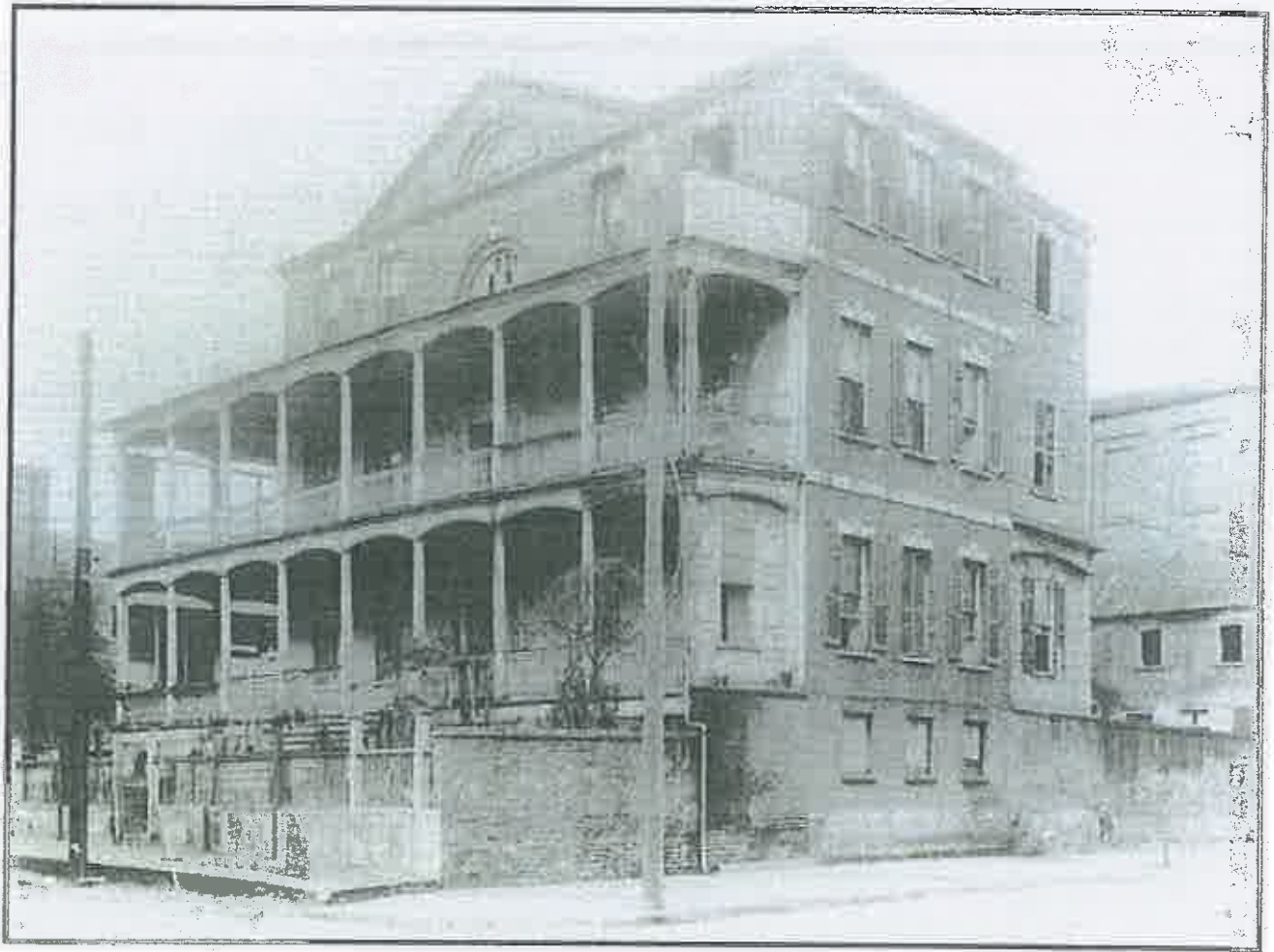


2 Hutson Street



Jeremy Bradham

Oct. 11, 2007

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Historical Development

The area lying north of the original Citadel, now an Embassy Suites, has a rich history that can be traced back to the founding of Charleston in 1670. Located in the neighborhood known as Wraggboro, this plat of land has experienced numerous changes over the years. Although the site is nothing aesthetic to behold, it once was a thriving area just north of the city limits of Charleston for many years, and the land here can be linked to various prominent Charlestonians who called this place their home for centuries. Although the details are somewhat blurred in the early years of the site, several sources reveal the area under examination to be a part of what is called "Cole's Grant" in 1671, according to an early map developed in 1917.¹ A newspaper article also references this grant, in which the whole of the neck of Charleston above Calhoun Street appears to have been a part.² Richard Cole arrived on the ship *Carolina* in 1670, and after his death, part of the land was given to Samuel Wragg, in which the area received the name Wraggboro. His son, Joseph Wragg, had the streets in the area named after his children, and sometime in the next few decades, John Wragg, a wealthy merchant, received the land and gave 8.75 acres to Charleston for use to the public in July of 1758. These public lands, now in the area of Marion Square, were zoned accordingly, and the city limits were extended north of Boundary Street (now Calhoun) to just south of Hutson Street. In fact, the horn work and the entrance of the city were erected as a direct result of this transfer of land to the city.³ The McCrady Plat that displays this also reveals the division of land by John Wragg to his heirs in the area between John and Hutson Street. By the time of the

¹ *1671 Map of Charleston*, 1917, Charleston County Library, South Carolina Room, Charleston, SC.

² "Do You Know Your Charleston," *The News and Courier*, February 13, 1938 [microfilm], Charleston County Library, Charleston, SC.

³ *McCrady Plat of 1758*, p 7836, 3815 [microfilm], McCrady Plat Collection, Charleston County Library, South Carolina Room, Charleston, SC.

American Revolution, the city of Charleston had erected a horn work and a fortification wall in a zigzag fashion to protect the city from British occupation. From a map detailing fortifications in Charleston over the years, it is revealed that this wall and horn work was placed on top of the property belonging to the Wragg heirs prior to 1780.⁴ These walls were shelled repeatedly by British artillery until the city's capture in May of 1780.

In the years following the American Revolution, the land continued to remain in the Wragg family as it was passed between siblings and heirs. A plat from 1784 reveals the plans for Wraggboro and the area known today as Marion Square.⁵ The land was partitioned into numerous lots south of Hutson Street, while the land above Hutson Street remained within the family for the next twenty years. Sometime in the next twenty years, a tobacco inspection warehouse was constructed on these public lands just south of Hutson Street, as displayed on various plats of the area. The McCrady Plat of 1801 reveals the presence of the tobacco inspection warehouse stretching from King Street to Meeting Street as well as the lands known to be part of the Wragg estate at that time.⁶ The plat marked B belonged to William Wragg and the plat marked G belonged to a man by the name of John Brownlee. In 1805, the land was once again divided equally among three Wragg siblings, and the plat under examination was given to Henrietta Wragg Pogson. Henrietta Wragg received the land labeled 2 in the plat drawn by Joseph Purcell, which detailed the division of property.⁷ Another McCrady Plat was made that details

⁴ Alfred Halsey, *Fortification Map*, 1949, Charleston County Library, South Carolina Room, Charleston, SC.

⁵ *McCrady Plat of 1784*, p 600 [microfilm], McCrady Plat Collection, Charleston County Library, South Carolina Room, Charleston, SC.

⁶ *McCrady Plat of 1801*, p 549 [microfilm], McCrady Plat Collection, Charleston County Library, South Carolina Room, Charleston, SC.

⁷ Charleston County Register of Mesne Conveyance, Deed Book Q7 Page 413, Charleston, South Carolina, 1805.

this land division, with new property lines drawn in with a revision of the 1801 plat.⁸ This is the first plat that also revealed the geography of the area in enough detail to see that there was a creek extending from the Cooper River to King Street just north of John Street. By looking at the Wragg family tree, the repetition of names in reference to inheritances and estates are rampant, and it causes some details as to who owned specific property before this time to become blurred and difficult to discern. It is known that in the following year of 1806, a marriage settlement involving Samuel Wragg, James Ferguson, Milward Pogson, and Henrietta Pogson was drawn up, which essentially gave Samuel Wragg and James Ferguson legal authority over the land in the event of the death of either Milward or Henrietta.⁹

After Henrietta's death, the property was sold to John Brownlee in 1809, who also happened to own the adjacent property along Hutson and King Street as previously mentioned. Therefore, Brownlee obtained nearly the whole of Hutson Street with the exception of the property of William Simms, situated between the two lots, as displayed in the plat recorded with the deed in 1809.¹⁰ John Brownlee continued to be listed at 5 Front Street while in early possession of the property, giving the assumption that no house had yet been constructed on the property in 1809. John Brownlee, listed as a merchant as early as 1790 in the Charleston City Directory, lived at 14 St. Phillips Street up until the year 1813. In 1816, his residence was listed at the west side of Meeting Street, and by 1819, he was listed at the corner of Meeting and Hutson Street in

⁸ *McCrary Plat of 1801*, p 543 [microfilm], McCrary Plat Collection, Charleston County Library, South Carolina Room, Charleston, SC.

⁹ Charleston County Register of Mesne Conveyance, Deed Book U7 Page 15, Charleston, South Carolina, 1806.

¹⁰ Charleston County Register of Mesne Conveyance, Deed Book B8 Page 56, Charleston, South Carolina, 1806.

Wraggboro.¹¹ It can therefore be assumed that the house on the site in which Brownlee took up his residence was constructed between 1813 and 1816 by the order of John Brownlee. From the only visual evidence of the house, a photo taken in 1900, the large three-story brick dwelling that was built by Brownlee had a two-story piazza on the south façade built in the Charleston tradition.¹²

After Brownlee's death in 1827, he willed part of his estate to Dr. Samuel Henry Dickson, who had married what appears to be Brownlee's niece, Elizabeth Brownlee Dickson.¹³ His will also reveals that he was a very wealthy man with various properties and houses, and Samuel Dickson was to receive the property labeled G in the deed between Wragg and Brownlee, which Brownlee had owned prior to his purchase of the rest of Hutson Street. Dickson wanted the lot under examination in which the brick dwelling that Brownlee had built was located, and petitioned the Master in Equity, M. J. Keith, for the property in a Bill of Complaint against others mentioned in Brownlee's will, who had claim to parts of the estate. In the end, Dickson was awarded the property in April of 1828.

