Whereas William Nelson departed this life on or about the 3rd day of April 1905, leaving of full force and effect his last Will and Testament, which was duly admitted to probate in the County of Charleston on the --- day of --- wherein and whereby his duly appointed Marie C. Nelson, Horatio Nelson and Charles Wanniger his executrix and executors, giving unto them full power of sale over the premises hereinafter described and...Now know all men, that we, Marie C. Nelson, Horatio Nelson and Charles Wanniger, Executrix and Executors are aforesaid, in the consideration of the premises and of the sum of thirteen hundred and ten dollars (\$1310) to us in hand paid, before the delivery of these presents by Edward Rutledge and pursuant to and by force and virtue and in exercise and execution of the power and authority to us, the said Marie C. Nelson, Horatio Nelson and Charles Wanniger

limited by the hereinbefore in part recited Will and of every or any other power or authority in anywise us enabling in their behalf have granted, bargained, sold and released, and by these presents, do grant, bargain, sell and release unto the sold Edward Rutledge, all that lot piece or parcel of land situate, lying and being at the northeast corner of Meeting and Queen Streets in the City of Charleston, County of Charleston, State of South Carolina."

May 30, 1960

Grantor: Edward Rutledge

Grantee: Anna Wells Rutledge

Book & Page: Q70, 36

Type: Will

Lot: 23' by 22'9" x Measurements on 12/7/1859 Plat

Edward Rutledge, M.D., listed the trustee of his last Will and Testament as Carolina Savings Bank. On December 20, 1956 Carolina Savings Bank and the First National Bank of South Carolina of Columbia were consolidated under the charter and title of "The First National Bank of South Carolina of Columbia", which became the trustee under the will of Edward Rutledge, M.D.

"Now, know all men by these presents, that The First National Bank of South Carolina of Columbia, as trustee under the will of Edward Rutledge, M.D., in consideration of the sum of Nine thousand and twenty-five (\$9,025.00) Dollars to it in hand paid at and before the sealing of these presents, by Anna Wells Rutledge, (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release, unto the said Anna Wells Rutledge; all that lot, piece or parcel of land, with the buildings and improvements thereon, situate, lying and being at the northeast corner of Meeting and Queen Streets..."

May 24, 1978

Grantor: Anna Wells Rutledge

Grantee: Donald Duncan McPherson

Book & Page: W115, 257

Type: Conveyance

Lot: 23' by 22'9" x Measurements on 12/7/1859 Plat

"Know all men by these presents, that I, Anna Wells Rutledge, in the State aforesaid for and in consideration of the sum of five and no hundredths (\$5.00) dollars, to me in hand paid at and before the sealing of these presents by ___ in the State aforesaid my nephew, Donald Duncan McPherson, the receipt whereof is hereby acknowledged have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto said Donald Duncan McPherson, his heirs and assigns: All that lot, piece or parcel of land, with the buildings and improvements thereon, situate, lying and being at the northeast corner of Meeting and Queen Streets, in the City of Charleston, County of Charleston, State of South Carolina, measuring and containing in front on Meeting Street, twenty-three (23) feet and on the east line twenty-two (22) feet nine (9) inches, and having such measurements on the north line and generally such shape and form as is more particularly shown on a plat

thereof and of two other lots sold by Joseph A. Winthrop – plat made by John L. Branch, City Surveyor, on December 7th, 1859, and attached to the conveyance of the center lot to Jas. McConkey (L. No. 14-285)".

Tax Map Number is 159-09-01-934. The Grantee lives at 103 East Bay Street, Charleston, South Carolina.

