

NO.1 LAPP'S COURT

A SHORT HISTORY OF AN EASTSIDE PROPERTY

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HISTORICAL RESEARCH METHODS

TABLE OF CONTENTS

	Page
OVERVIEW	2
Genesis of Property	4
Demographics/Occupants	6

Appendices

A. Additional Documents	11
B. Chain of Title	18
C. Bibliography	19

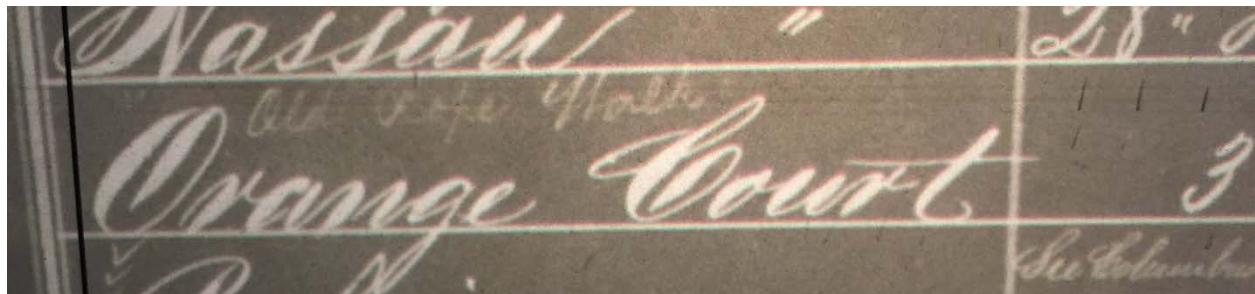
Overview



1 Lapp's Court is a two story Charleston single house located on a small dead end lane near the intersection of Drake and Amherst Streets. The area that contains Lapp's Court is often referred to as Charleston's Eastside, with Hampstead Village being the historic name. Physically, the lot currently measures 42' x 73.8', and the building itself has not changed from its initial two story size. Running North/Northwest from Amherst Street, Lapp's Court now only has two buildings, both on the West side of the street. Lapp's Court has been known by at least

two names – originally named “Orange Court” it was renamed in 1939 to the present name¹ and there is the possibility that it may have even been counted as Amherst Street for a period of time. For simplicity’s sake, the modern name will be used, as there is evidence of renumbering and renaming. Even before being called Orange Ct., the area was referred to in the 1871 Ward Book

Figure 1 – Notation in 1872 Ward Book – “Old Rope Walk”



as “Old Rope Walk²”, which when taken with an 1851 newspaper advertisement

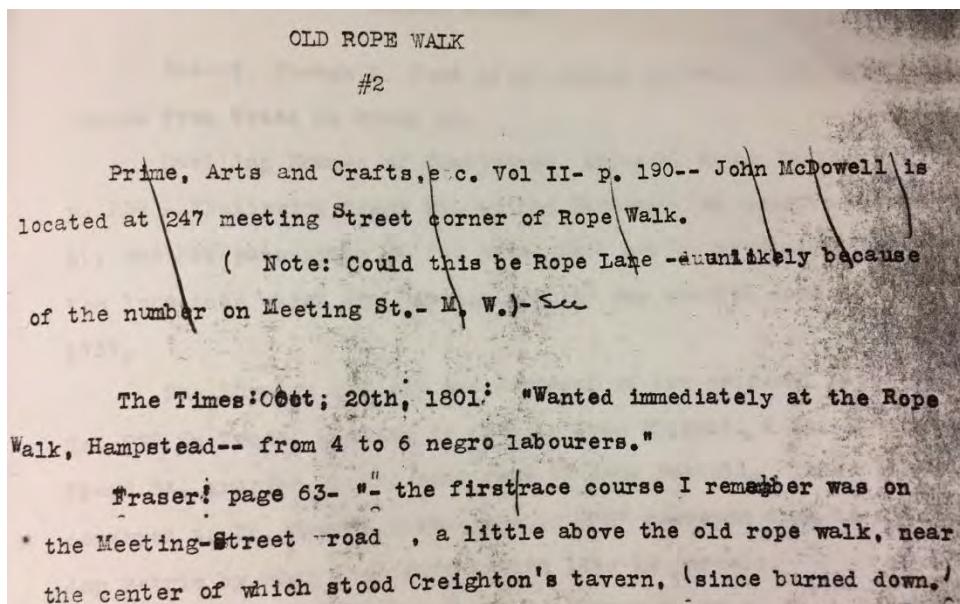


Figure 2 – Reference to the “Old Rope Walk”, Hampstead in The Charleston Address Book.

reference to a rope

walk located on

the intersection of

Line and Meeting

Streets³, could

indicate that at

some point the

Eastside was a

¹ This could have been to avoid continued confusion with Orange Street when abbreviated: St versus Ct

² Large open area for the purpose of manufacturing and laying out rope for ships.

