

**A HOUSE HISTORY OF
343 EAST BAY STREET
CHARLESTON, SC**



Dr. McPhail before his much robbed house.

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**"SO THE NEXT TIME YOU DRIVE BY 343 EAST BAY,
REMEMBER THERE'S A STORY, ONE ABOUT A LITTLE
HOUSE AND ITS DIMINUTIVE OWNER WHO HAD THE
HEART OF A GIANT."**

- Edward M Gilbreth. *Tribute to a "wee" Charlestonian with a Big Heart.*

INTRODUCTION

The house history of 343 East Bay Street was written as a research assignment in the fall of 2014 for Clemson University's Graduate Program in Historic Preservation. This document was composed for Professor Katherine Pemberton's class titled *Historical Research Methods*. The objective of the class was to introduce and familiarize students with the myriad of historical resources available to them as an aide to future research endeavors. Professor Pemberton's selection in appointing the individual structures to be studied was prompted by a significant lack of existing research to be found on the properties.

As investigation into the history of 343 East Bay Street progressed, it became clear that this stoic little house at the corner of Calhoun and East Bay Street had in fact been overlooked on a number of occasions and missed opportunities. Although the chain of ownership is mercifully well-defined, meaningful evidence as to the lives of the many of the actual inhabitants remains elusive. Like many homes in the area, the small dwelling was utilized through all of its history mainly as a rental unit. Until the late 1950's, only very rarely is there evidence that an actual owner lived on site and the stays of residence appear to be exceedingly brief. Although in recent decades the structure has been let to various commercial endeavors, house number 343 has experienced the majority of its existence as an, often

temporary, home to an untold multitude of working-class; historically an extremely common occurrence for dwellings in this area.¹

In sharp contrast, it is the early history of the land and its owners before construction of the dwelling that hold the traditional concentration of interest. 343 East Bay Street is, at once, closely aligned with historical figures and events integral to the history of the area, Charleston, the United States, and the world. The property's history is an amalgamation of the remarkable and the ordinary, the latter especially deserving of further study. These histories complement one another and are responsible for making whole the larger story to be understood.

Illustrated, historical documentation into the lives of those directly associated with the dwelling at 343 East Bay, owner, tenant, or both are often sparse. However, through intensive research, obscure, often clandestine gems of information have at times been mercifully uncovered. Many of those associated with the property—especially the motley assortment working-class laborers who rented rooms in the house—pass in and out of official record, just as people such as these so often moved in and out of the little house. Deed research shows that the house at various points exchanged ownership at a steady rate, being sold just months or sometimes only days after purchase.² Occasionally fragmented documentation of a truly curious

¹ Between the Tracks. 4.

² RMC, Charleston, S.C. Deed Book K41, p. 585

character has surfaced. However, these fragments are often frustratingly fleeting; and it seems only once in its history was the house truly treasured and cared for by a long-term owner/tenant.³ Today the unassuming little pink house sits sandwiched between present-day *Ansonborough* and *Mazyck-Wraggborough*. Poorly cared for, the structure stands vacant, a witness to nearly two centuries of the area as it moved towards urbanization.

³ Vertical File, 343 East Bay. "A Wee Charlestonian." S.C. Room, CCPL.

COLONIAL-ERA LAND GRANT AND EARLY CONVEYANCES

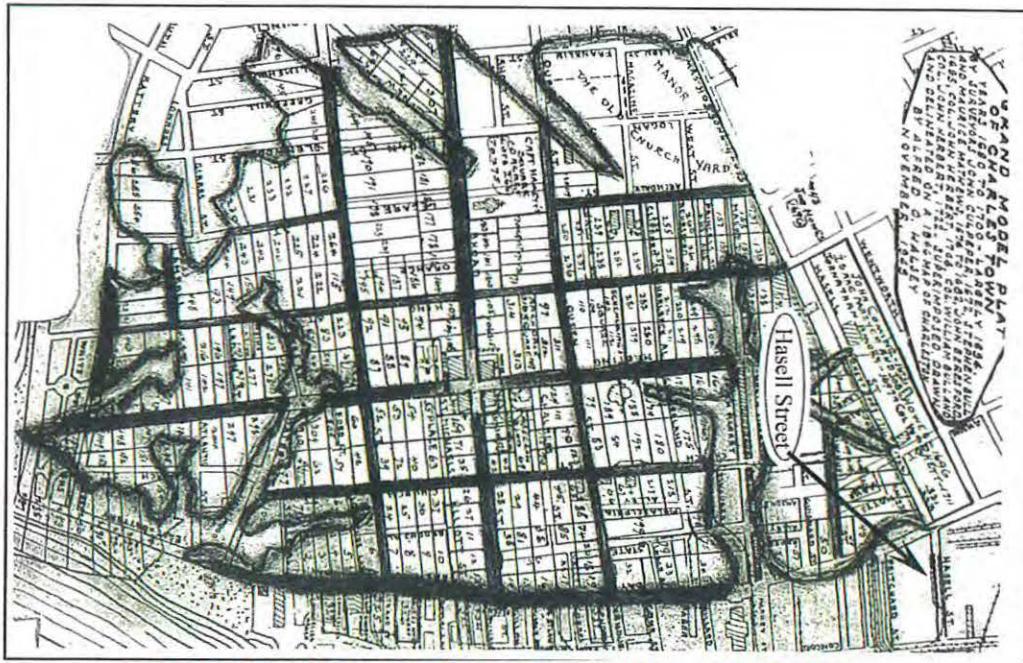


Figure I Grand Modell Of Charles Towne ca. 1694. CCPL, S.C Room

The recorded history of the property at 343 East Bay Street begins in the late 17th century, as part of the 700 plus acre land grants belonging to John Coming (370 acres) and Henry Hughes (225 acres) north of the city proper.⁴

The "Grand Modell of Charles Town" included the lower-peninsula city of Charleston up to present-day Beaufain Street. The peninsular area north of the town, from an early period, was called Charles Town Neck, and later Charleston Neck. As the town grew, it continued to be applied always to the area beyond the city limits. The early city directories reserved a separate section for residents of The Neck. It was some time before all of the area within the Grand Modell was developed..... After the Revolution, the city was incorporated in 1783 with Boundary Street as the northern boundary. By an act of March 13, 1789, the boundaries were extended to include the two blocks lying between Meeting and St. Philip streets, south of

⁴ Bastain, Mr. Gadsden's Neighborhood. 100.

Hutson and Vanderhorst streets. By Acts of December 13, 1815 and December 21, 1822, the eastern and western boundaries were declared to be the channels of the Ashley and Cooper Rivers.⁵

The Coming and Hughes Grants extended across the peninsula from the Cooper to the Ashley Rivers and was bounded on the south by Beaufain Street – at this time, the town limit – and to the north to was it today known as Calhoun Street. The lands immediately surrounding the lot, on which “343” now sits, was, at that time, predominantly marshland.⁶ It is known that John Coming was first mate on the first fleet ship, the *Caroline*, which touched land in Carolina in April 1670. However, little is known of Henry Hughes.⁷

It is also unknown as to what portion of the grant was owned by Coming and Grant respectively, whether they officially combined ownership under an official partnership.⁸ As soon as John Coming’s indentured fiancée Affra Harleston was free of her indenture in 1672, the couple married and founded the Comingtee Plantation in, what is today, Berkeley County. The couple ceded another land grant at Oyster Point where the city of Charleston now stands.⁹

Records of early conveyances indicate that the land exchanged hands often in the early 18th century in a time-period of land speculation. Lands

⁵ CCPL Online, How the City Grew.

⁶ Bastain, Mr. Gadsden’s Neighborhood. 100

⁷ Ibid.

⁸ Bastain, Mr. Gadsden’s Neighborhood. 100.

⁹ Ibid.

moving swiftly between one seller and the next were often divided, in the process revising their original boundaries.¹⁰ From Coming's ownership, the land was ceded back to Charles Towne and was then re-granted to Issac Mazyck Sr. “... either in October 1696 as part of a 90 acre tract north of the city line (present-day Beaufain Street), or through a 1706 grant of 71 acres which abutted the earlier grant.”¹¹ “Mazyck, like many other wealthy immigrants, found security in land ownership and, in addition to the grant north of the city, he purchased enough land in the Charles Towne area so that he at one time possessed more land in and about Charles Towne than any other person in Carolina or in any town in North America.”¹² Evidence suggests the

Mazyck had little interest in utilizing the land that encompassed the future site of “343” as a working plantation and there is no indication that he made improvements to what is now the property at “343” or its immediate, surrounding vicinity.¹³ Over the next 50 years, as this era of land speculation continued, the property was “... sold,



Figure II Portrait of Lord George Anson by Joshua Reynolds, 1755. British National Trust.

¹⁰ Bastain, Mr. Gadsden's Neighborhood .101.

¹¹ Ibid.

¹² Ibid.

¹³ Bastain, Mr. Gadsden's Neighborhood .101.

traded or given to a variety of Charles Towne's elite political and commercial figures.”¹⁴

Ownership of the land (63 or 64 acres) passed from Isaac Mazyck to, then South Carolina Governor, Colonel Edward Tynte. Tynte then reconveyed the property back to Mazyck. In 1720, Issac and his wife Mariana conveyed the land to Thomas Gadsden who then, according to Charleston lore, promptly lost the acreage to Lord George Anson in a game of cards.¹⁵ A little over 23 acres of Lord Anson's marshland property was then conveyed to Jermyn Wright.¹⁶ Wright and his brother Charles, sons of South Carolina Chief Justice Robert Wright, would eventually become as “... the pioneers of tidal culture on the Savannah River.”¹⁷ It is unknown as to whether Wright had intentions of developing the land purchased from Lord Anson as rice fields, but it is notable that Wright seemed to take no interest in the surrounding highlands and purchased only marshland from Anson; marshland being the ideal type for the cultivation of rice.¹⁸

Amusingly, the land once again was reconveyed back to a previous seller. The property was sold back to lord Anson in 1756 and sold the next year to one John Rattray who, like Thomas Gadsden, was a native of Middlesex County England.¹⁹ “Rattray was quite active in early Charles

¹⁴ Bastain, Mr. Gadsden's Neighborhood .101.

¹⁵ Ibid. , 102

¹⁶ Bastain, Mr. Gadsden's Neighborhood .103.

¹⁷ Bastain, Mr. Gadsden's Neighborhood.103.

¹⁸ Ibid.

¹⁹ Ibid.