December 31, 1992

Grantor: Donald Duncan McPherson

Grantee: D&L Partnership

Book & Page: P222, 090

Type: Conveyance

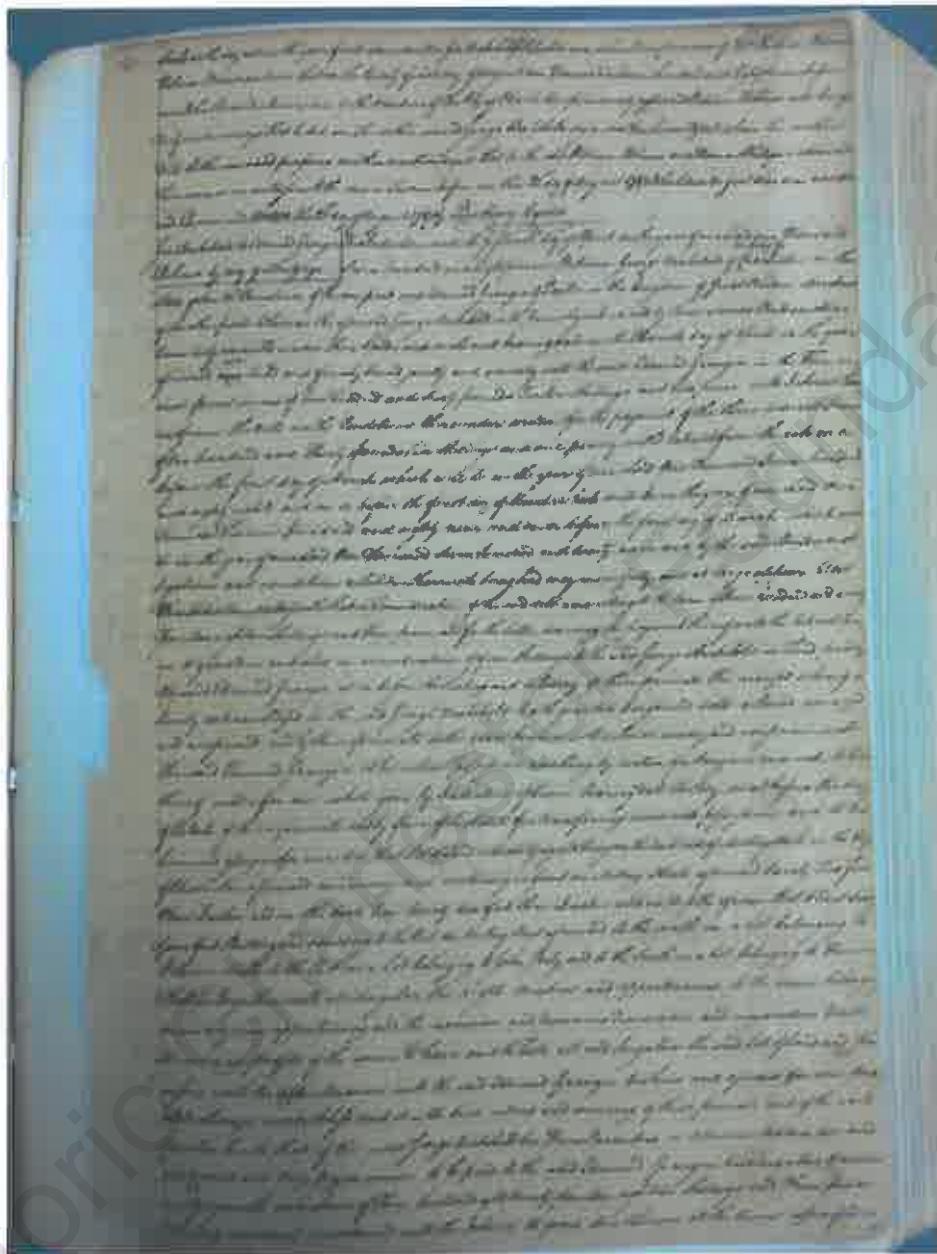
Lot: 23' by 22'9" x Measurements on 12/7/1859 Plat

"Know all men by these presents, that I, Donald Duncan McPherson in the State aforesaid, for/and in consideration of the sum of one hundred eighty thousand (\$180,000.00) dollars to me in hand paid at and before the sealing of these presents by D&L, A Partnership in the State aforesaid for the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said D & L, A Partnership, its successors and the Assigns, the following described property; All that lot, piece or parcel of land, with the buildings and improvements thereon, situate, lying and being at the Northeast corner of Meeting and Queen Streets, in the City of Charleston, County of Charleston, State of South Carolina, measuring and containing in front on Meeting Street, twenty-three (23) feet and on the east line twenty-two (22) feet nine (9) inches, and having such measurements on the north line and generally such shape and form as is more particularly shown on a plat thereof and of two other lots sold by Joseph A. Winthrop – plat made by John L. Branch, City Surveyor, on December 7, 1859, and attached to the conveyance of the centre lot to Jas. McConkey (L. No. 14-285)."

Property is butting and bounding north on center lot of Jas. McConkey, east on land formerly of James Preston, south on Queen Street, and west on Meeting Street.