³ Charleston Mercury, August 13, 1851: 3, accessed November 15, 2016,

<http://infoweb.newsbank.com/resources/doc/nb/image/v2:1116E1B9DF7C4D80@EANX-153D6BB9A4CC2698@2397348-153D2275C71487D0@2-153E12A029EC5878@?p=AMNEWS>

center of activity for shipbuilding or repair industries.

Genesis – Land of Confusion

1 Lapp's Court was first built sometime in the middle to late 1850s, most probably in 1856. According to current city tax records, the building was constructed in 1840, but to date there has been no documentation that firmly establishes a date for the creation of the plot or the construction of the building upon it⁴. The 1852 Bridgens & Allen map of Charleston clearly shows that there are no structures on the area currently occupied by 1 Lapp's Court, while the 1856 Charleston city directory shows that a building designated 1 Orange Court was already built and occupied by the time of the census. Cross referencing with the 1855 edition of the Charleston city directory shows no addresses for Orange Court listed at all⁵. Given this information, it can be reasonably posited that construction of a two-story single house on Orange Court began sometime in 1855, and was completed in time for occupancy by the time the survey was taken for the 1856 directory.

City ward books from the period of 1852-1856 show no street by the name of Orange Court, and the first appearance of the street name occurs in the 1872 ward book⁶. However, the first entry for Orange Court is notated that the property was assessed on Amherst Street, which brings up several possibilities which make further confirmation of the property's provenance problematic. It appears that Orange Court was originally part of Amherst Street, and was not formally named "Orange Court" before 1872. In the Cross and Direct Indexes, property owners and sellers that would appear on in the 1883 Ward Book on Orange Court, show up for

⁴ <http://sc-charleston-county.governmax.com/svc/>

⁵ Since most immigrant groups tend to cluster together, Irish surnames were checked for addresses.

⁶ (City of Charleston 1871)

transactions occurring 1856, 1868, and 1871 on Amherst Street. The most likely occurrence is that what is listed in the Ward books as the first property on Orange Court (and annotated as

W ^m A Desportes	mtg 6 Apr 1868	4, 5	279 Amherst st	
Glazier Philips	Aug 27 1868	7, 13	28	No.
Wm Bale	mtg 11 Oct 1871	3	15232	No

Figure 3 – Entry from 1800-1880 Direct Index (above) and 1871 Ward Book (below). Note the names (Desportes and Bale/Bail) and addresses. Mrs. Martha E. Rodgers in the Ward Book is the Seller in each entry in the Index.

<u>Orange Court</u>				
W. St. Duportes	20	51	73	1800
Wm. W. E. Rodgers	2	28	73	1852

assessed on Amherst Street) was later (just by itself) moved back to Amherst Street, causing a renumbering of properties along Orange Court. This would account for 1 Lapp's Court consistently being listed as the second property on all Ward books available covering the years 1852-1886.

The incident which led to the shifting and renumbering of properties was the 1886 earthquake in Charleston. The damage assessment book clearly shows 1 Orange Ct. as suffering no damage, but more notably shows the owner (Charles Blake) of what will eventually be called 1 Lapp's Ct. now owning 1 Orange Ct⁷. Prior to this, 1 Lapp's was actually known as No. 7

127	"	"	H. Bischoff, Dwelling	Brick	Slate	60	50	45	Badly cracked	Slightly cracked	Badly cracked	Good	Have all been rebuilt	1500	Now undergoing exte- thru chimneys
I	Orange Court	"	— Blake, Dwelling	Frame	Slate	30	18	22	Good	Good	Good	Good	In good order		
3	"	"	— McCarthy, Dwelling	Frame	Tin	30	16	22	Good	Good	Good	Good	In good order		OK
5	"	"	F. Diegman, Dwelling	Frame	Tin	30	16	22	Good	Good	Good	Good	Good		OK
7	"	"	C. H. Blake, Dwelling	Frame	Shingle	30	16	22	Good	Good	Good	Good	In good order		OK
9	"	"	— McCarthy, Dwelling	Frame	Shingle	30	16	22	Good	Good	Good	Good	In good order		OK

Figure 4 - 1886 Earthquake Damage Assessment. Renumbering has occurred, with the old No.1 Orange Ct now on Amherst St., and No.7 (presumed) Orange Ct. renumbered to No.1.