Samuel Henry Dickson is first listed as MD, Professor of Medicine at the Medical College of South Carolina, and living at the north corner of Hutson and Meeting Street in 1829.¹⁴ Dickson, a native of Charleston, was born in 1798 to Irish immigrants. He graduated Yale with his BA in 1814 and returned to Charleston to practice medicine, but eventually attended the University of Pennsylvania and received his MD in 1819. He

¹¹ *Charleston City Directory of 1816, 1817, and 1819*, Charleston County Library, South Carolina Room, Charleston, SC.

¹² Betty and J. Francis Brenner, *Old Codger's Charleston Address Book, 1900-1999* (Charleston, SC: Old Codgers Inc., 2001).

¹³ *Will of John Brownlee*, Charleston County Library, South Carolina Room, Will Book 37 Page 309.

¹⁴ *Charleston City Directory of 1829*, Charleston County Library, South Carolina Room, Charleston, SC.

continued to practice in Charleston, and at only twenty one years of age, he was in charge of the Marine and Yellow Fever Hospitals. Wanting to found a medical school in Charleston, Dickson gave free lectures, and thanks to his efforts along with other colleagues, the Medical College was founded in 1824. He became a professor and was able to practice medicine. Not just four years after he was awarded John Brownlee's estate, he resigned in 1832 and shortly thereafter founded the Medical University of South Carolina in 1833. For a brief time, he was listed in the city directory as working at the Firm of Dickson and Jervey from 1840-1841. In 1843, the Military Academy of South Carolina was established, known today as the Citadel, on the south side of Hutson Street. A map made in 1852 provides the first view of the property with the large dwelling and a single outbuilding, as well as property lines and building locations of surrounding properties.¹⁵ It is also important to note the presence of freight depots for the South Carolina Railroad, which ran south to Hutson Street at this time. Brownlee became quite successful holding his new role at the Medical University in Charleston for the next thirty years until he moved to Philadelphia in 1858 to accept a position at Jefferson Medical College, selling the property soon after in 1859.¹⁶ The property was surveyed by J. L. Branch in 1859, which details the dimensions of the property before it was sold.¹⁷

Samuel Dickson sold the property just before the outbreak of the Civil War in 1859 to a man by the name of Reverend William Dehon. According to the city directory from 1860, Reverend Dehon was the pastor of St. Phillips Church and his residence was at the northwest corner of Meeting and Hutson Street. Very little information is available

¹⁵ *1852 Map of Charleston*, Charleston County Library, South Carolina Room, Charleston, SC.

¹⁶ Frazer Cushman, *Dictionary of American Biography*, Vol. III (New York: Charles Scribner's Sons, 1931), 305.

¹⁷ Charleston County Register of Mesne Conveyance, Deed Book W13 Page 655, Charleston, South Carolina, 1859.

on Dehon, but he died sometime in the next four years, and his widow Anne Dehon sold the property to George A. Trenholm in February of 1863. Trenholm, known for his occupation as a prominent blockade runner in the Civil War, only held the property for five months before he sold it to Ziba B. Oakes in July.

Ziba B. Oakes was a slave trader prior to and during the Civil War and appears to have acquired a great sum of wealth in this field of work. In 1859, Oakes purchased the Chalmers Street lot used for a slave market from Thomas Ryan and James Marsh and built a façade facing Chalmers Street along with a structure he built on the property. He continued to conduct business in the slave trade there until the last known slave sale occurred in November of 1863.¹⁸ In one particular bill of sale from 1860, more than likely at the Chalmers slave market, Oakes sells twelve different slaves for a sum of \$4,970.¹⁹ Although he owned the property in 1863, he was not listed as a resident there until 1867 and was only listed at the corner of Meeting and Hutson Street through 1870. An inventory was conducted during his possession of the property that included numerous other properties throughout the area. In this inventory was the “three-story brick dwelling house” at the northwest corner of Hutson and Meeting Streets measuring 130’ x 150’.²⁰ After the Civil War, Ziba Oakes was naturally without a job with the Emancipation Proclamation and sought work as a broker and insurance agent as listed in the city directory in 1866.²¹ Instead of selling human beings, he turned to selling insurance, and he actually fared quite well compared to others in Charleston after the war.

¹⁸ Douglas W. Botstick and Daniel J. Crooks Jr. *On the Eve of Charleston Renaissance* (Charleston, SC: Jogglingboard Press, 2005).

¹⁹ Rutledge and Young, *Rutledge and Young Estate Records, 1818-1887*, Bill of Sale of Negroes, Printed and Sold by A. J. Burke, South Carolina Historical Society, Charleston, SC.

²⁰ Rutledge and Young, *Rutledge and Young Estate Records, 1818-1887*, Ziba B. Oakes Inventory, South Carolina Historical Society, Charleston, SC.

²¹ *Charleston City Directory of 1866* [microfilm], Charleston County Library, South Carolina Room, Charleston, SC.

His properties remain intact and he was able to sell them and remain financially secure and profit well during the years of Reconstruction.²² It is important to note that the change in occupation occurs in the same year as his change of residence to Hutson Street. His office was located at 4 Broad Street, as indicated by both the city directory and a receipt for a special tax from the United States Internal Revenue.²³ Ziba Oakes appears to have mortgaged the property around 1871 and disappears from the city directory.

The property at 2 Hutson Street appears to become the home of John D. Milnor and John G. Milnor by 1872. According to the deed book, Agnes Milnor bought the property from a Wilmot G. DeSaussure in June of 1872, and a series of Milnors are listed at the property for the next fourteen years. A map drawn of a “bird’s eye view” of the city of Charleston was made in 1872 offers a unique view of the house and outbuildings on the lot from the east looking toward the Cooper River.²⁴ This map is quite accurate with the location of buildings and structures when compared with the Sanborn map from 1884, just twelve years later. John D. Milnor is listed in the city directory as a clerk, while John G. Milnor appears to have had a successful business as an auctioneer and commission merchant. J. G. Milnor and Co. was responsible for auctions, dry goods, clothing, hats, etc. and the office was located at 143 Meeting Street. Both John Milnors were listed at the corner of Meeting and Hutson Street until 1877, when the official address was changed to 2 Hutson Street.²⁵ It appears that the men living on the property at this time were brothers, and when John G. Milnor died in March of 1886, James Milnor, another

²² Ziba B. Oakes, *Broke By the War: Letters of a Slave Trader*, Edited by Edmund L. Drago (Columbia, SC: University of South Carolina Press, 1991).

²³ Rutledge and Young, *Rutledge and Young Estate Records, 1818-1887*, Receipt For Special Tax, South Carolina Historical Society, Charleston, SC.

²⁴ C. Drie, *1872 Map of Bird's Eye View of Charleston*, Charleston County Library, South Carolina Room, Charleston, SC.

²⁵ *Charleston City Directory of 1877* [microfilm], Charleston County Library, South Carolina Room, Charleston, SC.

brother, took over the family business and sold the property at 2 Hutson Street to a man by the name of Henry Siegling.

The earthquake of 1886 revealed some information about the property and the house that have been unknown up until this point. In the report on the damages caused by the earthquake, 2 Hutson Street is listed as vacant at the time of the report, which occurred between the death of John G. Milnor and the change of title in the months that followed. The report further states that it is a brick building with a slate roof that measures 50 feet long, 45 feet wide, and 40 feet high.²⁶ In reference to the condition of the house, the report states that it was undergoing thorough repairs, but the damage appears to have been minimal. The Sanborn map of 1884 displays a two-story piazza in the south end of the building facing Hutson Street and a three-story piazza on the north end. Four outbuildings of various sizes are present on the property as well.²⁷ By 1888, the Sanborn map reveals that the two smaller outbuildings in the northwestern corner of the property no longer exist and that one of the other outbuildings was being used as tenement housing. The larger outbuilding appears to have been converted from a dwelling to a kitchen and stable within the past four years, and the land appeared to be partitioned off by a wall running from north to south at two locations. Hutson Street also appears to have been narrowed from 55' in 1884 to just 40' in 1888.²⁸

Henry Siegling purchased 2 Hutson Street in 1886 from James Milnor as executor of the estate of John G. Milnor. The city directory lists Siegling as working at a piano and music house at the corner of King and Beaufain Street at 243 King. His residence is first

²⁶ *Earthquake Report of the Executive Relief Committee, 1887* [microfilm], 606, Charleston County Library, South Carolina Room, Charleston, SC.

²⁷ *Sanborn Map of 1884*. <http://lib.clemson.edu/> (accessed August 28, 2007)

²⁸ *Sanborn Map of 1888*. <http://lib.clemson.edu/> (accessed August 28, 2007)

listed at 2 Hutson in 1887 and 1888, but he appears to have moved to 48 Smith Street in 1889.²⁹ For the next forty years or so, the property was used as tenement housing, while Siegling continued to retain the deed in his name. Henry Siegling appears to have taken over the family business by running the piano and music store, better known as the Siegling Music House. Various advertisements appear in the city directory nearly every single year it was published, and the business was the only of its kind in Charleston.³⁰ Established in 1819 by his father John Siegling, it was the oldest music house in the South and was in business until 1970.³¹ In 1895, it appears that Mary Siegling, Henry's mother, still had a hand in the business, as she gave permission for Henry to build a workshop beside the store to repair instruments and carry out business.³² Henry Siegling's sons eventually took over the business and became executors of his estate, including the Huston Street property.

As early as 1889, a particular Amanda R. Davis appears in the city directory at 2 Hutson, and by 1891, the property is listed as a boarding house.³³ Marion C. Smith is one particular name that appears for a few brief years in 1890, but a lack of sufficient record keeping prevents further examination of those housed at the property for the next. Therefore, the property became a boarding house and eventually a small school, and by 1899, Amanda Davis' name was replaced by a Harriet R. Davis. According to the Old Codgers Address Book, the property at 2 Hutson Street was listed as Miss Harriet Davis'

²⁹ *Charleston City Directory of 1887-1889* [microfilm], Charleston County Library, South Carolina Room, Charleston, SC.