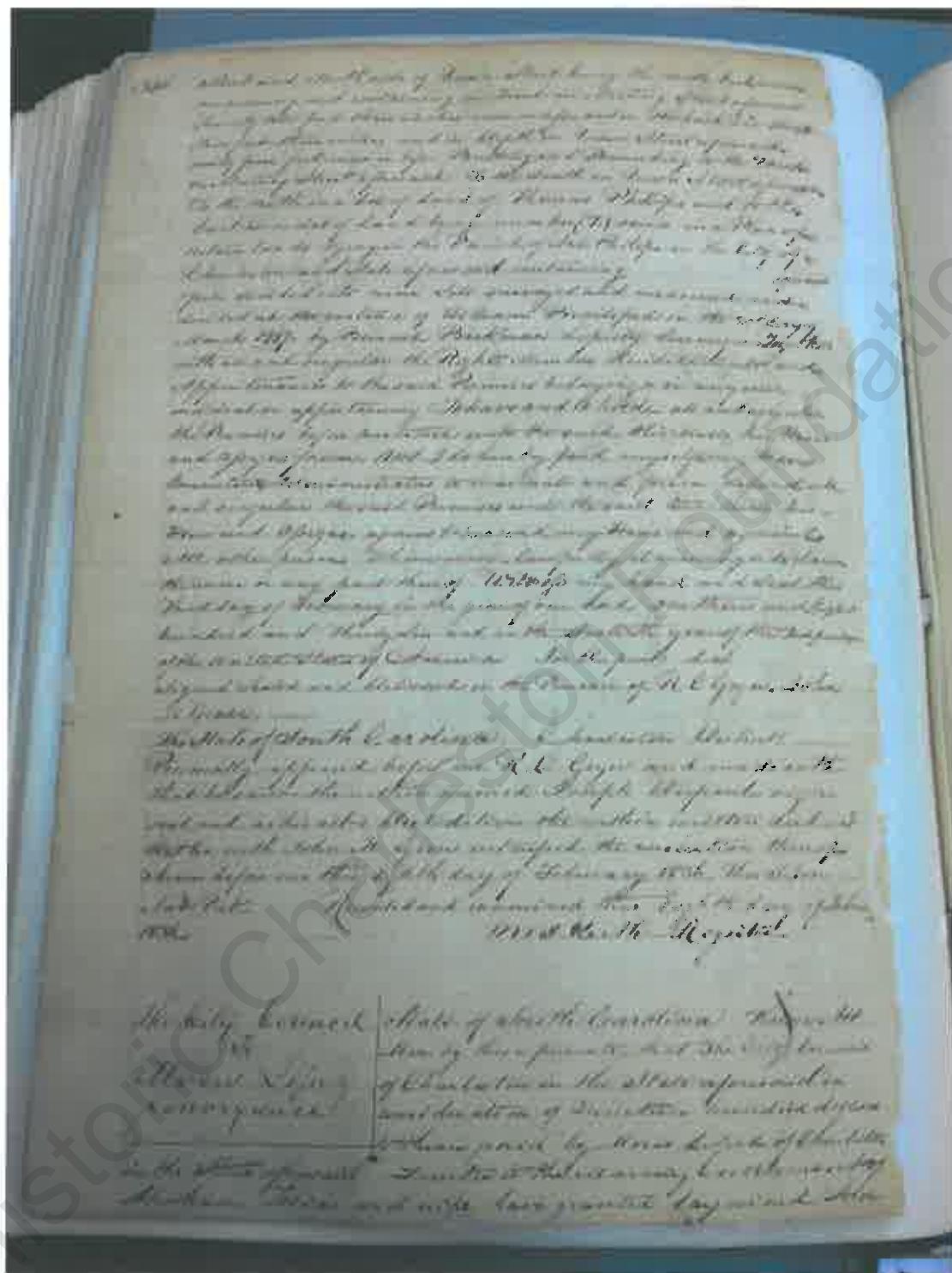
TMS #458-09-01-084.

Deed Images



George Archibald to Edmund Granger on April 14, 1787.

Lord Andrew Mitchell to Thomas Gordon, October 1796. (Page 1/3)



Joseph Dupont to Otis Mills, February 2, 1836 (Page 2/2).

✓ Miller gets
Biscuit Land
Carrizana
of whom resident
at the Ranch and
owner of Ranch
and horses - land
of same size as
one of his land and
property, Carrizana
of which he has

1992 October 17 10:44 AM (EST) 1992-10-17 10:44:00

Digitized by Google

KNOW ALL MEN BY THESE PRESENTS, That I, Joseph, A. Walker, a
free black man, of the first class, holder of
the sum of $\$1000$ in stock, and $\$1000$ in
the State aforesaid

There, three hundred feet from the city, was a pretty place to see, with its greenery, its variety of flowers and trees;

THE STATE OF THE

Together with all and singular, the Rights, Members, Hereditaments and Appurteances to the said Premises belonging, or in anywise incident or appertaining.

To have and to hold, all and singular the Premises before mentioned, unto the said
George Steele, his Heirs and Assigns
forever. And to hereby bind myself, my Heirs, Executors and Administrators,
to warrant and forever defend all and singular the said Premises unto the said George Steele.