⁷ (City of Charleston 1886)

Orange Court, which seems like a very strange numbering system to have on such a short section of street (assuming No. 1 Orange Ct. did revert to Amherst St.). After the renumbering and adjustments in 1886, 1 Lapp's would retain "No. 1" and would only change the street name in 1939.

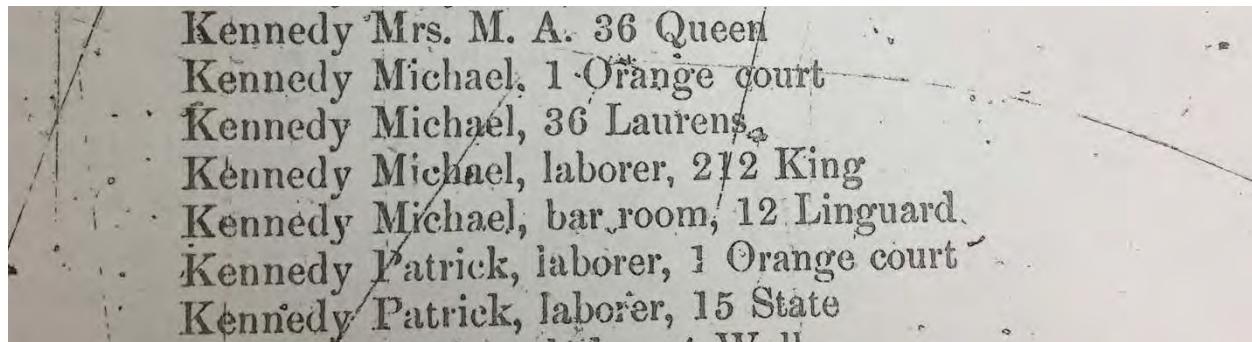
Originally there were seven plots allotted to the area of Orange Court, each measuring approximately 23' x 70'. Over time, plots were consolidated, the first documented case of that being in the 1883 Ward book, showing only six plots and 1 Lapp's Court changing in size to 21' x 73'9"⁸.

Demographics/Occupants – Our House

While the physical and evolutionary story of 1 Lapp's Court is convoluted, the personal story of the property is only slightly less so. Lapp's Court's history is that of the minority experience in Charleston, and the changes in population that the city has experienced. The property was home to Irish immigrants (1880s), Jewish families (1920/30s), a single woman (1930s), and finally an African American (1940s).

The first occupants of 1 Lapp's Court cannot be definitely identified. In the 1856 Charleston City directory, there are two people listed as living on 1 Orange Court, but as

previously
noted, this
could
actually



Kennedy Mrs. M. A. 36 Queen
Kennedy Michael, 1 Orange court
Kennedy Michael, 36 Laurens
Kennedy Michael, laborer, 2 1/2 King
Kennedy Michael, bar room, 12 Lingard
Kennedy Patrick, laborer, 1 Orange court
Kennedy Patrick, laborer, 15 State

Figure 5 Figure 5 – 1856 Charleston City Directory. Michael Kennedy's job was listed as porter in the 1860 U.S. Census; both Kennedy's jobs would have been in line with what could be expected in Hampstead

⁸ (City of Charleston 1883)

be what would later revert back to Amherst Street.

Other Irish families show up in the Ward Books and Indexes, but without any confirmation of address number both in the documentation and of the numbering system used on Orange Court itself, it is difficult to claim with certainty which families lived at 1 Lapp's Ct. It is only in 1878 that the progression of owners of 1 Lapp's Ct. becomes clear for the first time.