³⁰ *Ibid.*

³¹ "Siegling Music House Closes After 150 Years," *The News and Courier*, August 15 1970 [microfilm], Charleston County Library, Charleston, SC.

³² *Siegling Music House Records, 242 King Street, 1832-1895*, South Carolina Historical Society, Charleston, SC.

³³ *Charleston City Directory of 1891* [microfilm], Charleston County Library, South Carolina Room, Charleston, SC.

Boarding House from 1910-1920. This particular book offers the only known available picture of the house and is a valuable resource when examining the property's history. After 1910, the property appears to have been used a tenement housing once again with various figures listed at the address. Although these years offer little details on the property's tenants, it was officially sold to the American Manufacturing Company in 1926 by Rudolph Siegling and William B. Lanneau as executors of the estate.

The American Manufacturing Company, formerly the Charleston Bagging Company, already possessed various buildings and warehouses on the properties surrounding 2 Hutson Street. Its location at the end of the South Carolina Railroad provided an ideal location for manufacturing and warehouses. The Massachusetts-based company sought to extend its facilities and buy up the whole of the lands between John and Hutson Street. One of the few properties on the block not yet obtained by the company, 2 Hutson Street proved to be a valuable asset to build more warehouses. The earliest known image of the block with the factory buildings on it is provided by the Citadel archives, which displays the complex in a yearbook in 1919.³⁴ The Sanborn map of 1929 displays a warehouse that had been constructed somewhere between 1926 and 1929, and it can be assumed that the large brick house on the corner was immediately demolished for the sake of company expansion.³⁵ The new use for the property was the picking and preparing department for the bagging company. Ironically, the factory was officially shut down in 1938 when the federal government set up a subsidy program that cut wages and hours and led to the layoff of more than 400 workers.³⁶

³⁴ *Sketch of American Manufacturing Company*, 1919, Citadel Archives, Charleston, SC.

³⁵ *Sanborn Map of 1929* [microfilm], Charleston County Library, South Carolina Room, Charleston, SC.

³⁶ "Bag Mill Closed Down, New Deal's Meddling Blamed," *The News and Courier*, October 20, 1938 [microfilm], Charleston County Library, Charleston, SC.

From 1938 to 1942, the once prosperous bagging company was left abandoned, and the Washington Realty Company stepped in and the property of 2 Hutson Street once again changed hands. It was supposedly purchased as investment property with the possibility of a United States Post Office and hotel in sight, yet neither were built.³⁷ By 1944, the warehouse building was occupied by Sears & Roebuck to store products for the company, as evidenced by the 1944 Sanborn map.³⁸ The lot was listed as a garage and general storage, and by 1951, the Sanborn map reveals that the lot was divided into three separate lots, but the presence of the warehouse is still visible with reference to the stairs drawn on the map.³⁹ In 1958, a newspaper article revealed that the warehouse on the property was razed and replaced by a new parking lot.⁴⁰ It is also noteworthy to mention that a fire consumed part of the block and the old warehouses in 1978, severely damaging some of the surrounding properties.⁴¹ Beginning in 1984, the property changed hands several times until it reached its current owner in 1994, Southeastern Associates. It appears that Southeastern owns numerous investment properties throughout Charleston, and 2 Hutson Street is just one on that list. Today, the lot still remains a public parking lot used by the nearby hotels, a mere skeleton of the grand house that once stood there and the prominent men who called that place their home.

³⁷ "Old Bagging Mill Property is Sold," *The News and Courier*, December 11, 1942 [microfilm], Charleston County Library, Charleston, SC.

³⁸ *Sanborn Map of 1944*. <http://lib.clemson.edu/> (accessed August 28, 2007)

³⁹ *Sanborn Map of 1951*. <http://lib.clemson.edu/> (accessed August 28, 2007)

⁴⁰ "Parking Lot Will Replace Building on Hutson Street," *The News and Courier*, May 2, 1958 [microfilm], Charleston County Library, Charleston, SC.

⁴¹ "Fire Damage Estimated at \$1 Million," *The News and Courier*, August 1, 1978 [microfilm], Charleston County Library, Charleston, SC.

Chain-of-Title Record

Property Address: 2 Hutson Street

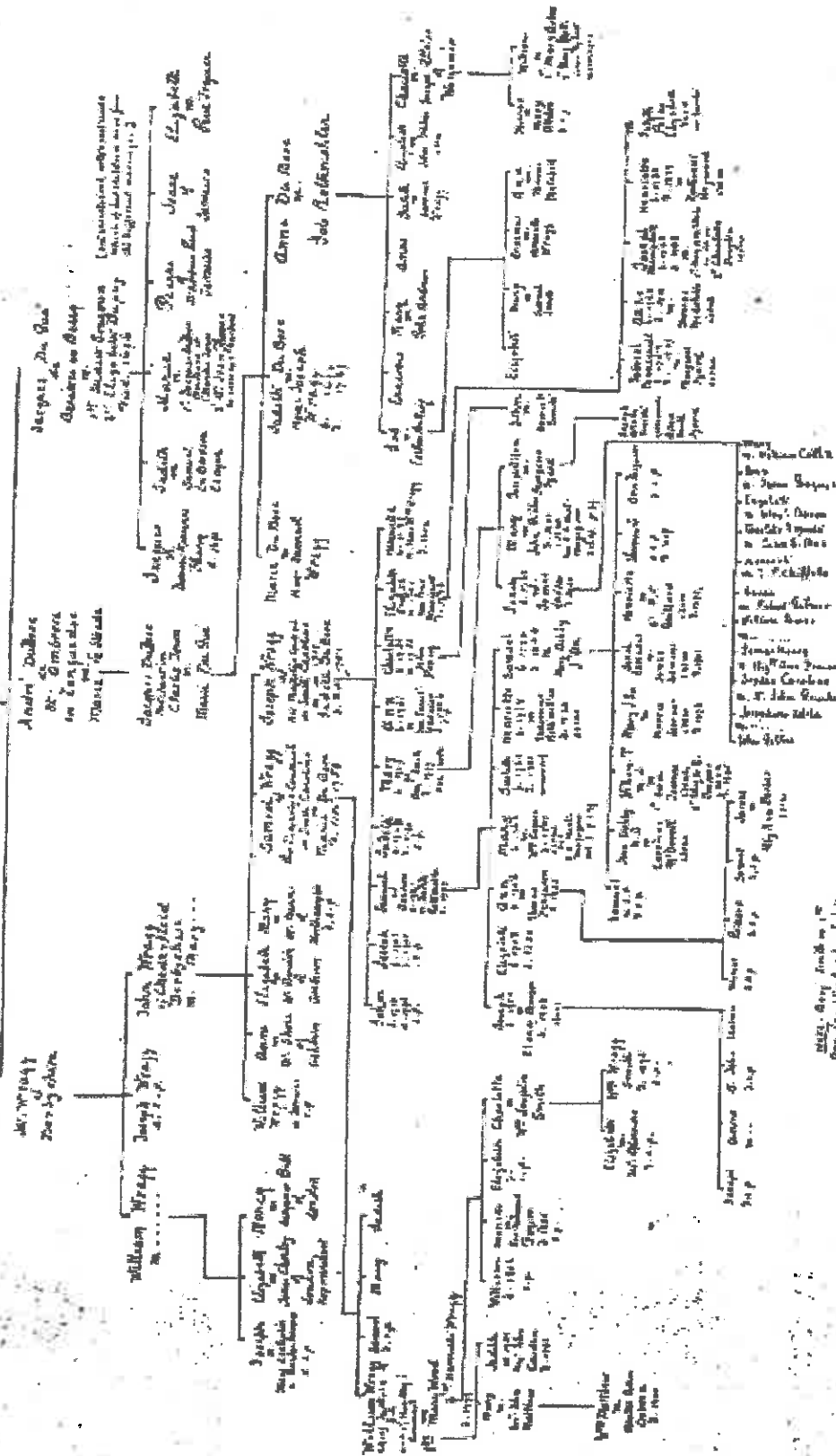
Date: 10/11/2007

Date	Book & Page	Grantor	Grantee	Type	Lot Size	Comments
9/9/1994	S247-343	Chicco Associates	Southeastern Associates	Conveyance	150.4 x 145.7 x 130.6 x 131.9	
9/4/1991	A206-550	Ursula Kaiser (Trustee)	Chicco Associates	Conveyance	150.4 x 145.7 x 130.6 x 131.9	
6/16/1987	A166-707	Camden Associates	Ursula Kaiser (Trustee)	Conveyance	150.4 x 145.7 x 130.6 x 131.9	
7/12/1984	R138-117	Washington Realty Co.	Camden Associates	Conveyance	150.4 x 145.7 x 130.6 x 131.9	
12/18/1942	L43-486	American Manufacturing Co.	Washington Realty Co.	Conveyance	149 x 144 x 130 x 131	
1/13/1926	M34-122	Rudolph Siegling and William B. Lanneau	American Manufacturing Co.	Conveyance	149 x 144 x 130 x 131	Rudolph Siegling and William B. Lanneau as executors
5/12/1886	K20-167	Agnes Milnor	Henry Siegling	Conveyance	149 x 144 x 130 x 131	James D. Milnor and McClelland Milnor as executors
6/20/1872	F16-85	Wilmot G. DeSaussure	Agnes Milnor	Conveyance	149 x 144 x 130 x 131	Wilmot G. DeSaussure acquires property from Ziba B. Oakes
7/7/1863	I14-183	George A. Trenholm	Ziba B. Oakes	Conveyance	149 x 144 x 130 x 131	
2/27/1863	S14-285	Anne Dehon	George Trenholm	Conveyance	149 x 144 x 130 x 131	Anne Dehon as executor
1/28/1859	W13-655	Dr. Samuel Henry Dickson	Rev. William Dehon	Conveyance	149 x 144 x 130 x 131	
4/2/1828	X9-189	Master in Equity M. J. Keith	Dr. Samuel Henry Dickson	Conveyance	130 x 260	Acting according to the will of John Brownlee
12/8/1809	B8-55	Samuel Wragg and James Ferguson	John Brownlee	Conveyance	130 x 260	
4/4/1806	U7-15	Milward Pogson and Henrietta Wragg Pogson	Samuel Wragg and James Ferguson	Marriage Settlement	130 x 312	Samuel Wragg and James Ferguson given legal authority over estates in event of death
12/19/1805	Q7-413	Milward Pogson, Henrietta Pogson Wragg and Elizabeth Wragg	Henrietta Wragg Pogson	Partition of Plats	unknown	Plats divided and Henrietta Wragg receives property