Towne government. He served as notary public under Governor James Glen in 1746 and the Royal Assembly from 1754 to 1761. He also served a Firemaster for Charles Towne between 1755 and 1761, as Indian commissioner for the Creek Indians in 1755, as Commissioner of Fortifications for Charles Towne between 1765 and 1761, as Justice of the Peace for Berkeley County in 1756, and as the Judge in Admiralty in 1760. In 1757, the year in which he purchased the acreage along the north boundary of Charles Towne, he served as Commissioner to build a curtain line around the city.²⁰

Modern residents of Charleston will undoubtedly recognize the surnames of many of the above-mentioned persons, whether or not they know much, if anything, of who these

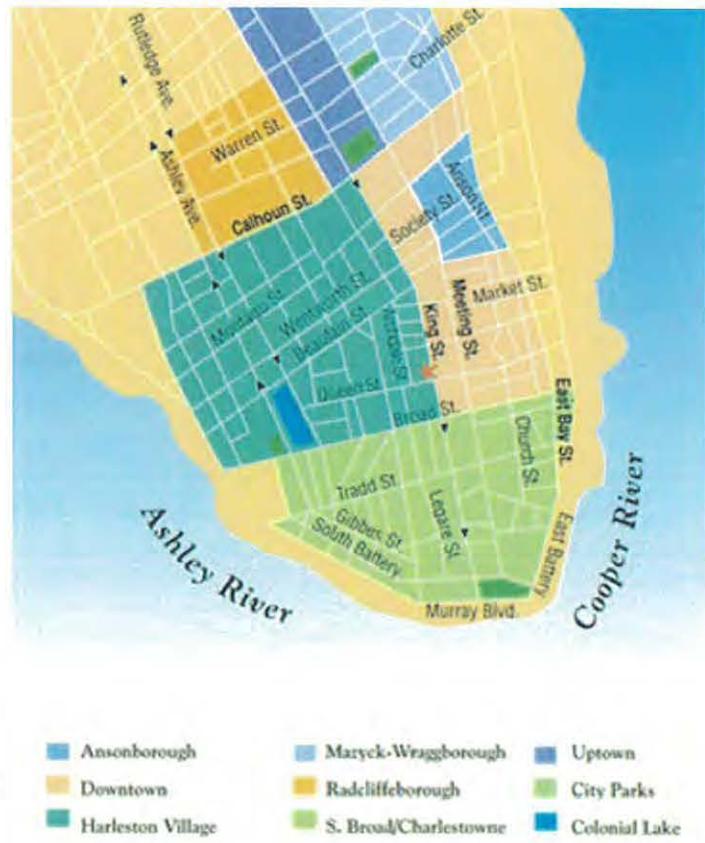


Figure III Map of the Present-day Boroughs of Charleston.
Historic Charleston Foundation.

men were or of their indelible importance to the city of Charleston. Present-day Ansonborough, Charleston's first suburb, laid outside the Grand

²⁰ Bastain, Mr. Gadsden's Neighborhood.103.

Modell²¹, and the present day Mazyck-Wraggborough takes its names from Lord George Anson and Issac Mazyck respectively.²²

²¹CCPL Online, History of Ansonborough and Nearby Neighborhoods.

²² CCPL Online, History of Ansonborough and Nearby Neighborhoods.

CHRISTOPHER GADSDEN'S LANDS AND JOSEPH PURCELL'S LOTS

In 1758 Christopher Gadsden, son of Thomas Gadsden, purchased all 44 acres of land from John Rattray.²³ Gadsden is better known to history as a Lieutenant Governor to South Carolina and a leading figure during the American Revolutionary War. As well as a founding leader of the pro-colonist organization The Sons of Liberty, leader of the Mechanicks Party during the Revolution, and a delegate of the Stamp Act congress and to the Continental Congress, Gadsden is known in current culture as the originator of the popular Gadsden “Don’t Tread on Me” flag.²⁴ Early in life Gadsden was already a successful merchant and well known in Charles Town when he purchased the property in 1758. However, the ambitious young Gadsden knew that he would not make his fortune importing European goods in his store on Broad Street. With his newly purchased land from Rattray, Gadsden intended to develop it into a small village along with an enormous and profitable wharf.²⁵ As his personal beliefs grew against Royal and Parliamentary authoritarian rule, his strong political beliefs were reflected in the development of his land. In these tumultuous years leading up to the Revolution, the radical Gadsden chose place names for his small village that

²⁴ See: Gadsden family papers at The South Carolina Historical Society for more on the life of Christopher Gadsden.

²⁵ Bastain, Mr. Gadsden's Neighborhood .104.

reflected both his disdain for British rule and his admiration of revolutionary heroes. Gadsden chose the name *Middlesex Village* for his subdivision. Named after Middlesex County in England, the birthplace of both his father Thomas and John Wilkes, whose Middlesex County constituents continued to reelect him to the Commons House after both Parliament and the King forbid it.²⁶ A *Wilkes Street* also once existed along with *So Be It Entry*, a kind challenge to British authority, as his name for the main road entering the

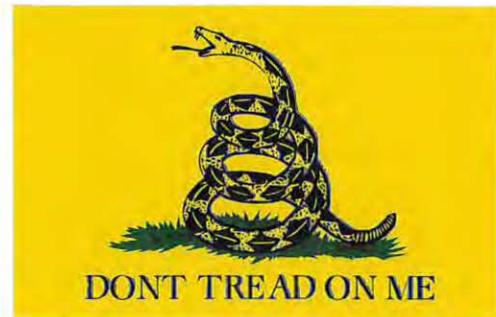


Figure IV Christopher Gadsden's Flag.

subdivision (present-day *Inspection Street*).²⁷ The historical boundaries of what was *Middlesex Village*, sometimes referred to as *Gadsden's Green*, was bounded by present-day Calhoun, Anson and Laurens streets and the Cooper River.²⁸

After the war in 1783, Gadsden's village was formally incorporated into the city of Charleston, moving the city limit north to Boundary Street (present-day Calhoun Street). A brigadier general in the Continental Army during the war, Gadsden had been captured and imprisoned during the British siege of Charleston in 1780.²⁹ Gadsden returned from his imprisonment in ill health, withdrawing from political life. He again turned his efforts to his still undeveloped land, changing the name of his subdivision

²⁶ Ibid., 105

²⁷ Ibid.

²⁸ CCPL Online, History of Ansonborough and Nearby Neighborhoods.

²⁹ Bastain, Mr. Gadsden's Neighborhood .109.

to *Federal Green*. This change reflected less defiant attitudes towards the British in the post-war era. Gadsden had the marsh between present day Washington Street and Gadsden's wharf filled in. He then had his land drawn and surveyed by Goodard and Sturges and laid out into six wharf lots and 197 building lots. Never intended to be filed as a legal document, the map was apparently drawn up as material for advertising the sale of his lots. The resulting plat was known today as McCrady Plat number 545 (fig.v).³⁰

Christopher Gadsden died in 1805, and although Gadsden was not a slave trader, slaves had landed and were sold on his wharf during his lifetime. However in 1806, the year after Gadsden died, his wharf was designated to singular location for disembarking and selling slaves.

No vessel importing negroes from abroad shall be hauled into any dock or wharf but Gadsden's wharf, while any such imported negroes, is or are on board, and after discharging such imported negroes in the stream, or after landing them at Gadsden's wharf, none of them shall be received on board the same vessel in which they were imported, or on board any other vessel, with a view to expose them for sale at another wharf, or for other sinister purposes.³¹

In all, an estimated 100,000 West Africans disembarked at Gadsden's Wharf between 1783 and 1808.³²

Under Decree in Equity.
Will be sold before the office of Wm. Holmes & Co. on
THURSDAY, the 21st of August, precisely at eleven o'clock,
The following thirty-eight Lots of Land,
Belonging to the estate of General Gadsden:
Six Lots, fronting north on Vernon-street, and south
on Laurens-street;
Six do. south on do.
Five do. south on Laurens-street;
Five do. north on Vernon-street;
Two do. of 40 feet each, west on Washington-street;
Twelve do. from 35 to 40 feet, south on Inspection-
street;
Two do. of 40 feet east on Marsh-street.
Conditions of sale—Ten per cent. of the purchase-
money, cash; for the balance, bonds of the purchasers,
bearing interest from the sale, payable annually, and the
principal in one, two and three years, with mortgages
of the lots sold. *Bona fide* real debts, or demands
against the deceased, Christopher Gadsden, in his
private capacity, will be received in payment.

The particular situations and dimensions of the lots,
may be known on application at the Master's Office,
or of any of the Executors, from a survey made by Mrs.
Purcell.

N. B. If the conditions of sale are not complied with
in ten days after being made, the lots will be resold on
the account of the purchasers, who will be made answerable
for any deficiency in the first purchase.

Wm. Hasell Gibbs, *Master in Equity.*
August 6.

tutu

Figure V City Gazette, 1806 Master in Equity Sale.
Thirty-eight lots Belonging to the Estate of Christopher Gadsden. CCPL, America's Historical Newspapers.

³⁰ Bastain, Mr. Gadsden's Neighborhood.109.

³¹ Edwards, *Ordinances* (1807)

³² International African American Museum

As for Gadsden's lands to the west of the wharf, Joseph Purcell resurveyed the property in March of 1806. The lot numbers used by Purcell were the same as had been designated in the McCrady plat, and remained the legal descriptions of the individual plots until sometime in the late 19th century.³³

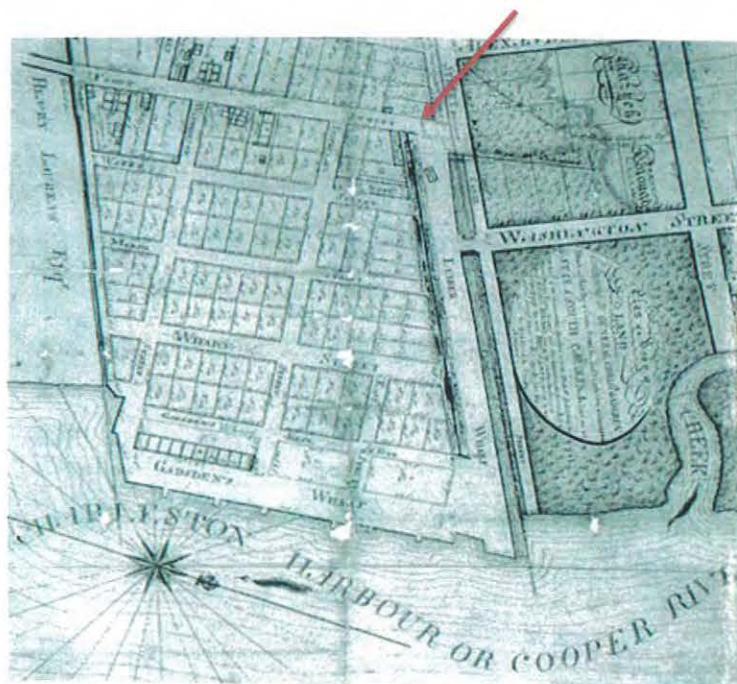


Figure V McCrady Plat 545. CCPL. S.C. Room

³³ Bastain, Mr. Gadsden's Neighborhood .112.

LOUIS PEZANT AND THE FIRST RECORD OF A
“TWO STORY BRICK DWELLING”

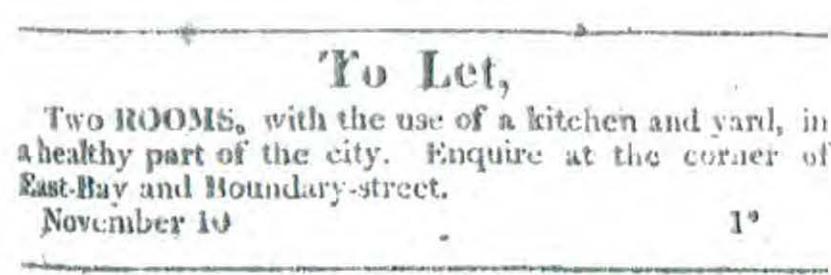


Figure VI City Gazette, 1820 "To Let." Almost certainly NO. 45 Calhoun Street, the house adjacent to 343 East Bay Street. Shortly before Pezant's arrival in Charleston. CCPL, America's Historical Newspapers.

In the year 1821, a still relatively young man by the name of Louis Pezant set sail from his Native France to make a new life in Charleston.³⁴ Wasting no time, Pezant promptly purchase two or more of the plots laid out by Mr. Purcell, formerly the lands of Christopher Gadsden. Pezant purchased the plot No 50. from The Master in Equity, one William Hassel Gibbes for \$2,200 on March 14th 1821. The previous, and first owner of the property, Mr. “Charles Cunningham died intestate in 1820, leaving a widow and minor children. The matter was referred to the Master of the Court, who recommended a sale be expedient, and the property duly sold by order of the court.”³⁵ The U.K. and U.S. directory of 1828 indicates that Mr. Pezant resided at Boundary Street & East Bay, W. corner,³⁶ making Pezant one of

³⁴ Pezant, U.S. and Canada, Passenger and Immigration Lists.1821.

³⁵ Vertical File, 343 East Bay. Stoney and Cordes. S.C. Room, CCPL.