WITNESS, May One and Seal this Second day of November
in the year of our Lord one thousand eight hundred and Ninety
and in the Legislature of Virginia years of the independence of the United States of America.

SCHROEDER, REEDLED AND HEDGES

1998 年 1 月 1 日起施行

Frances Partridge
Abbott B. Parker

Joseph of Württemberg
Earl of Buxton

111

Thomas Bulow (Joseph Winthrop, executor) to George Kriete, February 16, 1860.

THE STATE OF SOUTH CAROLINA.

To all to whom these Presents shall come or be made known,
Or whom the same may in any wise Concern, I, C. C. Bowen, Sheriff, of the
County of Charleston, in the said State, SEND GREETING:

Whereas, Haynes Adams, Quincy A. Hammon and Richd. S. Long Esq. Attors
a. & L. Adams, Esq. & Co. on
on or about the fourth day of July in the year one thousand eight hundred
and seventy threll.

did exhibit their Bill of Complaint in the Court of Common Pleas, sitting in Equity,
at Charleston, in the County of Charleston, and Style aforesaid,
against Nicholas Fawcett & Co., Johnn. & J. Harcourt & P. P. Babbott, & Co.
Missionary doing business as C. C. Missionaries Co. to whom Frank, Mr. Kresan,
and Philip Rich, importers as Frank, Kresan & Co., Mr. Muller to King, Hutchins
to King, P. Kirkwood King, P. Gadsden King & A. Campbell King & Secretary of
Richd. King & C. S. Lockwood and A. Lockwood Esq. of C. S. Lockwood
Long, P. Muller and George Hunt Bush importers as Bush & Bush attorney to
John George Kriete, Mary May and Hor. Hunt Bush in which cause of
the things so prayed, a forceture and the sale of certain land & estate belonging
and particularly set forth and described.

And the sum being one before the Honourable Court aforesaid, came on take heard of the
Third term, one thousand eight hundred and seventy threll when the
said Court, after full hearing thereof, and mature deliberation in the premises, DID ORDER, ADJUDGE
AND DIRECT, that the one thousand one hundred and forty four dollars and forty four cents
hereinafter set forth and described, should be sold by the Sheriff of Charleston,
on the terms and for the purpose mentioned in the several orders and decree final in the case
made, all of which will more fully appear on reference to the office of the Clerk of the Court of
Common Pleas of the said County of Charleston, AND one hundred and forty four dollars
and forty four cents and one hundred and forty four dollars and forty four cents
after having duly advertised the said
sums as for sale at public auct on the fourteenth day of
May in the year of one hundred and eighty four and forty four cents
and one hundred and forty four dollars and forty four cents
and one hundred and forty four dollars and forty four cents
to William Nelson, Jr. for the sum of one hundred and forty four cents, and one hundred and forty four dollars,
being at that price the highest bidder for the same.
NOW KNOW ALL MEN, That I, the said C. C. Bowen, Sheriff, of the said
County of Charleston, in consideration of the premises, and also in consideration
of the sum of one hundred and forty four dollars,
paid me by the said William Nelson, Jr.,
the receipt whereof is hereby acknowledged, have granted, bargained,
sold and released, and by these Presents do grant, bargain, sell and release unto the said
William Nelson, Jr. and his Heirs and successors,

State of South Carolina,

Form 10-Titus to Real Estate

107500

Record 1978

Book W115 pg 257

KNOW ALL MEN BY THESE PRESENTS, THAT

I, Anna Wells Rutledge,

in the State aforesaid for and in consideration of the sum of
five and no hundredths (\$5.00) DOLLARS,
to me in hand paid at and before the sealing of these presents by
my nephew, Donald Duncan McPherson,
in the State aforesaid the receipt whereof is hereby
acknowledged have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and
convey unto the said Donald Duncan McPherson, his heirs and assigns:

All that lot, piece or parcel of land, with the buildings and improvements thereon, situate, lying and being at the northeast corner of Meeting and Queen Streets, in the City of Charleston, County of Charleston, State of South Carolina, measuring and containing in front on Meeting Street, twenty-three (23) feet and on the east line twenty-two (22) feet nine (9) inches, and having such measurements on the north line and generally such shape and form as is more particularly shown on a plat thereof and of two other lots sold by Joseph A. Winthrop - plat made by John L. Branch, City Surveyor, on December 7th, 1850 and attached to the commence of the centre lot to Jas. Rehener (L. No. 16-2 $\frac{1}{2}$ S). Bounding and Bounding north on said centre lot, east on land formerly of James Preston, south on Queen Street, and west on Meeting Street.