WRAGG

OF SOUTH CAROLINA

and their connected families



Wragg, Mary, died in 1764
Wragg, Joseph, died in 1784
Wragg, John, died in 1814

Significance of the Property

The property known as 341 Meeting Street/ 2 Hutson Street has experienced numerous changes and changed hands many times in its history as a part of Charleston. Over the years, due to an error in spelling, Hudson Street officially changed to the Hutson Street it is today. Although not a part of the original walled city and outside of the city limits for many years, this property has been owned by some prominent, as well as obscure, members of Charleston's society. The Wragg family held strong ties with the King of England and was considered a prominent wealthy family that owned large quantities of land in the surrounding counties as well. Samuel Dickson made the property his home and helped to found the Medical University of South Carolina shortly after moving there. Ziba B. Oakes, who later owned the property for a short time, was a successful slave trader and real estate agent who made this property his home after the Civil War. Another prominent member of Charleston, Henry Siegling, owned the property for many years while managing the Siegling Music House, the oldest music store in the south and the only of its kind in Charleston. Today, the property is nothing more than a parking lot, and it could easily be passed by without anyone knowing the site's amazing history. Future generations should be able to see this lot, now ripe for development, and explore the lives of those who saw an entirely different landscape on the corner of Meeting and Hutson Street.

Maps, Plats, and Other Materials



Map detailing the land grants of 1671. Cole's Grant includes a large part of the peninsula, and visible features like the SC Railroad from the 19th and 20th centuries are present.

The land sold by Mr. John Wragg to the public July 1758 for \$1330.10
 Taken by the corporation in 1783 - 8.75
 Taken over the quantity purchased. 10.18

The lines coloured show the lands taken by the corporation.

And the lines coloured shew the line that the corporation should have extended the land purchased to taking only the 8 3/4 acres sold by Mr. Wragg to the Public.

Plan of the city land lying east of King Street and North of Boundary Street sold by Mr. John Wragg to the Public for \$34 per acre showing the quantity taken by the corporation by Act 41/86.

the quantity taken by the corporation by Act 41/86

McCrady Plat of 1758 describing the transfer of 8.75 acres of his land to the city for public use

This Plan exhibits the shape and form of eight acres and three quarters of an acre of land sold by John Wragg to the Public on the 20th July 1758 where on the Horn Work at the Entrance of the city of Charleston was erected - Showing the manner the said 8 3/4 acres was laid out by the city Council upon their lease vested in the same by the Legislature in the lands for incorporation of the said city - Whereby they have taken 10 1/2 acres 75 hundredths in lieu of the 8 3/4 acres 75 hundredths the quantity purchased by.

The line coloured red show the extent marked out by the city Council for the 8 3/4 acres given them by the Legislature - which extent & bonds is contained - 10.18

And the line coloured blue is comprehended the lands sold by the said John Wragg to the Public - as above described - 8.75
 The quantity of land taken by the city above the quantity sold - M.M.H.

And the line coloured blue is comprehended the lands sold by the said John Wragg to the Public - as above described - 8.75
 The quantity of land taken by the city above the same

N 59 E.

Charlotte Street 66 ft wide

The Lands sold by Mr John Wragg to the Public July
1758 for £ 1230 10 = 8 A, 75 H & taken by the Corporation
taken from the quantity purchased in 1758 - 10 A 15 H

The lines coloured & how the Lands taken by the Corporation
And the lines coloured showing the line that the Corporation should
have intended the Land purchased to taking only the 8 3/4 Acres
sold by Mr Wragg to the Public.

Plan of the City lying East of King St And North of
Boundary St sold by Mr John Wragg to the Public for 8 3/4
Acres showing the quantity taken by the Corporation.

July 10 A 41 H

This Plan exhibits the Shape and form
of Eight Acres and three quarters of an Acre of Land sold by John
Wragg to the Public on the 20th July 1758. - Where on the Horn
Work at the Entrance of the City of Charleston was erected.
Shewing the manner the said 8 3/4 Acres was laid out by the
City Council upon their base vested in the same by the Legis-
lature in the Laws for Incorporating the said City.
Whereby they have taken ^{Ten} 10 Acres sixteen Hundreds instead of
the 8 Acres 75 Hundreds the quantity purchased. Virg.

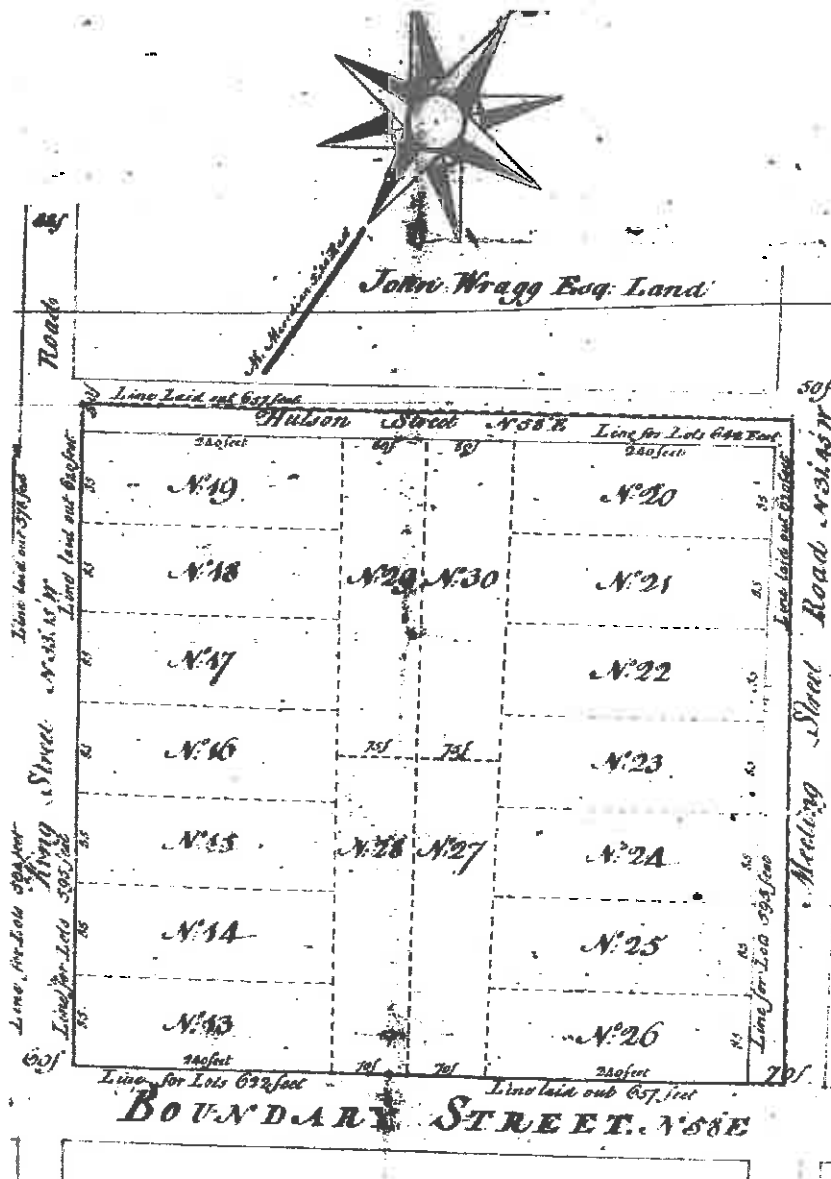
The lines coloured show the meters marked out & taken by the
City Council for the 8 3/4 Acres given them by the Legislature -
which meters & bonds is contained

And the coloured Blue is comprehended the 8 3/4
sold by the said John Wragg to the Public as above described
The quantity of land taken by the City above the quantity sold
1758

McCrady Plat of 1758 describing the transfer of 8.75 acres of his land to the city for
public use



Alfred Halsey's historical map drawn in 1949 that details the location of fortifications in Charleston over time. The horn work and entrance to the city in 1780 are shown with the red lines, directly over Hutson and King Street.



PLAN

of the City Lands on which the Horn work was erected: situate in Charleston District on Boundary Street at the North end of the City.

Granted to the City Corporation by the Act of the General Assembly entitled an Act to Incorporate Charleston; passed the 13th of August 1783. — I. laid out in 30 Lots, to wit. N° 8 to N° 12 lying on the West side of Kingstreet Road and N° 13 to 30 lying on the East side of King Street Road as expressed on the Plat. —