³⁶ Pezant, U.K. and U.S. Census. 1828.

only a handful of owners that actually resided in the house, however brief. In 1828, The U.K. and U.S. directory lists Mr. Pezant's occupation as grocer. The 1840 census, taken more than a decade later, does not list Louis Pezant's place of residence (though intermittent census data lists his address as 79 Boundary Street³⁷), but does list the persons residing in his household including three male and three female slaves under ten, three female slaves ages 24-35, and one household member employed in " ... Navigation of the Ocean."³⁸

Pezant it seems purchased the property originally designated by Joseph Purcell as No.50, known as 343 East Bay Street today, along with an adjoining plot abutting the property to the north Purcell plat No. 49. An Abstract of Title prepared by the firm of Stoney and Cordes, for Mr. E.P. David Touhey, in 1915 describes the property (343 East Bay Street) as " ... butting and bounding, north on lands formerly of Louis Pezant, now # 45 Calhoun Street." The Abstract goes on to describe the lands sold to Mr. Pezant by Master of Equity William H. Gibbes as, " ... the frontage on East Bay Street which now includes the property under examination [343 East Bay Street] and the lot known as No. 45 Calhoun Street.³⁹ The structure visible in detail of the above 1888 Sanborn Map (fig.vii) clearly indicates a

³⁷ Pezant, U.S. City Directories. 1830.

³⁸ Pezant, U.K. and U.S. Census.1840.

³⁹ Vertical File, 343 East Bay. Stoney and Cordes. S.C. Room, CCPL.

two-story dwelling at 343 East Bay Street along with a two-story structure (a grocery) on the adjacent lot, also once owned by Louis Pezant. Today no structure remains and was likely demolished in recent years when alterations to road at the corner of East Bay and Calhoun Streets were undertaken. Further research on the history of the property as late referred to as number 45 Calhoun Street may yield additional information, but will not be discussed further in this document.⁴⁰

The chain of title for 343 East Bay Street is exceedingly clear, and primary source deeds reveal that the property was sold, into the current era, with relatively the same metes and bounds as was sold to Pezant by Gibbes in 1821.

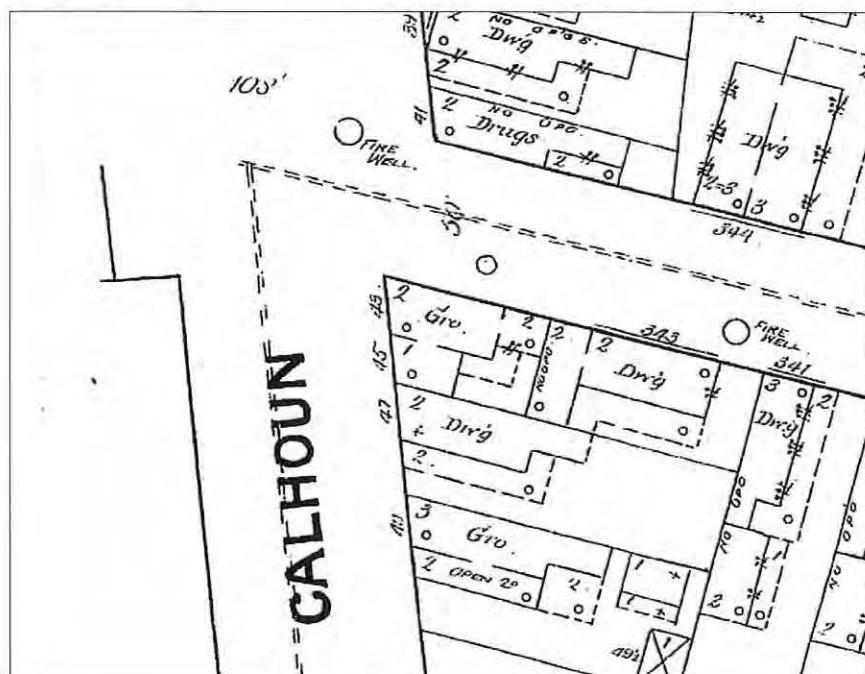


Figure VII Detail 1888 Sanborn Fire Insurance Map showing the corner of Calhoun and East Bay Streets, CCPL, S.C. Room.

Not until the property exchanged hands in 1952, from Peter and Lenora Romansky to Waring. M Hazlehurst, do the dimensions of the property seem to shift in size; though only slightly. This discrepancy can likely be accounted

for due to a possible remeasuring of the property's boundaries upon this conveyance. From Pezant's purchase until the Romansky/Hazlehurst sale, more than 130 years later, the property's dimensions are consistently listed as Measuring and Containing in Front of East Bay (52') on the Western or Back Line (67") and on the Southern Line (38').⁴¹

A clear date of construction for the house at 343 East Bay Street is not precisely indicated in any known record. This, however does not preclude an educated deduction. The aforementioned 1828 U.K. and U.S. census⁴² places Pezant's residence at the western corner of East Bay and Calhoun Street. This could well have been a dwelling situated on Pezant's adjacent property, which would have been the corner proper at the time. Without knowing the full history of when structures appeared or disappeared at "45" Calhoun, determination can be somewhat murky. However, the 1853 conveyance of 343 East Bay Street from Louis Pezant to one William A. Wilson clearly lists the inclusion of a "Two story brick dwelling" & "out buildings."⁴³ A 2005 newspaper article from the Charleston Post and Courier (discussed later in detail) gives a secondary source account, positing that the house dates back more than 150 years.⁴⁴ These reliable inferences, coupled with close analysis of the structure's evidently authentic architectural hallmarks, (See: *Architectural Description, and How the Damage Came to Be*) infer a build

⁴¹ See: Appendix A: Annotated Chain of Title and Chain Of Known Occupancy.

⁴² Pezant, U.K. and U.S. Census. 1828.

⁴³ RMC, Charleston, S.C. Deed Book K9, p. 27.

⁴⁴ Vertical File, 343 East Bay. "A Wee Charlestonian." S.C. Room, CCPL.

date in the range of early to mid-19th century, almost assuredly somewhere between 1821 and 1853.

ROOMS TO LET: A RECORD OF OCCUPANCY

Today, 343 East Bay Street sits at the southern boundary of what locals refer to as ~~Charleston's East Side~~^{Marlboro Neck} neighborhood. The historically black, mixed residential and industrial neighborhood is situated on what is archaically referred to as the “Charleston Neck.” The 1987 publication *Between the Tracks*, by the Charleston Museum and Avery Research Center, describes the area as follows, “As in the lower city, people of diverse colors and socioeconomic levels lived in close proximity on the neck. Masters and slaves shared the same yards; black and white laborers and artisans rented adjacent houses and occasionally roomed in the same dwelling. Not physical separation but rigid rules of decorum, a sense of place, and wide disparities in standards of living kept social groups apart.”⁴⁵

The little house on the corner of Calhoun Street and East Bay has seen countless tenants come and go over its nearly two centuries of existence and was used predominantly as a rental. For long stretches of its history the

⁴⁵ *Between the Tracks*. 4.

structure was apparently akin to what is known as a rooming house, in which several tenants rented individual rooms in the house at the same time.

Census records confirming an individual's residence in the house also indicate which area of the house in which they resided, such as "upstairs" or in the "rear of the house." Census records list various occupations of the residents such as laborer, longshoreman, and even reverend. It was not unheard of for a widow to reside there concurrently with a house full of men.

1890 census records also indicate that a Regina D. Stelling, widow of A.H.

Stelling rented
rooms in the
house at the
same time as
Reverend
James Bowen;
a lower case
letter "c" next to

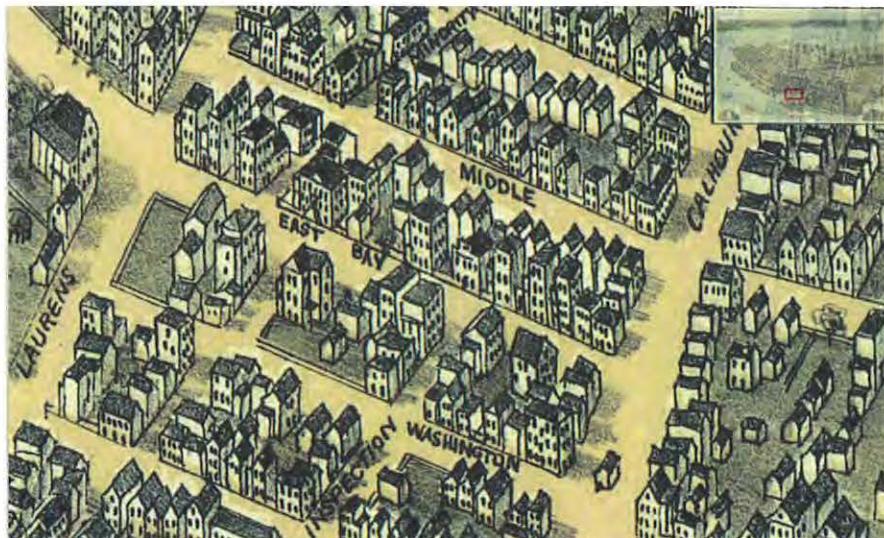


Figure VIII Detail, 1872 Bird's eye view of Charleston showing the corner of Calhoun and East Bay Streets. CCPL, S.C. Room.

his name on the census indicating that Mr. Bowen was Black.

The diversity of the adjacent East side neighborhood, described in *Between the Tracks*, is poignantly reflected in the history of occupants at "343." Although more concrete documents exist of the actual owners of the house, it was rarely their lives that played out here; at least not for long. For example, the house was owned by the Berlin family for more than twenty

years. However, no record exists indicating any member of the family ever lived there. When the house was finally sold by the Berlin's in 1942, it was sold among more than fifteen other properties owned by the family.⁴⁶ Although records reflecting the lives of actual occupants are understandably spotty, small nuggets of information have made it to the surface. It is those who actually resided in the home who truly make up its history.

⁴⁶ RMC, Charleston, S.C. Deed Book K41, p. 585

Occupant	Date Range	Occupation	Comments
Vacant	2014		Thompson 22
Sohn & McClure Jewelers ⁴⁷	? -2012	Jeweler	
Vacant ⁴⁸	1997		
Letter Perfect Secretarial Service ⁴⁹	1989		
McGinn, Smith and Co. ⁵⁰	1996	Brokerage	
Waring Hazlehurst ⁵¹	1960	Bookkeeper	*Owner and Occupant
Romansky ⁵²	1950	Unknown	*Owner and Occupant
Vacant ⁵³	1940		
E.A. Blanchard ⁵⁴	1930		
C.B. Blanchard ⁵⁵	1920	Unknown	
Minnie Colyer ⁵⁶	1917		*Owner and Occupant
Emilie G Colyer ⁵⁷	1917	Stenographer Charleston American	
George Bowen	1895	Laborer	Rear, 343 East Bay
Rev. James Bowen c.	1893-1894		Rear, 343 East Bay
James Bowen c.	1890	Laborer	Rear, 343 East Bay
Regina D Stelling,	1890	Unknown	Widow of A H Stelling
William O Marion	1886	Longshoreman	
Louis Neuert	1886	Valk & Murdoch	343 E Bay gg
Louis Pezant	1828	Grocer	*Owner and Occupant

⁴⁷ Charleston Yellow pages online.

⁴⁸ Codgers, 1900-1999.

⁴⁹ Hurricane Hugo Damage Assessment. HCF.

⁵⁰ The Post and Courier, 1996.

⁵¹ Codgers, 1900-1999.

⁵² Ibid.

⁵³ Ibid.