The said property is the same conveyed by The First National Bank of South Carolina of Columbia, as Trustee under the Will of Edward Rutledge, to Anna Wells Rutledge by deed dated May 30, 1961, that was recorded in the R. H. C. Office for Charleston in Book Q 70 at page 36 on May 31, 1960.

The Tax Map Number is 152-00-01 91b.

The Grantee lives at 103 East Bay Street, Charleston, South Carolina.

State of South Carolina,

COUNTY OF CHARLESTON

Form 14-DRs to Real Estate
Anson's Inc., Charlotte, N.C.
09/99 Revised 1999

■ P 222PG090

KNOW ALL MEN BY THESE PRESENTS, THAT

I, DONALD DUNCAN MCPHERSON

in the State aforesaid _____ for /and _____ in consideration of the sum of
One Hundred Eighty Thousand and 00/100 (180,000.00) DOLLARS,
to _____ in hand paid at and before the sealing of these presents by D. A. L. A Partnership.

in the State aforesaid _____ for _____ the receipt whereof is hereby
acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and
release unto the said D. A. L. A Partnership, the following described property:

All that lot, piece or parcel of land, with the buildings and improvements thereon,
situate, lying and being at the Northeast corner of Meeting and Queen Streets, in the
City of Charleston, County of Charleston, State of South Carolina, measuring and containing
in front on Meeting Street, twenty-three (23) feet and on the east line twenty-two (22)
feet nine (9) inches, and having such measurements on the north line and generally such
shape and form as is more particularly shown on a plat thereof and of two other lots
sold by Joseph A. Winthrop - plat made by John L. Branch, City Surveyor, on December 7,
1859, and attached to the conveyance of the centre lot to Jas. McElroy (L. No. 14-285).
Butting and bounding north on said centre lot; east-on-lot formerly of James Preston;
south on Queen Street and west on Meeting Street. *DK*

This being the same property conveyed to Donald Duncan McPherson by Deed of Anna Wells
Butler dated May 24, 1978 and recorded in the REC Office for Charleston County in Book
W115, Page 257 on May 24, 1978.

REC #458-09-01-064

Grantee's Address: P.O. Box 1107
Charleston, SC 29402

④ The said property also has such size, shape, dimensions, *dk*
buildings and boundaries as will appear on a current
and accurate survey thereof.

Miscellaneous Documents

1886 Earthquake Damage Assessment Report

MEETING STREET—Continued.

WEST SIDE, WARD No. 5.

No.	BRICK.	WOOD.	OWNERS.	OCCUPANTS.
297		1	Albert Terre.	Albert Terre.
299		3	Lewis M. Hatch & Son.	Char'n Fertilizer factory.

EAST SIDE, WARD No. 1.

2	1	1	Henry Gourdin.	Henry Gourdin.
4	1		James H. Ladson.	James H. Ladson.
6		1	Thomas Middleton.	Thomas Middleton.
8		1	Andrew McDowall.	Andrew McDowall.
10			Samuel G. Barker.	Unoccupied.
12	1		Rev. Thomas Smyth.	Rev. Thomas Smyth.
14	1		Mrs. M. L. Lowndes.	John F. Pyatt.
16		1	George Kinloch.	Mrs. Minna Peterman.
18	1		Mrs. Elizabeth P. Smith.	Mrs. Elizabeth P. Smith.
20	1		Dr. Hezekiah M. Haig.	Lee Howard.
22		1	Tr. Estate Mary Brown.	John Fraser Matthewes.
24	1		Mrs. Isabella M. Huger.	Mrs. Isabella M. Huger.
26		1	Charles A. De Saussure.	Charles A. De Saussure.
28		1	E. and A. Sloman.	E. and A. Sloman.
30		1	Mrs. Mary Peterman.	Free Persons.
32		1	Do.	E. M. Lehmkahl.
34		1	Robert Adger.	Unoccupied.
36	1		James Adger.	James Adger.
38	1		Dr. Edmund Ravenel.	John Berkley Grimball.
40	1		Trust Estate Mrs. Alexander Gordon.	Alexander Gordon.
42	1		Alonzo J. White, trustee.	James Hasell Ancrum.
44		1	Est. Alexander England.	William Brunkard.
46	1		Madam R. Acelie Togno.	Madam R. Acelie Togno.
48	1		South Carolina Society.	S. Carolina Society Hall.
50		1	Miss Gracia Bay.	Miss Gracia Bay.
52		1	Hon. Mitchell King.	Arthur M. Huger.
54		1	Mrs. — Van Winkle.	Peter Gowan.
56	1		Bernard O'Neill.	Bernard O'Neill.
58	1		Peter Gowan.	Miss Susan Ker.
60			Mrs. Mary Raymond.	Unoccupied.
62	1		Estate John Hunter.	Schroder Brothers.
64	1		George F. Meldau.	George F. Meldau.