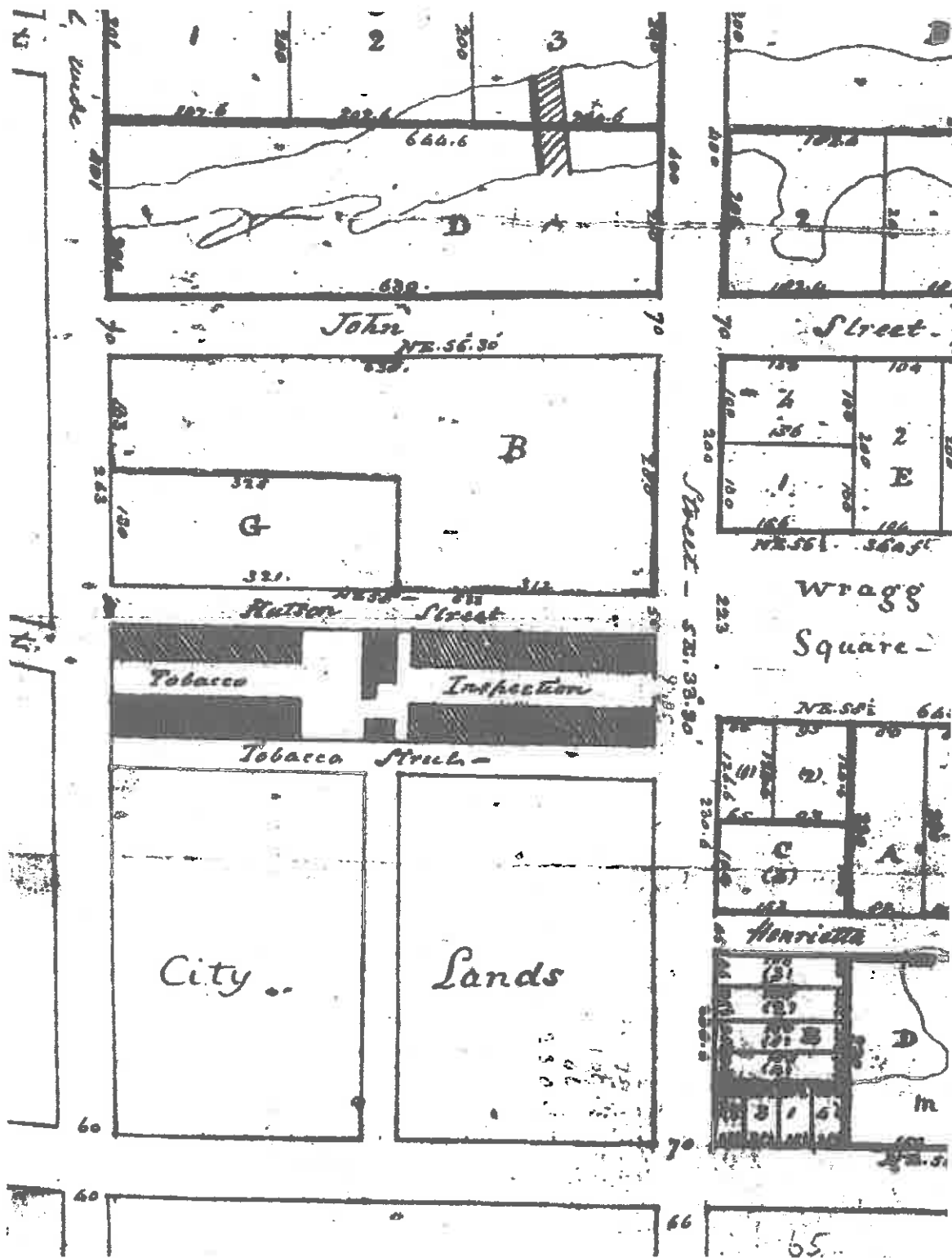
The Lines stain'd Yellow show the Limits of the City Lands. — Butting and Bounding as delineated on the Plan. —

Done by Order of the City Council 1st August 1784

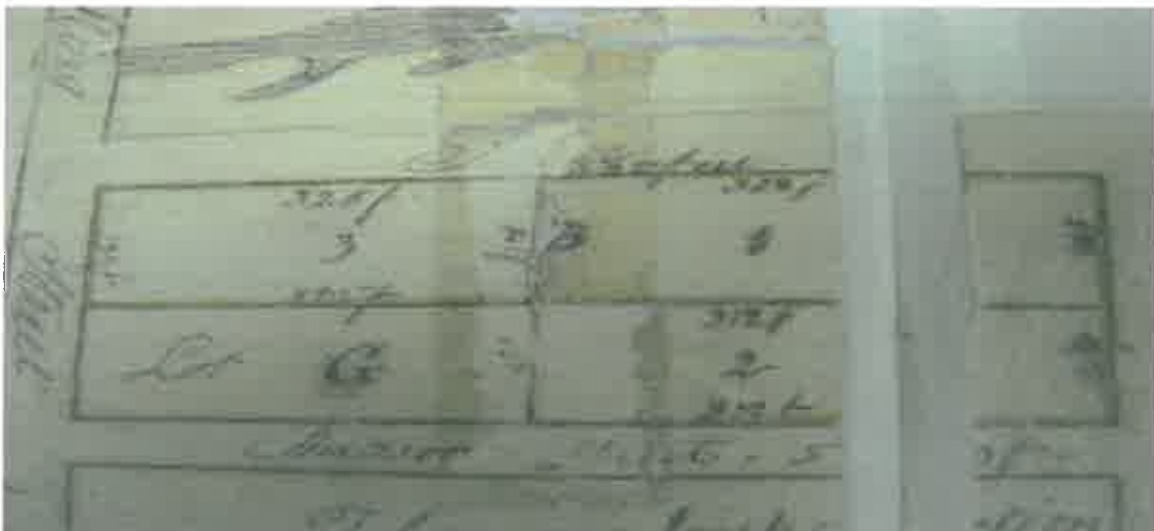
B. Beckman Secy

Scale 100 feet to an Inch

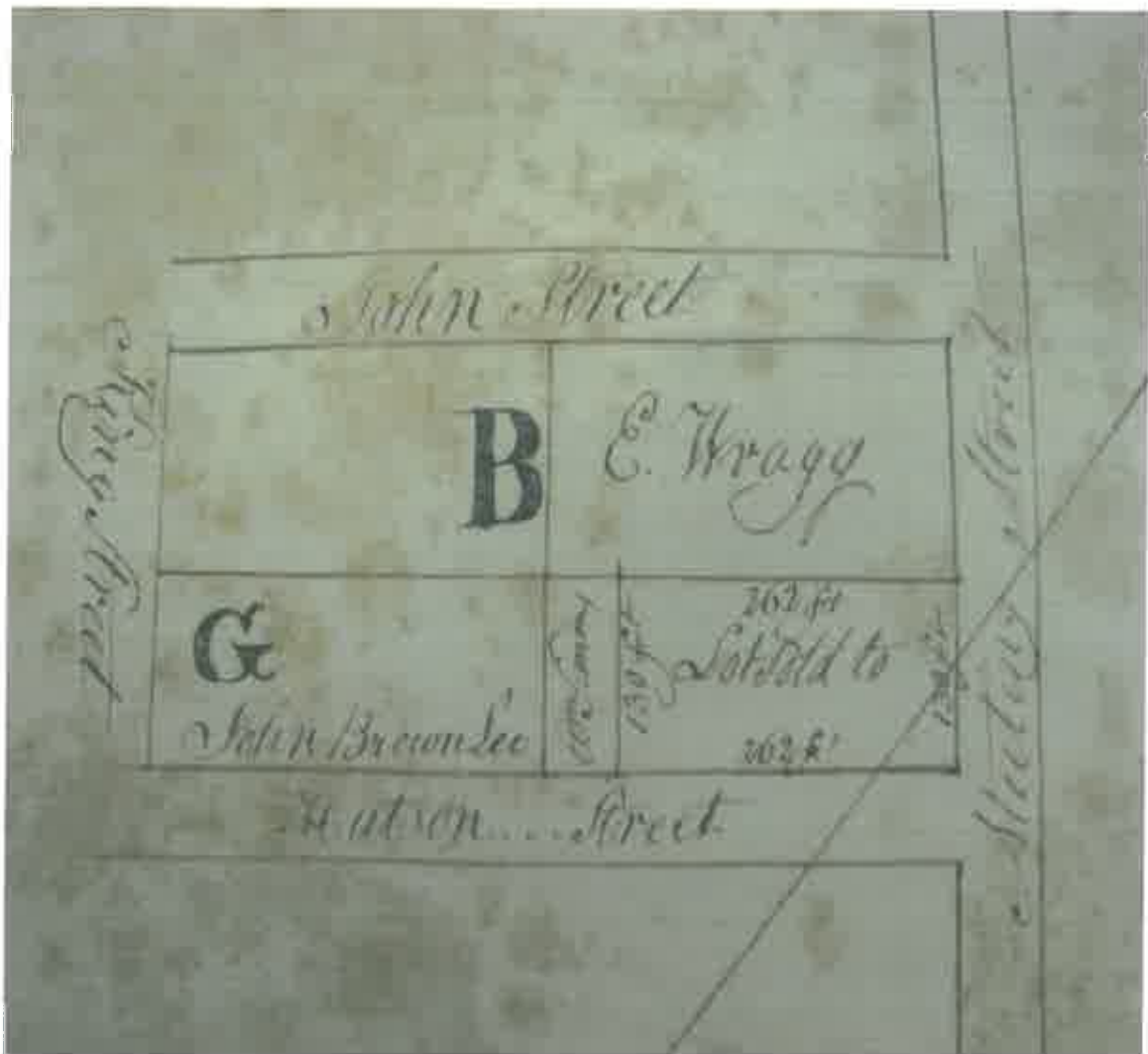
McCrady Plat of 1784 reveals the plans for Wraggboro and the area known today as Marion Square. The land was partitioned into numerous lots south of Hutson Street, while the land above Hutson Street remained within the family for the next twenty years.



McCrary Plat of 1801 reveals the presence of the tobacco inspection warehouse stretching from King Street to Meeting Street as well as the lands known to be part of the Wragg estate at that time. The plat marked B belonged to William Wragg and the plat marked G belonged John Brownlee.



Deed Q7-413 from 1805 survey conducted by Joseph Purcell. Land was split between three Wragg heirs. Henrietta Wragg received the land labeled 2 and the property marked G belonged to Brownlee.



Deed B8-56 in 1809 reveals that Brownlee owned nearly the whole of Hutson Street, after obtaining the property from Samuel Wragg and James Ferguson, with the exception of the property of William Simms situated between the two lots.

REMARKS ON CERTAIN TOPICS

CONNECTED WITH THE GENERAL SUBJECT

SLAVERY:

S. HENRY DICKSON, M. D.

ARTICLE I—Appeared in Southern Literary Messenger, May, 1844.

ARTICLE II—Appeared in Christian Examiner, October, 1844—(See Introduction to Article II.)

RE-PRINTED AT THE REQUEST OF SEVERAL FRIENDS.

CHARLESTON:
OBSERVER OFFICE PRESS.