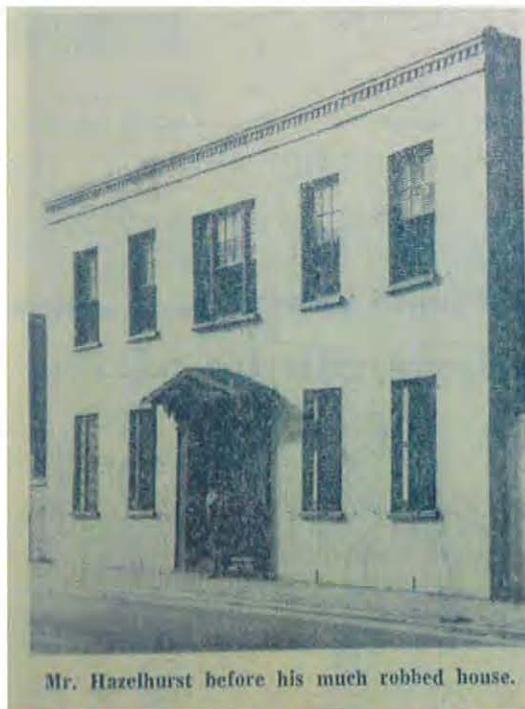
⁵⁴ Ibid.

⁵⁵ Ibid.

⁵⁶ Colyer, US Census 1917.

⁵⁷ Ibid.

**“WEE” WARING HAZLEHURST:
A MAN, A PLAN, A GUN,
AND 343’S FIRST TRUE FRIEND**



**Figure IX "Wee" Waring Hazlehurst in front of his beloved home.
343 East Bay Street. c. 1959. CCPL. S.C. Room Vertical Files.**

Although it is unfair to attempt to guess at the hearts and minds of those which historical research tells us very little, over the course of nearly two centuries in which the house has likely stood, it seems that 343 East Bay Street has had only one true friend. Mr. Waring “Wee” Hazlehurst purchased the house from Peter and Lenora Romansky in August of 1952, owning and living in the structure until it was sold to the current owners in 1984.⁵⁸ A veteran of WWI, Mr. Hazlehurst was born in Charleston on June 16, 1893,

⁵⁸ See: Appendix A: Annotated Chain of Title and Chain Of Known Occupancy.

making him nearly 60 years of age at the time he purchased the home and into his 90's when he finally let it go.⁵⁹

A newspaper clipping titled "*Doing the Charleston*" dated December 1, 1959, details the mesmerizing account of the determined Mr. Hazlehurst and his unending battle to guard and defend his beloved home. The article—which is so compelling, and due to its diversity of primary source information is, quite possibly, the most important historical document related to the house in existence—merits near verbatim transcription here. It begins, "A few years ago, Waring M (Wee) Hazlehurst, a bookkeeper for our newspapers, decided to buy an old Charleston house and fix it up himself. He couldn't afford downtown prices so he bought a place at 343 East Bay—a little two-story stucco house just south of Calhoun. It was pretty ramshackle. But Mr. Hazlehurst, a bachelor and in his 60s, is handy with tools. He moved in and painstakingly began to restore "343." The place looks fine now with a craftsman's pride, he has rebuilt the house, inside and out. But the police protection hasn't become any better—in fact it has gone from bad to worse. So instead of "343" becoming Mr. Hazlehurst's home and castle, it became a sort of hell on earth—a miniature Grand Hotel in which burglars came and went while the police were ineffective. I guess you read all about that in our papers a couple of days ago. But the bald facts, simply stated, did not tell the story of mental anguish that would have driven a less intrepid or less tranquil man clean off his rocker, "343" was broken into, and the footpad got away with \$50, a pair of shoes, a pair of gloves, and a gold wrist watch. Mr. Wee reported it to the police. They said at the station that they'd look into it. Hmm! That started a parade of breakins (sic). Mr. Wee took every precaution. He locked and bolted the doors, he fastened the shutters and windows, upstairs and down. But time after time when he'd return home from work or from social activities, he'd find that a door had been jimmied open; or a windowpane had been knocked out and the place looted. He continued to report the breakins (sic) to the police. He got into the habit of locking and bolting his bedroom door and sleeping with a gun by his side. He carried a pistol in his car. When he came home he would enter the house with a drawn gun. He replaced a rickety wooden fence in the rear of his property with a six-foot concrete block structure. The breakins (sic) continued. He put

⁵⁹ Hazlehurst, U.S., World War I Draft Registration Cards, 1917-1918.

an iron gate on Calhoun Street. That didn't do any good either, although he kept the gate locked at all times. He put iron bars—jail fashion—on two windows in the back. No good.And still the burglars kept coming. They took his clothes, his liquor, his money. The police were no help. Mr. Hazlehurst hired a private detective service to keep an eye on his place. That didn't do any good either....Once he went to the police station to report the latest entry, he found on returning home that his house had been burglarized AGAIN while he was talking with the cops.....A lesser man might have moved away. But Mr. wee was more angry than scaredhe took a week's vacation from his job and sat, armed with a pistol on the second floor of "343." Each morning he'd drive away as if going to work and then come pussyfooting back to wait for the burglars. But they didn't show. When the week was over and he had to return to work he hired a watchman to sit upstairs and wait. Last Tuesday, returning to "343" after work, Mr. Hazlehurst stepped into his house carrying a loaded revolver as usual. Spread eagle on the floor was an 18 year-old Negro youth whom the private watchman, R.E. Sweatman had caught in the act...⁶⁰



Figure X Current Photograph of S.E. corner of the building. Note the concrete wall, almost certainly erected by Mr. Hazlehurst in his attempts to keep intruders at bay. Personal Photo. Michelle Thompson.

Mr. Hazlehurst resurfaces decades later in a 2005 Charleston Post and Courier article, as the subject of local resident Edward M. Gilbreth's recollections of some of Charleston most impressive "characters." Gilbreth's grandfather had been good friend of Hazlehurst's, and as a boy, would often take his grandson to pay a visit to his friend at 343 East Bay Street. Gilbreth remembers the house as dating back "... perhaps 150 years or so," a house that "... strikes the observer as efficient, sturdy, and unpretentious," equating the description of the house as equal to Mr. Hazlehurst's character.

⁶⁰ Vertical File, 343 East Bay. "Doing the Charleston." S.C. Room, CCPL.

Gilbreth goes on to reminisce on the care and craftsmanship with which Hazlehurst invested into restoring his home. "Hazlehurst was a master with tools, and he needed every bit of his skills to restore the structure, which was in poor shape when he bought it. But restore it he did, inside and out, to near perfection, in fact, earning the respect of those who witnessed the transformation."⁶¹ As for Hazlehurst's nickname of "wee," the spunky little man stood barely 5 feet tall. "He stood ramrod straight and sported a robust physique under a thatch of white hair, which he parted nattily down the middle. His eyes were steel-blue and reflected a sense of humor, yet his square jaw cut defiantly at the world, daring anything or anyone to threaten him."⁶²

Sure he was feisty, but considering his size, why not? Underneath it all, however he was a fine man with an outstanding sense of values. So the next time you drive by 343 East Bay, remember there's a story, one about a little house and its diminutive owner who had the heart of a giant.⁶³

⁶¹ Vertical File, 343 East Bay. "Doing the Charleston." S.C. Room, CCPL.

⁶² Ibid.

⁶³ Ibid.

ARCHITECTURAL DESCRIPTION, SIGNIFICANCE, AND HOW THE DAMAGE CAME TO BE

Situated at what is now the corner proper of East Bay and Calhoun Streets, Number 343 is a two-story dwelling of brick construction with pink colored stucco facing. Visual analysis of the structure's exterior features and composition concludes that the house likely dates to the American Federal period of architecture, popular between 1780 and 1820. Particular estimation as to the date of original construction, placing the architecture of the building in the American Federal period, is contained in the architectural description below.⁶⁴

The house is modest in size and of a slightly squat, rectangular form. The façade of the structure, which faces East towards East Bay Street, is comprised of a centrally placed wooden paneled door flanked by a simple delicately fluted surround, vertical sidelights, and capped by a transom window. The panes of glass in both the sidelights and transom are divided by multiple thin muntins into several small rectangular panels. The door and its surround are deeply recessed into the façade, essentially forming a small entryway and contain a single stone step. Carved decorative corbels support the pedimented portico. The corbels are affixed to simple coffered pilasters, which flank the recessed opening. Above the portico sits a six over six,

⁶⁴ For further reading on Identifying American architectural styles refer to: McAlester, A Field Guide to American Houses. ISBN 10: 0394739698

recessed tripartite window. Resting upon simple yet substantial sills, eight “six over six” recessed sash windows, (four on each side) reveal thin mullions and muntins. The evenly spaced fenestration pattern contributes to the visually pleasing, well-ordered, appearance of the structure. A wide, simple cornice, with rhythmic dentils, surrounds the entire edifice, comprising the only discernable decorative element on the dwelling’s exterior aside from the corbels. The well-ordered fenestration pattern continues on the north and south facades, each containing four windows identical to those of the exterior. The Rear (west side of the house) is clear of the stucco cladding, revealing what is likely, in least sections, the original brickwork. This wall contains a simple back entry door and a small single-story lean-to shed, affixed to the northwest corner. The building’s roof is of an extremely low pitch and is visible only from aerial satellite views⁶⁵ and appears to be of a rolled tar roofing material though an 1886 earthquake damage assessment lists it as tin.⁶⁶

The diminutive house at 343 East Bay Street no longer goes unnoticed. Sadly, this attention is derived, neither from its unpretentious, yet elegant aesthetic, nor for a community’s regret over its long-overlooked history. The little house appears to be in a critical state of disrepair. Several deep vertical cracks have opened on the structure’s façade exposing the brickwork enclosed

⁶⁵ Maps.google.com. “343 East Bay Street.”

⁶⁶ Record of Earthquake Damages, 1886. Historic Charleston Foundation Archives.

by the stucco cladding. The positions of first and second floor windows at the building's northeast corner have become alarmingly skewed as this area of the building appears to be loosening from the rest of the structure. Little supporting cause as to the extent of the damage has been unearthed. A damage assessment, undertaken by Historic Charleston Foundation in response to the destruction caused by Hurricane Hugo in 1989, states, "Old cracks have reopened, and new ones have formed in the stucco." This same assessment lists the damage to both the first and second stories as "major," with "minor" damage to walls and foundation.⁶⁷ The 1886 earthquake damage records obtained through the Historic Charleston Foundation's archives indicate major damage caused by that event. Anthon Johnson, owner at the time of the earthquake was advised that the house must "come down to one story," with a recommendation to "rebuild the top story" at a cost of \$960.⁶⁸ Whether the advice to Johnson was heeded or, if so, with what level of skill was executed in the repair is unknown. Regardless, the building has clearly suffered immense structural damage over the course of its lifetime. The destruction of the 1886 earthquake, the known damage caused by Hurricane Hugo, along with improper maintenance, is in all probability, responsible for the structure's current poor condition in total. Further speculation as to the onus of damage can be derived from the knowledge that

⁶⁷ Hurricane Hugo Damage Assessment. HCF.

⁶⁸ Record of Earthquake Damages, 1886. Historic Charleston Foundation Archives.

the building's foundation likely sits atop an unknown quantity of fill material. Shell was a known component of the concoction used by Christopher Gadsden in order to seal the marshland in the late 18th century, the composition and origin of remaining fill material is unknown⁶⁹

⁶⁹ Mr. Gadsden's Neighborhood

CONCLUSION AND SIGNIFICANCE

As of this writing, the little pink house at the corner of Calhoun and East Bay Street stands vacant. The cracks continue to widen, weeds sprout through the cracks, and the side and rear yards are littered with trash. In only a matter of weeks the lower window, at the north corner facing East Bay Street, has visibly begun to further pull away from the façade. For unknown reasons, elicited information sought from the current owners has gone unanswered. The proud little structure has a sturdiness and elegance in spite of its remorseful neglect. Locating historical photographs of the house has been a frustrating and fruitless task. Even HABS survey teams appear to have overlooked the dwelling, as it appears a handful of times in their records, but only in aerial views of the neighborhood. Urbanization continues to choke its surrounds; but still it stands. The form and style of architecture are fairly unique, even in a city like Charleston, especially for its location. It is, in fact, a beautiful little house. The windows are bare and allow a clear view into an interior that is modest, but exceeding attractive. Much of the interior appears to be intact likely due to Mr. Hazlehurst's years of loving effort and skill.