EAST SIDE, WARD No. 3.

66	1	1	George Kriete.	George Kriete.
68	1		James McKonkey.	Unoccupied.

1861 City of Charleston Census, George Kriete listed as owner/occupant at 66 Meeting Street.

The State of South Carolina

U. S. GOVERNMENT
PRINTING OFFICE: 1874
REPRODUCTION OF 1874 EDITION

In the name of God, Amen, I John Joachim Bulow,
being of sound disposing mind thanks be to God for the same
make this my last will and Testament. In the first place I do
recommend unto God my soul and body.

Item I give and bequeath to Alexander Benn the following family
of negroes that is to say, Hannah his daughter Elizabeth and Sam
and their two children and the children of Sam and their future issue -
Item I give & bequeath to Miss Jane Stony and One thousand Dollars
to be paid immediately after my decease. Also I give and bequeath to the
said Jane Stony and the sum of One thousand Dollars per annum
during my daughter Caroline Bulow may live with her by
her board and the board of my daughter and of her son, and
be required to the care and instruction of the said Jane Stony and
during her minority. Item I give to my Great Nephew John Bulow
Campbell the sum of Five thousand dollars to be paid by my Executrix
into the hands of his Father D.C. Campbell or in trust for him, and
the said D.C. Campbell Receipt for his hand shall be a good payment
by Executrix after an account of any monies he may owe me
and a sufficient discharge by Executrix for the said legacy -
Item I give and bequeath to my Nephew Charles Bulow
helds during his life the use of the plantation in St. Andrews Parish
which I purchased from the Estate of James Ladson with the sum
inventured thereon and the use of two large Slaves that are now existing
to be known as Joe & Hatch, the said plantation to pass, at the decease
of the said Charles Bulow to be distributed as the residue of
my Estate in proportion directed above. Item I give & bequeath to my Sister
Ann Elizabeth Coddles One thousand dollars to be paid immediately after
my decease. Item - In the year 1820 I caused Surveyances for the lands
the Domes respectively, of the following lands in Greenville District
before named that is to say, to Nancy Griffis a tract of One hundred
and thirty five acres situated on the Waters of Gilder's Creek - to Patty.

Also all that lot of land situated on the East side of King St. Row on Clark's
Isle measuring 72 ft in front 200 ft in depth with a three story brick
House Kitchen & Back Stairs thereon formerly belonging to Samuel & Sam
Greeley which I purchased from the heirs in Equity. Also all that
lot of land situated on the East side of St. Philips St on Clark's Row
Isle #133 measuring in front and St. 57 ft and 202 ft in depth
with a wooden Dwelling House and Outbuildings thereon. Also all that
lot of land situated on the East side of St. Philips St on Clark's Row
Isle #134 measuring in front on Meeting St. 99 ft and in depth 180 ft into a
two story wooden House thereon. Also all that lot situated in Amherst St.
Hampstead measuring in front and St. 80 ft and 280 ft in depth
with a two story double Tenement House. Also all that lot situated on
the East side of King St. Row on Clark's Isle #135 measuring 28 ft in front
and 108 ft in depth with a three story wooden House thereon. Also all
that lot situated on the West side of King St. Row on Clark's Isle #136
measuring 35 ft front by 101 ft in depth with a two story wooden house
thereon. Also all the other lots on the East side of Meeting St. Row on
the N. measuring 22 ft in front & 90 ft in depth with a three
story Brick House thereon. Also all that lot situated on the East side
opposite to a recess adjoining the lot last above mentioned to the
South with a three story wooden House thereon. Also all that lot in Meeting
St. adjoining the above to the South with a wooden House of two
stories and a half thereon which I purchased from Mr. Mills.
Also all that lot situated on the North side of Meeting St. Row on Clark's Isle
measuring 30 ft in front & 88 ft in depth with a two story Brick
House thereon with their land and all of their appurtenances
in Trust heretofore to and further sole and separate use of my daughter
Caroline Bulow during her natural life and from this special trust
that no said daughter do pay on the rents issues and profits of the said
houses and lots to her and her heirs as long as the same lie and

after her decease in trust for her children living at the time of her
death, to him her or them forever: the wind of a deceased taking by Co-
emption. But if my said daughter should die without having married
at the time of her death, then I give and devise all of the said houses
lots to my Son Jerome, the Beloved of his former
I give to the same trustees and except the same trusts for my said

South Carolina

In the name of God, Amen ()
I, Thomas Bulow, Bachelor of Chancery,
being of sound and disposing mind and
memory, do make, publish and declare
this to be my last Will and Testament, by
writing and sealing the same in this
place, and Testifying to me this day.