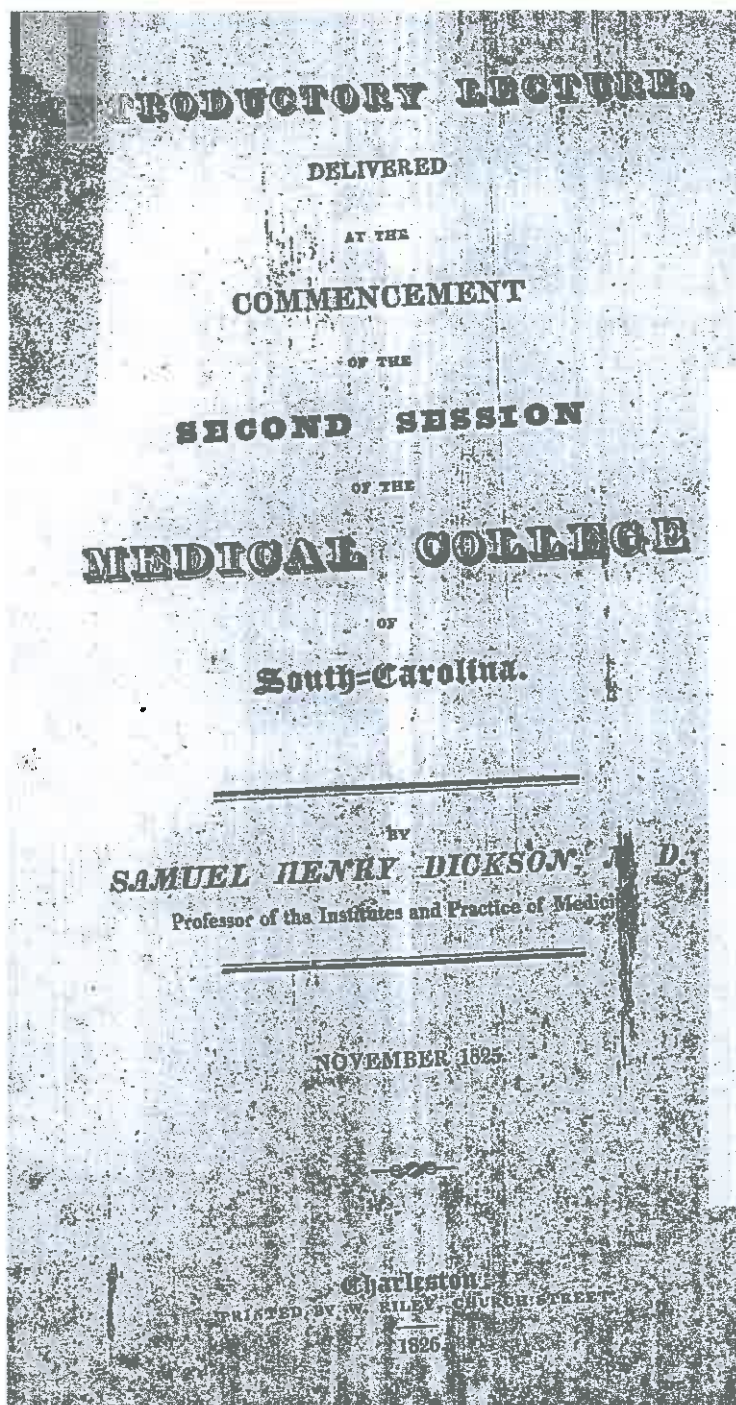
1845
10

Article I.

PRELIMINARY REMARKS.

The following article was not written for publication, having been prepared only for a few friends who compose a Literary Club in Charleston, and the author has been prevented from even revising it for the press. It will be seen that his views do not go so far as those of many other able writers in the South; but regarding Slavery as an existing institution, in concert with the frame work of our social and political systems, the Messenger wishes to present the subject in every aspect. A few years since, as the author remarks, philanthropists in the South were busy with schemes for the amelioration of the condition of the slave. The late movements in the North, and elsewhere, have greatly checked these humane efforts. But this should not be so; for such evidences would strip our opponents of half their arguments. Though we can not concur with the writer in all his views, we heartily join with him in the liberal and enlightened sentiments which he expresses. Whilst we insist that the non-slaveholder has no right, politically or religiously, to interfere with the institution of Slavery among us, we do recognize our bounden duty to afford our dependents every means of moral and religious improvement. The author of the following review contends that our slaves should be taught to read and write. This is at present prohibited by law, and we are not prepared to say that the policy of the Law should be changed; but a vast improvement may be effected by oral instruction, and we rejoice to know that this is extended to them, in an increasing degree, in many of the slave-holding States. In the town of Augusta, Georgia, a short time since, we saw persons zealously engaged in a Sabbath School for slaves. Were not our revilers and assailants culpably ignorant of the easy and comfortable lot of our slaves, of the humane feelings and sentiments of their masters towards them, and the efforts in progress for their improvement, which those, their pretended and misguided friends, do all in their power to repress and have greatly checked, they would be more just to us and more truly friendly to the negro. The following instance will illustrate their ignorance. We happened to be in Mount Vernon, Ohio, during the second of an Abolition Convention, and entered into conversation with

Samuel Henry Dickson, *Remarks on Certain Topics Connected with the General Subject of Slavery* [pamphlet], (Charleston, SC: Observer Office Press, 1845).



GENTLEMEN OF THE MEDICAL CLASS,

While a spirit of improvement pervades all the Institutions of the present age; while "every father in our country is anxiously endeavouring to give his children a better education than he has had for himself," it would be disgraceful for us to be indifferent or insensible to a similar desire to prepare for our successors increased facilities for professional advancement.

You are hereafter to form a large proportion of the Medical Profession in this section of our country; and upon your exertions and attainments, present and future, will depend mainly the standing and estimation in which it is to be held. It appeared to me, therefore, a matter of much importance to bring before you the subject of Medical Education, and to endeavour to excite in you the desire to advance and improve the condition of our science.

These are the objects for which I have printed for distribution among you the following desultory remarks.

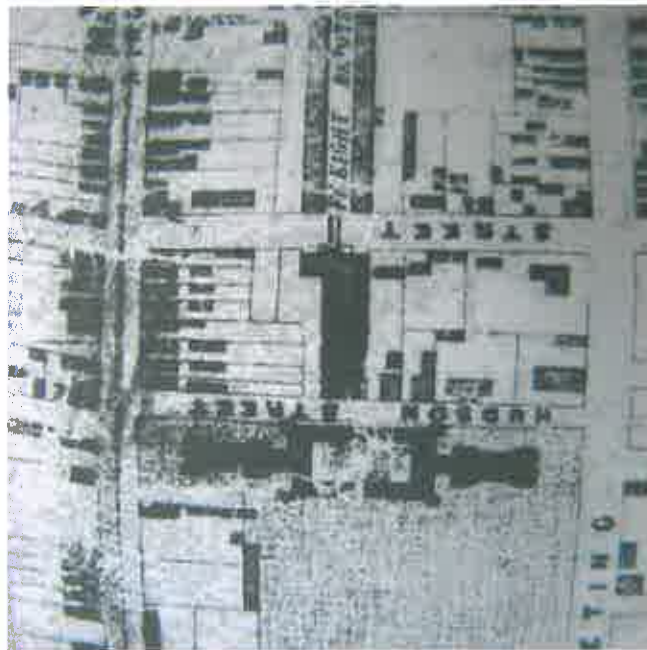
I remain, Gentlemen,

Very sincerely,

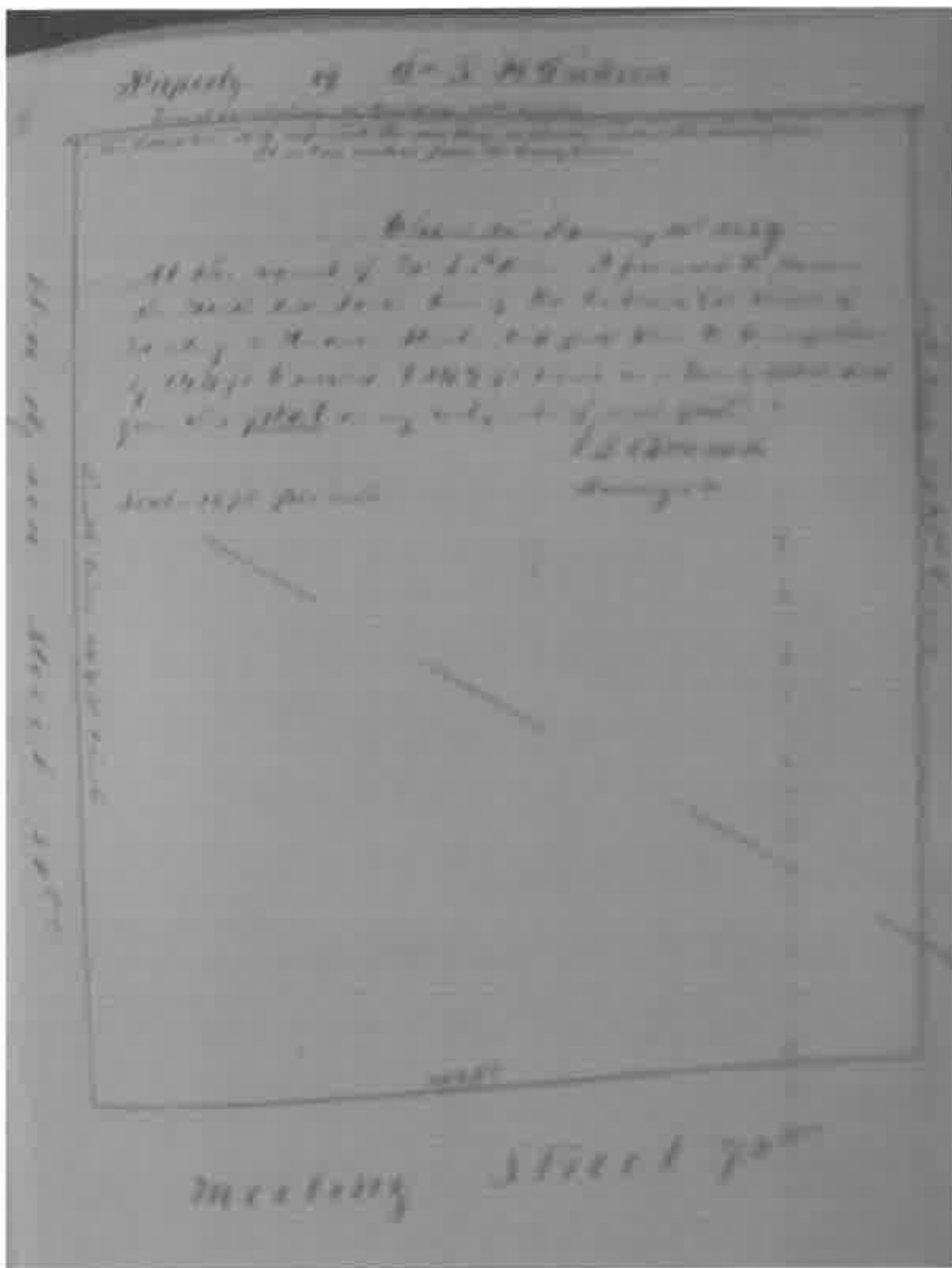
Your Friend

SAMUEL H. DICKSON.