With the enormous exception of Mr. Hazlehurst, The significance of the house at 343 East Bay does not derive from the lives and histories of its owners, nor the famous individuals whom, at one time or

another, claimed ownership of the land. The history of "343" is composed of the stories of the innumerable working-class inhabitants that have physically resided there, however brief. Although their individual stories are often elusive, it is the culmination of their lives and stories that form the backbone of this house history. The house can be viewed as a metaphor for their lives; often overlooked or forgotten by history, but important nonetheless.

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**APPENDIX A:
ANNOTATED CHAIN OF TITLE:
343 EAST BAY STREET, CHARLESTON**

• February 1820

Grantor: Charles Cunningham (Intestate)
Grantee: William H. Gibbes (Master of Equity)
Book & Page: Unknown
Type: Probate
Lot: Joseph Purcell Lot # 50
Sale Price:
Comments: None

• March 14, 1821⁷⁰

Grantor: William H. Gibbes (Master of Equity)
Grantee: Louis Pezant
Book & Page: K9/27
Type: Conveyance
Lot:
Sale Price: Unknown
Comments:

“Measuring and containing in front of East Bay (52’), on the western or back line (67’) and on the southern line (38’) be the said dimensions.”

• March 14, 1853⁷¹

Grantor: Louis Pezant
Grantee: William A. Wilson
Book & Page: A13/365
Type: Conveyance
Lot: Measuring and Containing in Front of East Bay (52’) on the Western or Back Line (67”) and on the Southern Line (38’)
Sale Price: \$2650.00
Comments:

⁷⁰ RMC, Charleston, S.C. Deed Book K9, p. 27

⁷¹ RMC, Charleston, S.C. Deed Book A13, p. 365

First Mention of a "Two story brick dwelling" & "out buildings." Also of note, Louis Pezant is recorder as having resided briefly in the residence in the year 1828.⁷²

• **January 21, 1863⁷³**

Grantor: William A. Wilson

Grantee: Anthon Johnson

Book & Page: RI4/146

Type: Conveyance

Lot: Measuring and Containing in Front of East Bay (52') on the Western or Back Line (67') and on the Southern Line (38')

Sale Price: Unknown

Comments: None

• **August 1900⁷⁴**

Grantor: Anton Johnson

Grantee: Margaret Johnson

Book & Page: Recorded in Probate Court, Will Book U pg. 310

Type: Probate

Lot: Measuring and Containing in Front of East Bay (52') on the Western or Back Line (67') and on the Southern Line (38')

Sale Price: N/A

Comments:

Anthon Johnson died between 1900-1902. In their report Stoney and Cordes concluded that "under this will, Mrs. Margaret Johnson is owner in fee simple of the of the premises, and is qualified to execute a deed to Mr. Touhey."⁷⁵

• **January 7, 1916⁷⁶**

Grantor: Estate of Anthon Johnson

Grantee: E.P. David Touhey

Book & Page: T27/285

Type: Conveyance

Lot: Measuring and Containing in Front of East Bay (52') on the Western or Back Line (67') and on the Southern Line (38')

⁷² Pezant, U.K. and U.S. Census. 1828

⁷³ RMC, Charleston, S.C. Deed Book R14, p. 146

⁷⁴ Probate Court, Will Book U pg. 310

⁷⁵ Vertical File, 343 East Bay. Stoney and Cordes. S.C. Room, CCPL

⁷⁶ RMC, Charleston, S.C. Deed Book T27, p. 285

Sale Price: Unknown

Comments:

* See below: Margaret Johnson to Minnie Colyer.

• **February 24, 1916⁷⁷**

Grantor: E.P. David Touhey

Grantee: Minnie H Colyer

Book & Page: T27/319

Type: Conveyance

Lot: Measuring and Containing in Front of East Bay (52') on the Western or Back Line (67') and on the Southern Line (38')

“ Five Dollars (\$5.00) and other valuable considerations”

Sale Price: Unknown

Comments:

• See below: Margaret Johnson to Minnie Colyer.

• **April 18, 1916⁷⁸**

Grantor: Margaret Johnson

Grantee: Minnie Colyer

Book & Page: W26/379

Type: Quit Claim

Lot: (appears not to have changed)

Sale Price:

Comments:

This deed is an attempt to correct a previously “Improperly witnessed.”

sale by the estate of Anthon Johnson to E.P. David Touhey in December 1915.⁷⁹ When Touhey attempted to sell the property, which he believed he owned, there must have been a legal issue with the sale (Improperly witnessed) prompting Touhey to seek the services of Stoney and Cordes and requesting an “Abstract of Title” be performed. Stoney and Corde’s findings

⁷⁷ RMC, Charleston, S.C. Deed Book T27, p. 319

⁷⁸ RMC, Charleston, S.C. Deed Book W26, p. 379

⁷⁹ RMC, Charleston, S.C. Deed Book T27 p.2

then show a direct sale from Margaret Johnson to Minnie Colyer, with the sale type listed as a quick claim which may have been an easier solution to the confusion than Margaret attempting to put right the previous sale to Touhey. The abstract of title from Stoney and Cordes concluded that "The chain of title is clear, and in our opinion, the title is good and marketable. The purchaser should verify the location of the property, and Metes and Bounds....."⁸⁰

• **February 11, 1919**⁸¹

Grantor: Minnie H. Colyer

Grantee: D.H. Hart

Book & Page: S28/305

Type: Conveyance

Lot: Measuring and Containing in Front of East Bay (52') on the Western or Back Line (67') and on the Southern Line (38')

Sale Price: Five Dollars (\$5.00) and other valuable considerations

Comments:

A 1917 U.S. City Directory lists Minnie Colyer as an actual tenant of the house along with another female Miss. Emilie G. Colyer. Emilie is listed as a stenographer with "Charleston American." The telephone number for the house is listed as 3511J. ⁸²

• **August 29/1919**⁸³

Grantor: Mary S & D.H. Hart

Grantee: Henry Berlinsky

Book & Page: H29/116

Type: Conveyance

Lot: Measuring and Containing in Front of East Bay (52') on the Western or Back Line (67') and on the Southern Line (38')

Sale Price: Five Dollars (\$5.00) and other valuable considerations.

⁸⁰ Vertical File, 343 East Bay. Stoney and Cordes. S.C. Room, CCPL

⁸¹ RMC, Charleston, S.C. Deed Book S28 p.305

⁸² Colyer, U.S. Census, 1917.

⁸³ RMC, Charleston, S.C. Deed Book H29 p.116

Comments: None

• **February 4, 1942⁸⁴**

Grantor: Moses Berlin (Berlinsky)

Grantee: Sam & Ben Berlin (Berlinsky)

Book & Page: T43/92

Type: Family Conveyance (living)

Lot: (Measuring and Containing in Front of East Bay (52') on the Western or Back Line (67') and on the Southern Line (38')

Sale Price: \$1.00

Comments:

Given "with love and affection," to oldest Berlinsky (Berlin) son Moses by Lillie Berlinsky having been willed to her, along with several other properties by her husband Henry Berlinsky. Records show the Berlin/Berlinsky family as owning a multitude of what were likely rental properties throughout Charleston.⁸⁵ The 1906 City Directory lists the occupation of a Henry Berlinsky, spouse of Lillie as Dry Goods, clothing Etc. A telephone call to Steve Berlin, current the owner of the Iconic Charleston retailer, *Berlin's for Men*, located at 144 King Street confirms Henry, Lillie, Moses, Ben, and Sam to be family relations, and Henry Berlinsky being the original owner. . Henry Berlinsky, a Polish immigrant, opened a dry goods store on lower King Street in the 1880s. The family name was changed from Berlinsky to Berlin when Sam Berlin and his brother took over the store. Their father, an observant

⁸⁴ RMC, Charleston, S.C. Deed Book T43 p.92

⁸⁵ RMC, Charleston, S.C. Deed Book K38 p.505

Jew, did not want his name to be associated with a business that opened on the Sabbath.⁸⁶

• **October 19, 1943⁸⁷**

Grantor: Sam & Ben Berlin (Berlinsky)

Grantee: Nettie Read

Book & Page: K41/585

Type: Conveyance

Lot: Measuring and Containing in Front of East Bay (52') on the Western or Back Line (67') and on the Southern Line (38')

Sale Price: \$2,000

Comments:

Nettie Read is possibly a relative of the Read family, owners of the Read building (Read Brothers Home Stereo Store) at 593 King Street.

• **October 25, 1943⁸⁸**

Grantor: Nettie Read

Grantee: Peter & Lenora Romansky

Book & Page: K41/587

Type: Conveyance

Lot: Measuring and Containing in Front of East Bay (52') on the Western or Back Line (67') and on the Southern Line (38')

Sale Price: \$2,500

Comments:

Sold just six (6) days after previous sale for \$2,500.00 a financial gain by Nettie Read of \$500.00. Peter and Lenora Romansky are listed as residing in the house in 1950.⁸⁹

⁸⁶ LCDL, Henry Berlin Interview.

⁸⁷ RMC, Charleston, S.C. Deed Book K41, p. 585

⁸⁸ RMC, Charleston, S.C. Deed Book K41, p. 587

⁸⁹ Codgers, 1900-1999.

• **August 21, 1952⁹⁰**

Grantor: Peter & Lenora Romansky

Grantee: Waring M. Hazlehurst

Book & Page: U55/453

Type: Conveyance

Lot: Measuring and Containing in Front of East Bay Street, (55.6') on the West or back line (57.6') on the North and South lines (38')

Sale Price: \$6,500

Comments:

“Measuring and containing in front on East Bay, fifty-five and 6/10ths (55.6') feet; on the West of back line Fifty-seven and 6/10ths (57.6') feet; and on the North and South lines thirty-eight (38') feet, be said dimensions more or less. Being the same premises conveyed to Lenora C. Romansky and Peter J. Romansky by Nettie Read.

• **June 5, 1984⁹¹**

Grantor: Waring M. Hazlehurst

Grantee: Michael Bennett & John Hoffard

Book & Page: R137/188

Type: Conveyance

Lot: 55.5 x 38 x 57.6 x 38

Sale Price: \$62,500

Comments: None

• **July 27, 2006⁹²**

Grantor: Michael Bennett & John Hoffard

Grantee: MRB East Bay LLC & JHH East Bay LLC

Book & Page: N592/464

Type: Conveyance to Self

Lot: (appears not to have changed)

Sale Price: \$10

⁹⁰ RMC, Charleston, S.C. Deed Book U55, p. 453

⁹¹ RMC, Charleston, S.C. Deed Book R137, p. 188

⁹² RMC, Charleston, S.C. Deed Book N592, p. 464

Comments:

After owning the property for some twenty-two years, current owners Michael R. Bennett and John H. Hoffard sold the property to themselves in 2006 as MRB East Bay LLC and HFF East Bay LLC for the sale price of \$10 each.