And in view of my just and lawful debts
to be paid as soon after my decease, and
I die and bequeath all my estate and effects
of every kind and nature, real, personal,
living at the time of my death, to be equally
divided between them.

I give away and bequeath all the interest
and value of my Estate, real and personal,
of my Body, and estate, whatsoever, to
Thomas Bulow and Joseph Bulow, of this
Institution or Administration, in the
beginning of their life, and to receive
the rents, issues and profits thereof, and to
apply so much of the same, as shall be the
disposition of them, in due time, if paid off, to
the maintenance, education and support
of the said two Children, whom I may leave
in this world, during minority and upon
my death, child attaining the age of Twenty
years in trust to divide my said Estate
into two equal parts, and to pay the net
income, back, for to each child, to the same
degree, attaining the age of Twenty, and leaving
his natural life, of his or her own accord, that
the whole to such child, and upon the

death of such child or children, leaving
it to give him and his wife, his
or their share, having provided as near
such issue as he or they may respectively
have, their succession to be equal & divided
between them aforesaid, for an discharge
of and from all further claim to his or her
share, but if either of my children should die
out of this life without leaving issue of either
sex of his death, I then give, devise & bequeath
unto my wife, Thomas Bulow, the sum
of Fifty thousand dollars and 00
cents, and residue of my Estate real
and personal, so long kept of her by
Bulow, but if the said Thomas Bulow
be not living at that time, then the
whole of my residuary Estate to my
said wife of mine.

I further and moreover give and
recommend my Executor to sell and dispose
of all or any part of my Estate real or
personal as they or he may desire, reser-
ving for any purpose, and to give & sell
the pack-hall, money or such other property
real or personal as they or he may
deem most beneficial to those entitled
thereto.

I nominate my wife to be my
Testamentary Guardian
of my children during their minority and
at their death I appoint Joseph Bulow

Johns

and my

Testament on this 21st day of January
Said Charles Bulow, after hearing these
opinions of
the witness whereof I have been desirous
to set my hand and seal this twenty-ninth day
of January in the year of our Lord One
thousand eight hundred and fifty-five
(Signed) Thomas Bulow, Esq.
Signed, sealed and published by the Testator
as his last Will and Testament in the
presence who is his presence in this, and
and in the presence of each other have
subscribed our names in testimony
of the due execution thereof
Signed H. A. DeLamare, W. H. Lathrop, G. D. G.
Codicil

I do herby declare this to be a codicil to
my last will and Testament I give and
bequeath unto my Uncle Col. Phineas
Bulow the sum of One thousand dollars
Witness my hand and seal this First
month day of January in the year of
our Lord One thousand eight hundred and
fifty-five.

(Signed) Thomas Bulow, Esq.
Signed, sealed and published as a codicil to his
will by the Testator in my presence who is his
presence in this respect have subscribed
subscribed our names in testimony
of the execution thereof
(Signed) H. A. DeLamare, W. H. Lathrop, G. D. G.
Codicil

Testament & Codicil before Gen. Bulow Esq.
July 1857 qualified to be sealed by J. H. Wadsworth
(See after not me) July 31 1857.