Samuel Henry Dickson, *Introductory Lecture Delivered at the Second Commencement of the Medical College of South Carolina* [microfilm], (Charleston, SC: W. Riley, 1826).



This map from 1852 displays the earliest known record of structures at 2 Hutson Street. Two structures are visible: a house and a kitchen house or other outbuilding.



Deed W13-655 Plat drawn by J. L. Branch in 1859 outlining the property of John Brownlee

The State of South Carolina.

J. L. B. Oakes KNOW ALL MEN BY THESE PRESENTS, That

in consideration of One Dollar, to *me* paid by JAMES TUPPER, Esquire, Master in Equity, for the District of Charleston, in the State aforesaid, the receipt whereof is hereby acknowledged, do, by these presents, bargain, sell, and deliver unto the said Master in Equity, the following Negro Slaves named

Andrew, Jacob, Sue, Dick, Bella, Martha, Hester, Bob, Margaret, Iron, Lilla and Sambo.

TO HAVE AND TO HOLD the said Negro Slave and the future issue of the said Females, unto the said Master in Equity, his successors in office, and assigns: And *I* the said *J. L. B. Oakes*

for *myself* and each and every of *my* Heirs, Executors, and Administrators, the said Negro Slave, together with the future increase of the said Females, unto the said Master in Equity, his successors in office, and assigns, do hereby warrant and defend: PROVIDED ALWAYS, That if *I* the said *J. L. B. Oakes* *my*

Heirs, Executors, or Administrators, shall pay unto the said Master in Equity, or his successors in office, or assigns, the full sum of

Four thousand nine hundred and twenty Dollars together with the interest due thereon, at the times, and agreeable to the terms contained in the conditions of *my* certain bond, or obligation, bearing even date with these presents, and given by *me* to the said Master in Equity, and his successors in office and assigns, as a security for the payment of the said sum of money, and interest accruing thereon: Then this present Bill of Sale to be void, or else to remain in full force. But if default shall be made in the payment of the said sum of money, and the interest, in manner aforesaid, that then it shall be lawful for the said JAMES TUPPER, Master in Equity, his successors in office, or assigns, to go, or send with proper authority, to any spot where the said Negro may be, to seize and take *them* into possession, and to sell and dispose of the said *twelve* Negro Slaves, as he or they shall think fit, and thereout to pay to himself, or themselves, such sums of money, as shall then remain due, with the charges arising by such seizure and sale: And the overplus (if any) shall be rendered to *me* or *my* Heirs, Executors, Administrators or Assigns.

IN WITNESS WHEREOF, *I* have hereunto set *my* Hand and

A bill of sale from 1860, more than likely at the Chalmers slave market, in which Ziba B. Oakes sells twelve different slaves for a sum of \$4,970.

Z. B. OAKES,
INSURANCE AGENT!

Corner Meeting and Hayne Streets,
UNDER CHARLESTON HOTEL.

Home Insurance Company, New York, Capital	- - - - -	\$2,000,000.
Merchants Insurance Company, New York, Capital	- - - - -	300,000.
Central Insurance Company, New York, Capital	- - - - -	200,000.
Largest New England Commercial Agent. Losses promptly adjusted.		
Metropolitan Life Insurance Company	- - - - -	Newark, N. J.
ASSETS OVER \$7,000,000.		
Metropolitan Life and Travelers' Accident Insurance Co.	- - - - -	New York.

An add in the Charleston City Directory in 1866 displays Ziba Oakes' change in occupation from a slave trader to a real estate agent

UNITED STATES INTERNAL REVENUE.

RECEIPT FOR SPECIAL TAX.

Received of Z. B. Oakes, Jr. \$20.00
Dollars for the special tax upon the business or occupation of Real Estate Agent
to be carried on at 4 Broad
street, in the CITY OF CHARLESTON, County of CHARLESTON, and State
of South Carolina, for the year ending May 1st, 1871.

Dated at CHARLESTON,
May 25, 1870 MR. [Signature]
Collector of the 2d District, State of South Carolina.

A receipt for a special tax from the United States Internal Revenue in 1871 reveals Ziba Oakes' change in occupation to a real estate agent. His office was located at 4 Broad Street.

The undersigned being duly sworn, to the best of their judgement, do hereby appraise the value of the Real & Personal Property of the late L. B. Cakes as follows viz

Dallas 15

- 1 Lot No. 344 Magnolia Cemetery
- 2 3 Story Brick Dwelling House N. W. Corner of Hutson & Meeting Streets Lot 130 x 150 feet.
- 3 3 Story Brick Dwelling House N. W. Corner of Smiths Lane & Meeting Street - Lot 42 x 178 feet.
- 4 3 Story Wooden Dwelling House No. 59 South Side Gradd Street Lot 40 x 100 feet.
- 5 2 Story Brick Dwelling House No 41 Conson Street Lot 33 x 30 ft
1/2 interest in above
- 6 Pelican Point.
- 7 1 Story Wood Dwelling House at Adams Run, on Leased Lot.

An inventory was conducted during his possession of the property that included numerous other properties throughout the area. Listed is the "three-story brick dwelling house" at the northwest corner of Hutson and Meeting Streets measuring 130' x 150'



“Birds Eye View of Charleston, S.C.” by C. Drie in 1872, shows the whole of the city in at the top and a closer view of Hutson Street and surrounding properties with all structures present.

ESTABLISHED IN 1819.

HENRY SIEGLING,

SUCCESSOR TO JOHN SIEGLING



IMPORTER AND DEALER IN
**PIANOS, ORGANS,
 MUSIC,
 -AND-
 MUSICAL MERCHANDISE,**

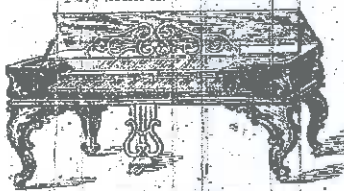
243 King and 1 Beaufain Streets.

Pianos bought, taken in exchange for new ones, and to let.
 Pianos tuned and repaired at short notice.
 Music and Books sent by mail.

ESTABLISHED IN 1899.

HENRY SIEGLING,

IMPORTER AND DEALER IN



NEW
 AND
 SECOND-HAND
 PIANOS,
 ORGANS,
 ETC.

MUSICAL
 INSTRUMENTS
 AND
 MUSICAL
 MERCHANDISE
 of every kind.

ALSO—
New Music, Books and Strings

Pianos to hire. Pianos bought and taken in exchange. Pianos and other Musical
 Instruments tuned and repaired.

NO. 245 KING STREET.

ESTABLISHED IN 1819.

HENRY SIEGLING,

SUCCESSOR TO JOHN SIEGLING.



IMPORTER AND DEALER IN
**PIANOS, ORGANS,
 MUSIC,
 -AND-
 MUSICAL MERCHANDISE,**

243 KING AND 1 BEAUFAIN STREETS.

Pianos bought, taken in exchange for new ones, and to let.
 Pianos tuned and repaired at short notice.
 Music and Books sent by mail.

City Directories from 1887, 1888, and 1892 displaying advertisements for Siegling Music House as owned and operated by Henry Siegling

I hereby authorize and Empower
 my son Henry Siegling to Erect
 a brick building room to be used
 as a Workshop as an adjunct to
 the Store on the premises Cor. of King
 and Beaufain Streets for the sole use
 of the Store property. I also Consent
 that the Expenses incurred in
 putting up & Completing the
 building shall be paid
 out of my Trust fund. He furnishing
 a Statement of the Cost of the building.
 Charleston S.C. this Twenty Eighth day
 of October Eighteen hundred & Nineteen.

Witness
 J. Forrest Greer.

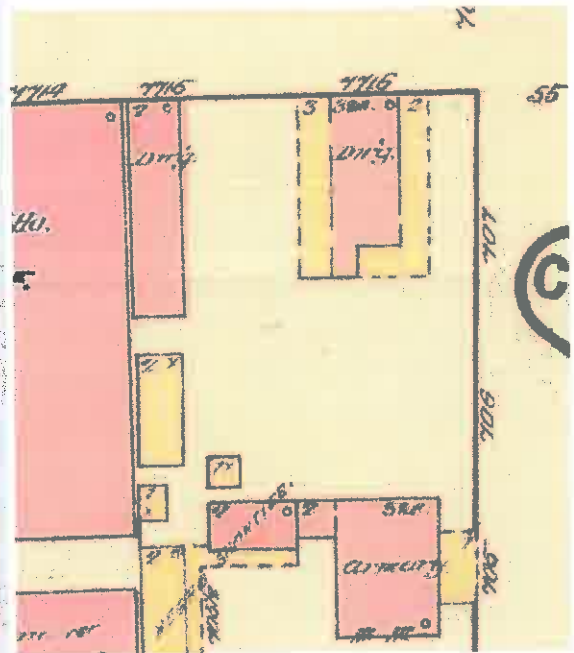
Henry Siegling



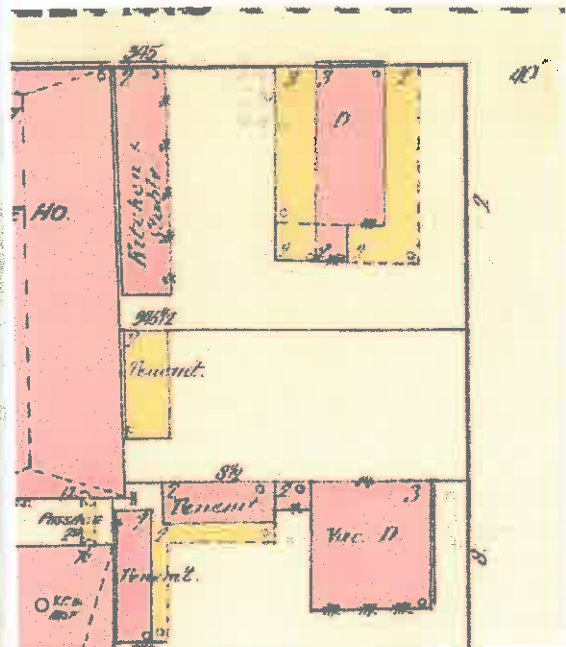
Siegling Music
 House Records
 giving Henry
 Siegling
 permission to
 build a
 workshop at
 the music store