- **August 11/2006 (Current Ownership)⁹³**

Grantor: MRB East Bay LLC & JHH East Bay LLC

Grantee:

Book & Page: J594/356

⁹³ RMC, Charleston, S.C. Deed Book J594, p. 356

APPENDIX B: DEEDS AND SELECTED CENSUS RECORDS

TRANSCRIPTION

**WILLIAM H. GIBBES (GRANTOR)
TO LOUIS PEZANT (GRANTEE)⁹⁴
DATED: MARCH 1821**

From Abstract Prepared for Mr. E.P. David Touhey,
By the law firm of Stoney & Cordes
Dated: December 1915

For sometime prior to the year 1820, this property belonged to Charles Cunningham. Cunningham died intestate in 1820, leaving a widow and minor children. In February 1820, the widow and children by their guardians filed a bill in the court of Equity preying a sale of the property and a division of the proceeds. The matter was referred to the Master of the Court, who recommended a sale to be expedient, and the property was duly sold by order of the court. As follows:

William H. Gibbes,
Master in Equity
To
Louis Pezant

Conveyance
Dated Mar 14, 1821
Recorded 29 Aug. 1821
Consideration \$ 2200.00
Probated Aug 29, 1821
Fee Simple
Regular Master's Title

Recites: The feet above given

Conveys: Lot at southwest corner of East Bay and Boundary (Calhoun) Streets, which includes the property under examination. The frontage on East Bay Street, which now includes the property under examination, and the lot known as No. 45 Calhoun Street given as 121 Feet.⁹⁵

⁹⁴ RMC, Charleston, S.C. Deed Book K9, p. 27

⁹⁵ Vertical File, 343 East Bay. Stoney and Cordes. S.C. Room, CCPL.

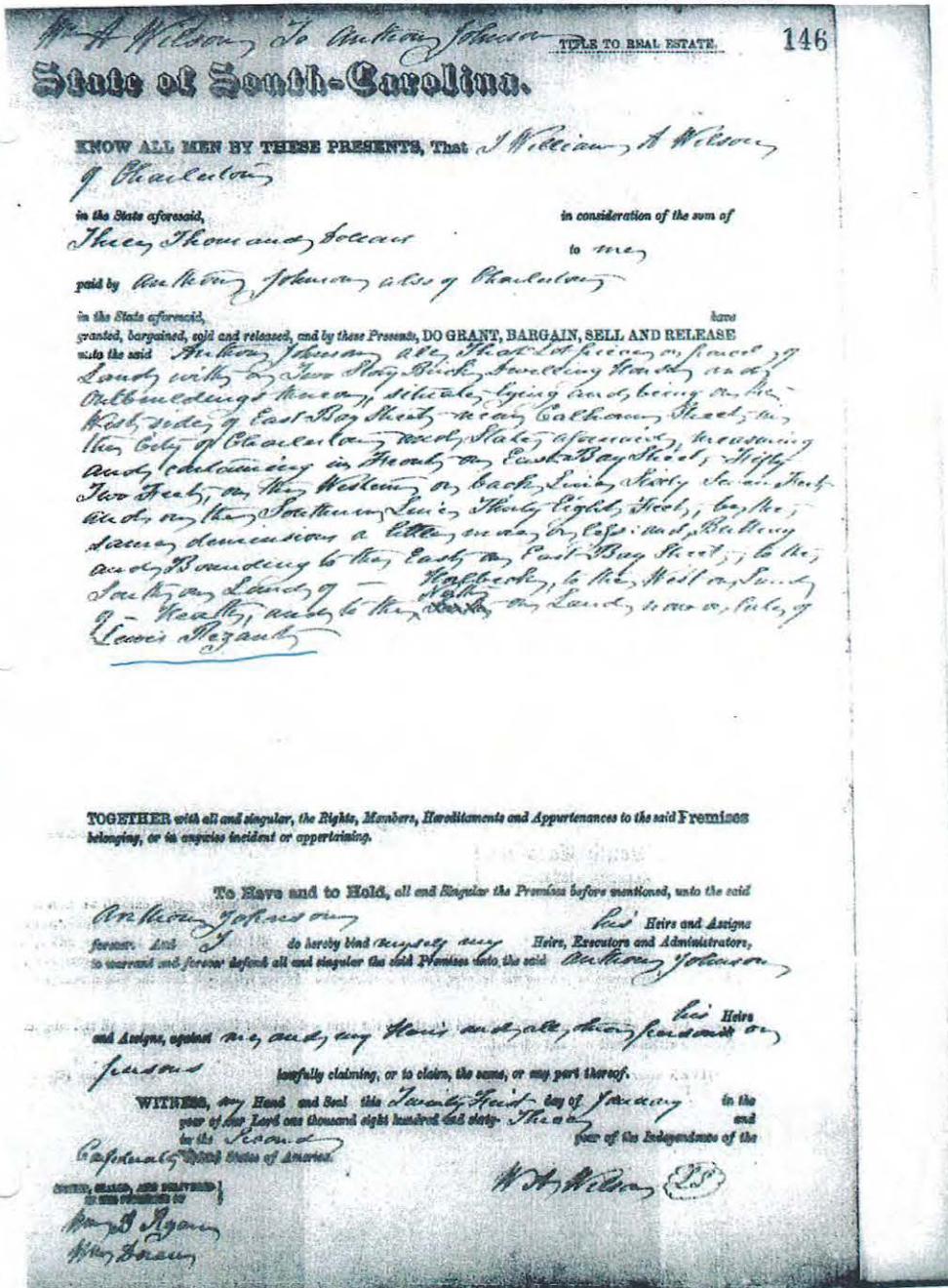
TRANSCRIPTION

**LOUIS PEZANT (GRANTOR)
TO WILLIAM A. WILSON (GRANTEE)
DATED: MARCH 14, 1853⁹⁶**

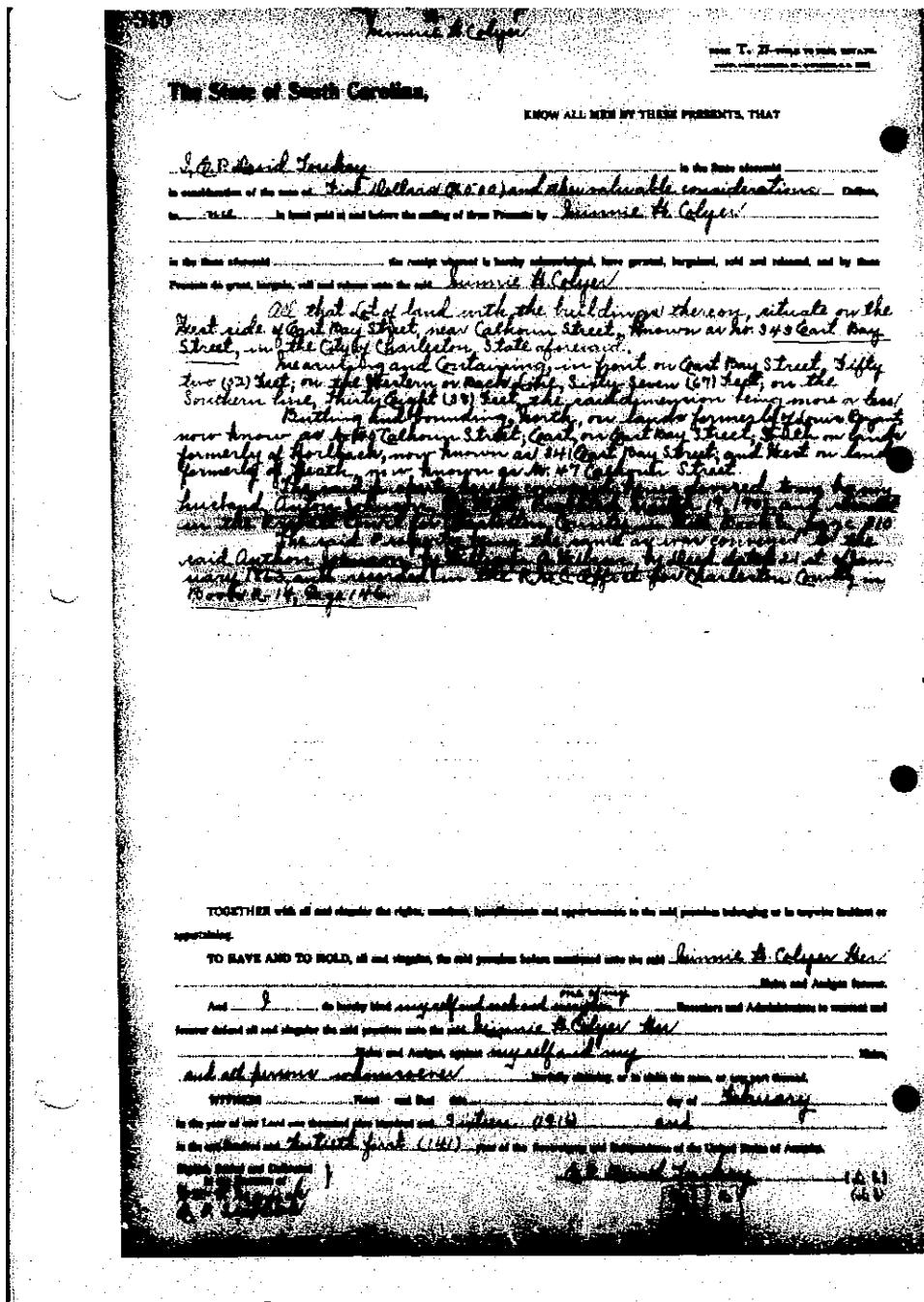
All that lot [illegible] a parcel of land with a two story brick dwelling house and out buildings thereon [illegible] lying and being on the west side of East Bay Street near Calhoun street (late boundary street) in the city of Charleston state aforesaid measuring and containing in front of East Bay (52'), on the western or back line (67') and on the southern line (38') be the said dimensions [illegible] and butting, bounding to the east on East Bay Street. Conveyed to said Louis Pezant by William Hassel Gibbes Master in Equity by deed being dated the fourteenth day of March 1821.

⁹⁶ RMC, Charleston, S.C. Deed Book A13, p. 365.

WILLIAM A. WILSON (GRANTOR)
TO ANTHON JOHNSON (GRANTEE)⁹⁷
DATED: JANUARY 1853



E.P. DAVID TOUHEY (GRANTOR)
 TO MINNIE COLYER (GRANTEE)
 DATED: FEBRUARY 1916⁹⁸



MARGARET JOHNSON
(*WIFE OF ANTHON JOHNSON, DECEASED) (GRANTOR)
TO E.P. MINNIE COLYER (GRANTEE)
DATED: APRIL 1916⁹⁹

*Note; This Deed is an Attempt to Resolve a Previously Improperly Witnessed Sale to E.P. David Touhey (See Annotated Chain of Title)

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Margaret Johnson
to
Minnie H. Bolger
Quit-claim Deed

The state of South Carolina
To all whom these presents may come: I, Margaret Johnson, of Charleston, S.C. send Greetings:

Whereas: on the 21st of December, 1915, I executed and delivered to C. L. David Tolley a conveyance to the property hereinafter described, which Deed was improperly witnessed, and I am now desirous of correcting the mistake, and

Whereas the said property has been conveyed by C. L. David Tolley to Minnie H. Bolger by deed recorded in R. M. S. O. for Charleston County in Book T27 page 319.

I now know all men by these presents, that I the said Margaret Johnson in consideration of the premises and also in consideration of the sum of Two (\$2.00) Dollars, to me in hand paid at and before the sealing and delivery of these presents by Minnie H. Bolger (the receipt whereof is hereby acknowledged) have released, released and forever quit-claimed, and by these presents do release, release and forever quit-claim, unto the said Minnie H. Bolger,

All that lot of land, with the buildings thereon, situate on the west side of East Bay Street, near Calhoun Street, known as No. 343 East Bay Street, in the City of Charleston, State aforesaid;

Measuring and containing in front on East Bay Street 52 feet, on the eastern or back line 67 feet, on the southern line 38 feet the said dimensions being more or less;

Beginning and Bounding North on lands formerly of Louis Beaufort now known as No. 45 Calhoun Street, East on East Bay Street, South on lands formerly of Tollock now known as No. 341 East Bay Street, and West on lands of Head now known as No. 47 Calhoun Street.