51	Meeting Street east side from Queen Street	1852-1853 1854 1855 1856
52	Ward 2 Streets & Cottages	1852-1853 1854 1855 1856
53	Ward 2	1852-1853 1854 1855 1856
54	Ward 2	1852-1853 1854 1855 1856
55	Ward 2	1852-1853 1854 1855 1856
56	Ward 2	1852-1853 1854 1855 1856
57	Ward 2	1852-1853 1854 1855 1856
58	Ward 2	1852-1853 1854 1855 1856
59	Ward 2	1852-1853 1854 1855 1856
60	Ward 2	1852-1853 1854 1855 1856
61	Ward 2	1852-1853 1854 1855 1856
62	Ward 2	1852-1853 1854 1855 1856
63	Ward 2	1852-1853 1854 1855 1856
64	Ward 2	1852-1853 1854 1855 1856
65	Ward 2	1852-1853 1854 1855 1856
66	Ward 2	1852-1853 1854 1855 1856
67	Ward 2	1852-1853 1854 1855 1856
68	Ward 2	1852-1853 1854 1855 1856
69	Ward 2	1852-1853 1854 1855 1856
70	Ward 2	1852-1853 1854 1855 1856
71	Ward 2	1852-1853 1854 1855 1856
72	Ward 2	1852-1853 1854 1855 1856
73	Ward 2	1852-1853 1854 1855 1856
74	Ward 2	1852-1853 1854 1855 1856
75	Ward 2	1852-1853 1854 1855 1856
76	Ward 2	1852-1853 1854 1855 1856
77	Ward 2	1852-1853 1854 1855 1856
78	Ward 2	1852-1853 1854 1855 1856
79	Ward 2	1852-1853 1854 1855 1856
80	Ward 2	1852-1853 1854 1855 1856
81	Ward 2	1852-1853 1854 1855 1856
82	Ward 2	1852-1853 1854 1855 1856
83	Ward 2	1852-1853 1854 1855 1856
84	Ward 2	1852-1853 1854 1855 1856
85	Ward 2	1852-1853 1854 1855 1856
86	Ward 2	1852-1853 1854 1855 1856
87	Ward 2	1852-1853 1854 1855 1856
88	Ward 2	1852-1853 1854 1855 1856
89	Ward 2	1852-1853 1854 1855 1856
90	Ward 2	1852-1853 1854 1855 1856
91	Ward 2	1852-1853 1854 1855 1856
92	Ward 2	1852-1853 1854 1855 1856
93	Ward 2	1852-1853 1854 1855 1856
94	Ward 2	1852-1853 1854 1855 1856
95	Ward 2	1852-1853 1854 1855 1856
96	Ward 2	1852-1853 1854 1855 1856
97	Ward 2	1852-1853 1854 1855 1856
98	Ward 2	1852-1853 1854 1855 1856
99	Ward 2	1852-1853 1854 1855 1856
100	Ward 2	1852-1853 1854 1855 1856
101	Ward 2	1852-1853 1854 1855 1856
102	Ward 2	1852-1853 1854 1855 1856

Churches

78	Ward 2	St. James' Church	1852-1853 1854 1855 1856
79	Ward 2	Methodist Church	1852-1853 1854 1855 1856
80	Ward 2	First St. Methodist Church	1852-1853 1854 1855 1856
81	Ward 2	First St. Moravian Church	1852-1853 1854 1855 1856
82	Ward 2	First St. Paul's Church	1852-1853 1854 1855 1856
83	Ward 2	First St. Peter's Church	1852-1853 1854 1855 1856
84	Ward 2	First St. Paul's Church	1852-1853 1854 1855 1856
85	Ward 2	First St. Paul's Church	1852-1853 1854 1855 1856
86	Ward 2	First St. Paul's Church	1852-1853 1854 1855 1856
87	Ward 2	First St. Paul's Church	1852-1853 1854 1855 1856
88	Ward 2	First St. Paul's Church	1852-1853 1854 1855 1856
89	Ward 2	First St. Paul's Church	1852-1853 1854 1855 1856
90	Ward 2	First St. Paul's Church	1852-1853 1854 1855 1856
91	Ward 2	First St. Paul's Church	1852-1853 1854 1855 1856
92	Ward 2	First St. Paul's Church	1852-1853 1854 1855 1856
93	Ward 2	First St. Paul's Church	1852-1853 1854 1855 1856
94	Ward 2	First St. Paul's Church	1852-1853 1854 1855 1856
95	Ward 2	First St. Paul's Church	1852-1853 1854 1855 1856
96	Ward 2	First St. Paul's Church	1852-1853 1854 1855 1856
97	Ward 2	First St. Paul's Church	1852-1853 1854 1855 1856
98	Ward 2	First St. Paul's Church	1852-1853 1854 1855 1856
99	Ward 2	First St. Paul's Church	1852-1853 1854 1855 1856
100	Ward 2	First St. Paul's Church	1852-1853 1854 1855 1856
101	Ward 2	First St. Paul's Church	1852-1853 1854 1855 1856
102	Ward 2	First St. Paul's Church	1852-1853 1854 1855 1856

No.	Name of Owner	Size of Building		Value of Land	Value of House	TOTAL VALUE				
		Front	Depth			1871	1872	1873	1874	1875
✓	W. Schenck	20	60			160	160	200		
✓	Henry Beish	25	80			970	930	1500		
✓	W. Harrison	15	60			675	675	950		
✓	W. Schenck	24	60			900	900	1050		
✓	W. Schenck Mrs. J. C. D.	27	120			4500				
✓	Geo. W. Egan John W. Egan Jr.	20	120			6000				
	W. W. Egan B	25	260							
✓	W. Mordicai	36	140			3000				
✓	Est. of Jackson	15	55			675		675		
✓	W.	11	55			675		675		
✓	W.	11	55			675		675		
✓	W. Lichtenthal	17	54			1600		1600		
<u>Opposite Land & Street</u>										
✓	Hammon family	27	110			10,000				
✓	Wm. C. Wrightson	1	100			600				
						600				

Ward Book, Ward 3, 1871-1875