Portrait of
 Henry Siegling
 from the SC
 Interstate and
 West Indian
 Exposition,
 1901

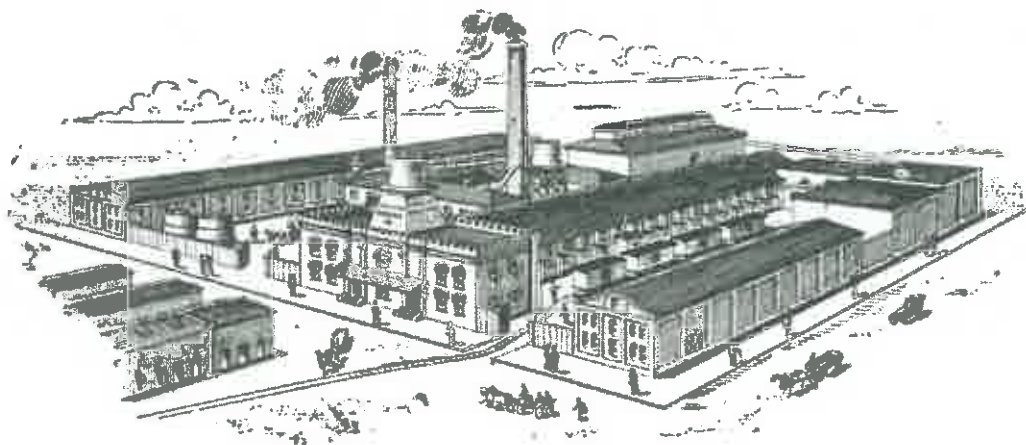
Permission to
 build a brick
 workshop on
 premises Cor. of
 King & Beaufain
 Streets
 by Henry Siegling
 28 Oct 1895
 Witness
 J. Forrest Greer



1884 Sanborn map displaying various buildings on the property



1888 Sanborn map displaying addition of walls and removal of a few outbuildings

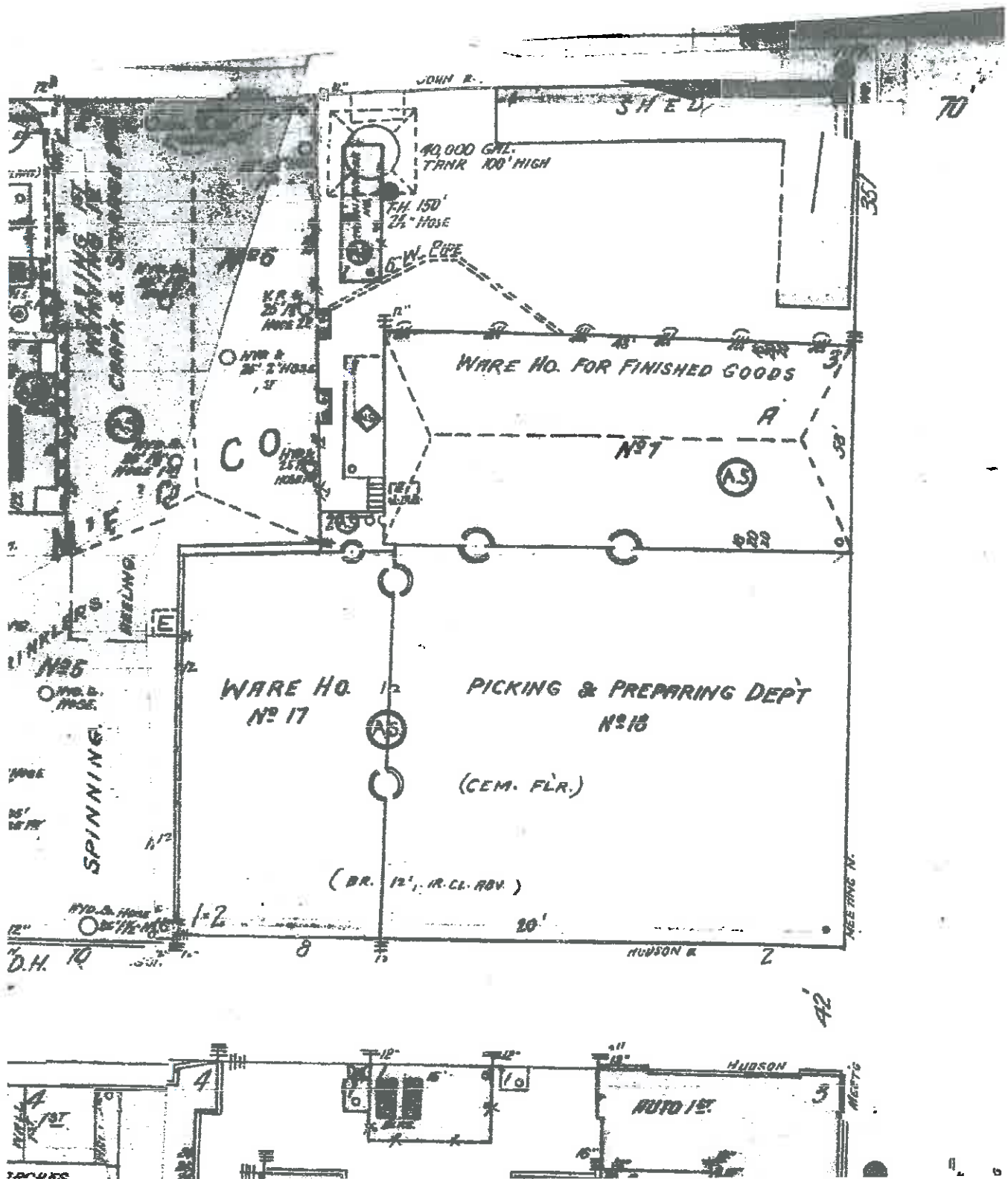


CHARLESTON BAGGING MFG. CO.

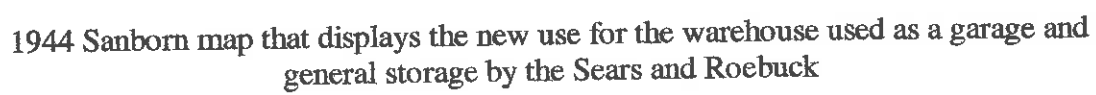
CHARLESTON, SOUTH CAROLINA

John St. Between Meeting & King Streets 1919
Courtesy of The Citadel Archives & Museum

Sketch of American Manufacturing Company in 1919 that displays the warehouses and complex in between Hutson and John Street



1929 Sanborn map that displays the new warehouse built with the razing of the brick dwelling and other outbuildings for the American Manufacturing Company



Current Map and Photos



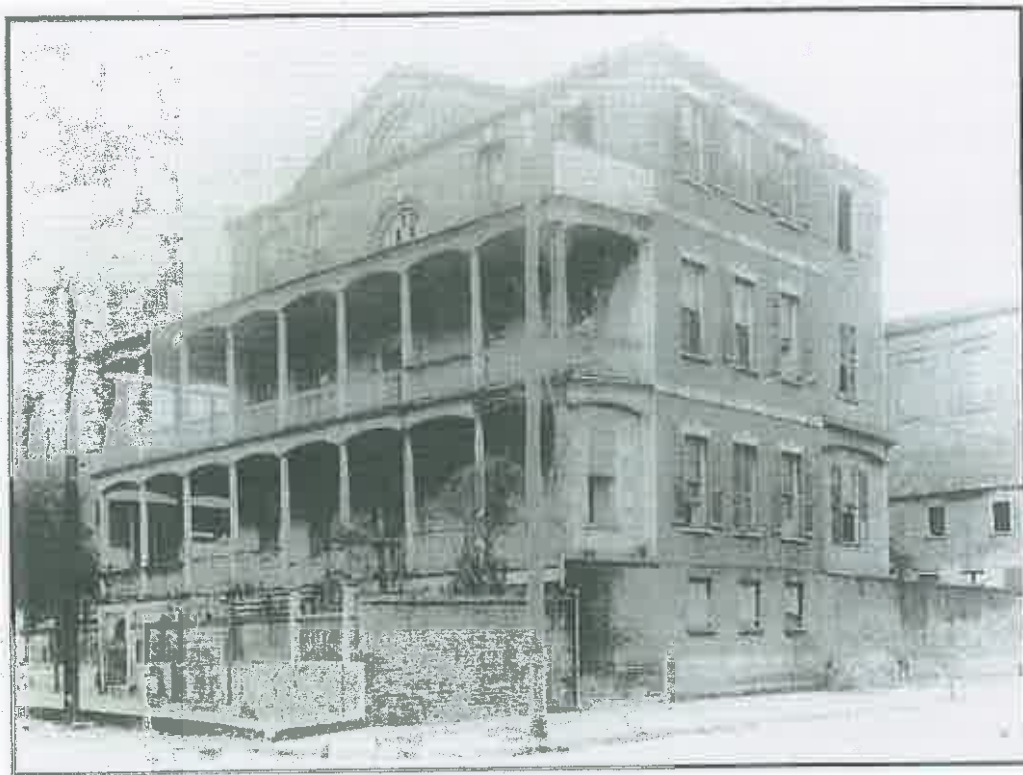
“Charleston Illustrated” map made in 2000, which displays in extensive detail the parking lot that can be seen today



Tax map from the county of Charleston gives an aerial view of Hutson Street and surrounding properties, with 2 Hutson street highlighted in red



Photos taken in 2007 of the public parking lot that the property has become



Hutson Street 1901



Hutson Street 2007

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