The said property being subject to the lien of a mortgage of Minnie H. Bolger to C. L. David Tolley and assigned to Margaret Johnson, which lien is specifically reserved.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining:

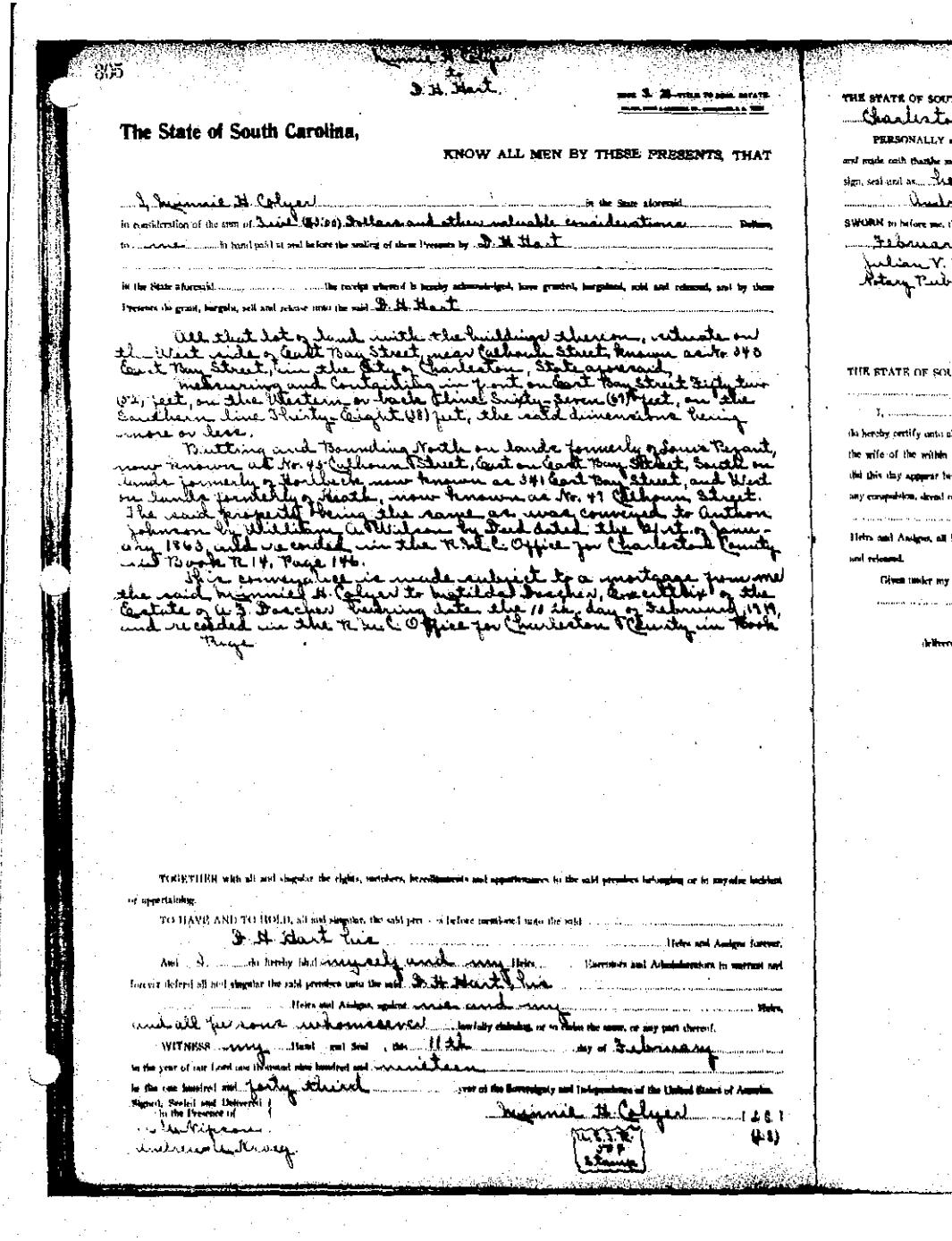
To Have and to Hold, all and singular the said premises before mentioned unto the said Minnie H. Bolger, her heirs and assigns, forever, so that neither I the said Margaret Johnson nor my heirs, nor any other person or persons, claiming under me or them, shall at any time hereafter, by any means or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

Witness my hand and seal this seventeenth day of April, in the year of our Lord one thousand nine hundred and fifteen, and in the one hundred and fortieth year of the sovereignty and independence of the United States of America.

Signed sealed and Delivered
in the presence of
Simon Hyde, Jr.
Paul M. Macmillan
The state of South Carolina - Charleston County
Personally appeared before me Paul M. Macmillan and made oath that he saw the within named Margaret Johnson

M. J. D. 5/4
Stamp

MINNIE COLYER (GRANTOR)
TO D.H. HART (GRANTEE)
DATED: FEBRUARY 1919¹⁰⁰



MARY S. AND D.H. HART (GRANTOR)
TO H. BERLINSKY (GRANTEE)
DATED AUGUST 1919¹⁰¹

KNOW ALL MEN BY THESE PRESENTS,

That I, MARY S. HART,

Do give and deliver to H. BERLINSKY,

For and before the sealing of these Presents by

to H. BERLINSKY,

The receipt whereof is hereby acknowledged, have granted, bargained,

Conveyed, assigned and delivered unto the said H. BERLINSKY,

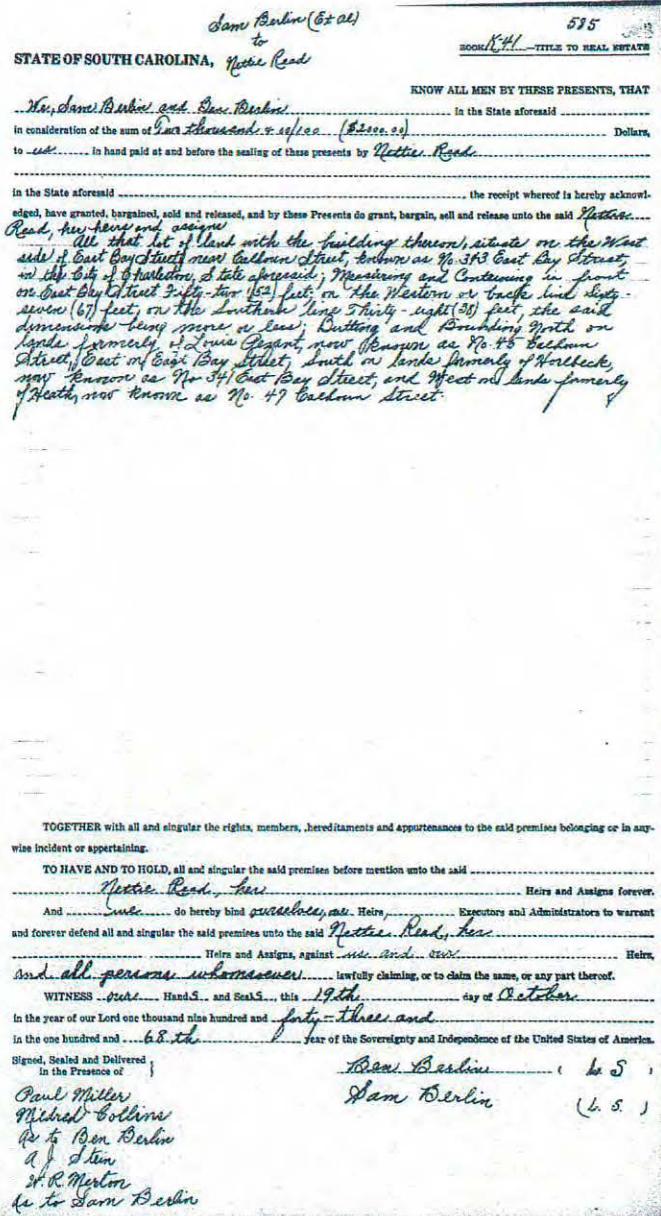
All the lot of land, with the buildings thereon, situated
West side of Col. the Street, now Queen Street known as the
West Bay Street, in the City of Charleston, State aforesaid,

Containing and bounded on East on East Bay Street
one hundred and twenty feet, on the West in back line forty seven feet,
on the Southern line thirty eight feet, the said dimensions
more or less.

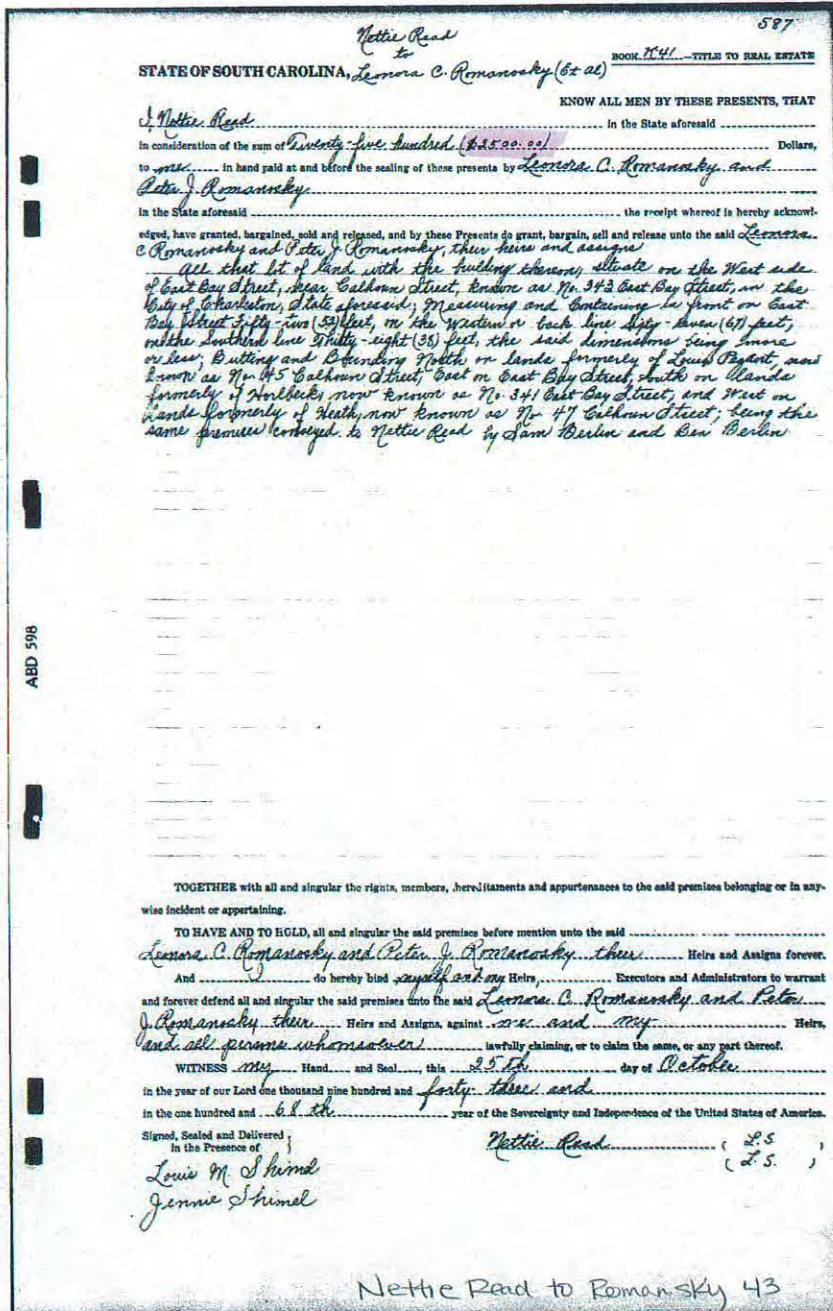
Building and Dwelling house lands formerly of
John H. Hart now situated on the Col. Queen Street, West Bay
Street, lands formerly of Hullock, now Queen
Street, and West Bay Street, and West Bay lands of Mathew
Hart on Queen Street.

¹⁰¹ RMC, Charleston, S.C. Deed Book H29, p. 116.

SAM AND BEN BERLIN
(*BERLINSKY. SONS OF H. BERLINSKY) (GRANTOR)
TO NETTIE READ (GRANTEE)
DATED: OCTOBER 19, 1943¹⁰²



NETTIE READ (GRANTOR)
 TO PETER AND LENORA ROMANSKY (GRANTEE)
 DATED: OCTOBER 25, 1943¹⁰³



¹⁰³ RMC, Charleston, S.C. Deed Book K41, p.587.

PETER AND LENORA ROMANSKY (GRANTOR)
TO WARING M. HAZLEHURST (GRANTEE)
DATED: AUGUST 1952¹⁰⁴

KNOW ALL MEN BY THESE PRESENTS, THAT
WES, LENORA P. ROMANSKY AND PETER J. ROMANSKY

in the State aforesaid FOR AND in consideration of the sum of
SIX THOUSAND FIVE HUNDRED (\$6,500.00) AND 00/100 DOLLARS,
to 48, to be paid at and before the sealing of these presents by WARING M. HAZLEHURST

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 release
unto the said WARING M. HAZLEHURST, his heirs and assigns forever,

ALL THAT lot, piece or parcel of land, with the buildings and improvements thereon, situated, lying and being on the West side of East Bay Street, near Dahl on Street, known as No. 343 East Bay Street in the
City of Charleston, State of South Carolina.

WIDEING AND DEEPING in front on East Bay Street, Fifty-five and
6/10ths (55.6') feet; on the West or back line Fifty-seven and 7/10ths
(57.7') feet; and on the North and South lines thirty-eight (38') feet,
the said dimensions more or less.

BUTTING AND OJEDING North on lands now or formerly of Isaac Bryant
now known as Bryant in Street; East on East Bay Street; South on lands
of Peter Buck, now known as No. 31 East Bay Street; and West
on lands formerly of Heath, now known as 37 Calhoun Street.

Being the same described conveyance to Leonore C. Romansky and Peter J.
Romansky by Notary Public, my said date October 28, 1947, and recorded
in Book H-1, page 272, S. C. Office for Charleston, S. C.

¹⁰⁴ RMC, Charleston, S.C. Deed Book U55 p. 453.

WARING M. HAZLEHURST (GRANTEE)
 TO MICHAEL R. BENNETT & JOHN H. HOFFARD
 DATED JUNE 1984¹⁰⁵

REAL PROPERTY RECORD						CHARLESTON COUNTY, S. C.
1. M. No. 458	1	2	6	GEOGRAPHICAL AREA		CITY OF CHARLESTON
2. TITLE OF OWNERSHIP				DATE OF MO. DAY YR.	DEED BOOK PAGE	INDICATED PURCHASE PRICE
3. HAZLEHURST, Waring M.				8-52	155 453	
4. BENNETT, Michael R. and John H. HOFFARD	Bought			6-5-84	R137 188	62,500
5.						3 409 JAPONIAN DR, UNIT #205 SC
6.						
7.						
8.						
9.						
10. 343 EAST BAY STREET				SUBDIVISION:		
11. Lot	Block	Tract No.		Parcel No.	Owner WEST EAST BAY 343	
12. High Land	Marsh Land	Total Acres			DEED (), PLAT (), COMPUTATIONS ()	
13. Road Frontage	55.5' x 38' x 57.6' x 38'			X	X	X
14. PLATS RECORDED IN:						X
15. 5/41 W EAST BAY 343						
16. YEAR ASSESSMENT FOR:	1969	COMPUTERIZED				
17. LAND ASSESSMENT	\$	SEP 13 1964				
18. BUILDING ASSESSMENT	\$	1000				
19. TOTAL ASSESSMENT	\$	1000				CHECKED 6/17/84
20. NUMBER OF BUILDINGS	1					
21. TOTAL APPRAISED VALUE	\$					
22. BUILDING PERMIT ISSUING AUTHORITY	PERMIT NUMBER	DATE OF MO. DAY YR.	DESCRIPTION OF WORK	ESTIMATED COST AS TAKEN \$ FROM PERMIT	1962-63 TAX MAP CODE	
23.					TMS 151	BLOCK 2 LOT 2
24.						
25.						
"X" IN LAST COLUMN SEE REVERSE SIDE FOR ADDITIONAL REMARKS						

HAZLEHURST TO BENNETT & HOFFARD 1984

(3)

¹⁰⁵ RMC, Charleston, S.C. Deed Book R137, p. 188.

**MICHAEL R. BENNETT & JOHN H. HOFFARD
 (MRB & JHH EAST BAY LLC)
 OWNERS AS OF NOVEMBER 2014¹⁰⁶**



Parcel ID
4580102006

Sub-Division

Tax District

71, City of Charleston

Legal Description :W E BAY 343

Acreage High : 0 Marsh : 0 Swamp : 0 Water : Total : 0

Jurisdiction : CNTY-ASSESSR

Property Address :343 EAST BAY ST

Mailing Address : 17 LOCKWOOD DR STE 400, CHARLESTON- SC, 29401-1155

Current Owner - 1	Current Owner - 2	Owner 1 as of Jan 1	Owner 2 as of Jan 1	Deed	Deed Date	Sale Date	Sale Price
-	-	MRB EAST BAY LLC	JHH-EAST BAY LLC	J594-356	08/11/2006	08/10/2006	\$10
MRB EAST BAY LLC	-	BENNETT MICHAEL R	AND JOHN H HOFFORD	N592-464	07/27/2006	07/25/2006	\$10

CARD
IMAGEPLAT
COMMENTOWNER
COMMENT

For Plat Comment and Owner Comment information on plats and deeds recorded prior to 01/05/2004, please click on Card Image button.

Basic deed transfer information is complete back to 1991.
 For records and transactions preceding that date, please click on Card Image button.

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 E-mail your comments or questions about this site to publicinfo@charlestoncounty.org
 Report technical problems with this site to webmaster@charlestoncounty.org

¹⁰⁶ RMC, Charleston, S.C. Deed Book J594, p. 356.

CHARLES CUNNINGHAM
IN THE 1800 UNITED STATES FEDERAL CENSUS

John Wilson	2	1	1	1	1	1	1	1	1	1	1	1	1	227
Charles Cunningham														
William Cunningham														
John Wilson														
John Van Etten														
Elizabeth Belcher														
John Wilson														
George Cunningham														
John Wilson														
Eugenie De Chabane														
John Cunningham														
Charles Cunningham														
John Cunningham														
William Cunningham														



NAME: Charles Cunningham
HOME IN 1800 (CITY, COUNTY, STATE): Charleston, South Carolina
FREE WHITE 1
PERSONS - MALES -
16 THRU 25:
FREE WHITE 1
PERSONS - MALES -
26 THRU 44:
FREE WHITE 1
PERSONS - FEMALES
- 16 THRU 25:
NUMBER OF SLAVES: 6
NUMBER OF 1
HOUSEHOLD
MEMBERS OVER 25:
NUMBER OF 9
HOUSEHOLD
MEMBERS:

LOUIS PEZANT
IN THE 1840 UNITED STATES FEDERAL CENSUS

1920
Doris Savory
Laurie Bryant
Maria Davis
Mary Rosaline

**LOUIS PEZANT IN THE 1840 UNITED STATES FEDERAL CENSUS
AS TRANSCRIBED FROM ABOVE**

NAME: Louis Pezant

HOME IN 1840 (CITY, COUNTY, STATE): Charleston, South Carolina

FREE WHITE 2

PERSONS - MALES -
20 THRU 29:

FREE WHITE 1

PERSONS - FEMALES
- UNDER 5:

FREE WHITE 2

PERSONS - FEMALES
- 20 THRU 29:

FREE WHITE 2

PERSONS - FEMALES
- 30 THRU 39:

FREE WHITE 1

PERSONS - FEMALES
- 40 THRU 49:

SLAVES - MALES - 3
UNDER 10:

SLAVES - FEMALES - 3
UNDER 10:

SLAVES - FEMALES - 3
24 THRU 35:

PERSONS EMPLOYED 1
IN NAVIGATION OF
THE OCEAN:

FREE WHITE 1

PERSONS - UNDER
20:

FREE WHITE 7

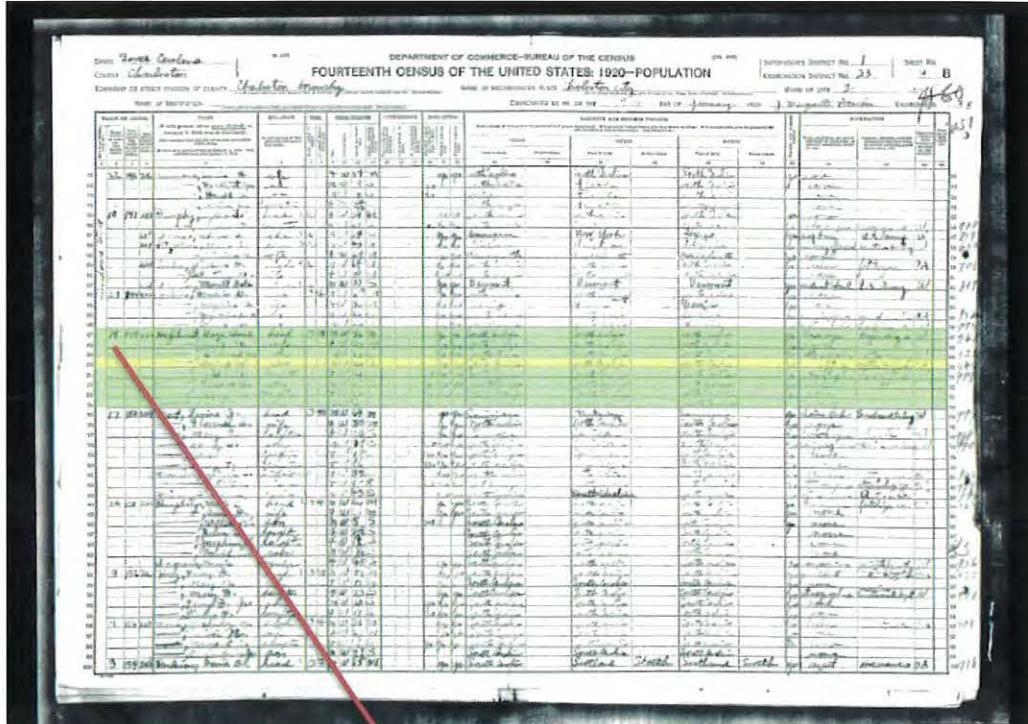
PERSONS - 20 THRU
49:

TOTAL FREE WHITE 8
PERSONS:

TOTAL SLAVES: 9

TOTAL ALL PERSONS 17
- FREE WHITE, FREE
COLORED, SLAVES:

WARING M HAZLEHURST
IN THE 1920 UNITED STATES FEDERAL CENSUS



NAME: Waring M Hazlehurst
AGE: 26
BIRTH YEAR: abt 1894
BIRTHPLACE: South Carolina
HOME IN 1920: Charleston Ward 2, Charleston, South Carolina
STREET: Limehouse Street
RACE: White
GENDER: Male
RELATION TO HEAD OF HOUSE: Son
MARITAL STATUS: Single
FATHER'S NAME: George Edward Hazlehurst
FATHER'S BIRTHPLACE: South Carolina
MOTHER'S NAME: Jennie M Hazlehurst
MOTHER'S BIRTHPLACE: South Carolina
OCCUPATION: Office
INDUSTRY: Cotton Company
EMPLOYMENT FIELD: Wage or Salary
ABLE TO READ: Yes
ABLE TO WRITE: Yes