The last set of Irish immigrants to live at 1 Lapp's Court was the McCarthy family, who occupied the building from December, 1878 to March, 1884. Once again, there is some issue with tracking the property as it appears the property is named either No. 4 or No.7 Orange Court (or possibly both at different times)⁹. Eliza McCarthy was married to a man who was named James J.B. McCarthy, or confusingly enough was also called J.J. Bateson. There is no known information as to why he held an alias, but his family in Ireland went by the name of Bateson. According to city directories from 1877, 1881, 1882, and 1883 there are

Figure 6 – J.J.B. McCarthy, Eastside junk dealer.

JAMES ALLAN, DEALER IN FINE WATCHES, JEWELRY, SILVERWARE, &c., 307 KING STREET.

McC	441	McC
McCaffrey Timothy, wks T. Young, r 71 East Bay		
McCall Anthony, porter E. Welling, r rear 258 Meeting		
McCall Harriet Miss, r 12 Lamboll		
McCall James, c, painter, r 2 Anson		
McCall John, c, baker Ch. Hotel, r 3 Goldsmiths ct		
McCall John, c, porter Mrs A. C. Semken		
McCall John, c, wheelwright P. V. McBride, r 40 State		
McCall Joseph, c, baker Ch. Hotel, r rear 36 St Philip		
McCall Mary, wid J. M., r 88 Broad		
McCall Paul, c, carpenter, r 8 Porter's row		
McCall William, c, coachman W. K. Ryan, r 23 Mazyck		
McCan Ellen, wid Henry, r 12 John		
McCants Ida D. Miss, r 102 Wentworth		
McCants James T., c, porter W. Shepherd & Co., r 28 Mary		
McCants Julia A., c, laundress, r 1 Thompson ct		
McCants Thomas R., c, cotton sampler, r 1 Thompson ct		
McCary James, clk W. C. Forsythe & Son, bds 9 Beaufain		
McCarrel Eleanor, wid William, r 44 Society		
McCarrell Henry, shoemkr 360 King, r 46 Coming		
McCarrell Henry, Jr., tinner, r 54 Coming		
McCarrell Jasper, tinner Adams, Damon & Co., r 61 King		
McCarrell John R., plumber Campbell & Lord, r 32 Warren		
McCarrell John, bricklayer, r 54 Coming		
McCarrell Joseph, bricklayer, bds 90 Church		
McCarrell Thomas S., sanitary insp, bds 44 Society		
McCarrell Virginia Miss, r 44 Society		
McCarrell William, engineer Palmetto Brewery, r 32 Market		
McCarthy Anna Miss, bkkpr, r 17 Marsh		
McCarthy Annie, wid Patrick, r 17 Marsh		
McCarthy Catherine Mrs., dry goods, 35 Middle		
McCarthy Eliza T., wid Daniel L., r 21 President		
McCarthy Elizabeth Mrs., junk 27 State, r 6 Short ct		
McCarthy Eugene, marble cutter E. T. Viett, bds 10 Wentworth		
McCarthy James, marble cutter E. T. Viett, bds 10 Wentworth		
McCarthy Jeremiah, lab. r 35 Middle		
McCarthy Johanna Miss, r 10 Wentworth		
McCarthy Joseph J. B., junk. Inspection 2d e East Bay		
McCarthy Julia Miss, r 17 Marsh		
McCarthy Margaret Miss, r 35 Middle		
McCarthy Mary Miss, r 17 Marsh		
19		

⁹ (Endicott 1883)

three men who had names that could be some variation on J.J.B. as the initials¹⁰. Variously

VI. That on 10 Dec day of 1877
the plaintiff executed his deed of Mortgage
of said real estate to the Phoenix Building
and Loan Association of Charleston.

VII. That on the day of March 1883 he
likewise executed a second mortgage of
said real estate to James P. Redding to
secure his bond for Three hundred
and one hundred and one dollars,¹

VIII. That the simple contract debts of said
estate which have been proved against
said estate amount to Three hundred
and ninety five ⁵⁵/₁₀₀ dollars.

IX. That the sale of one of the lots above de-
scribed will not be sufficient, as the
plaintiff is advised and believes, to
satisfy the debts of said estate.

X. That the sale of one of the lots above de-
scribed will not be sufficient, as the
plaintiff is advised and believes, to
satisfy the debts of said estate.

Figure 7 - Court document outlining debts incurred by McCarthys.

known as James or Joseph McCarthy one of the individuals was a junk dealer who worked in the Hampstead area¹¹. What is known is that in December of 1878, J.J.B. and Eliza took out an initial mortgage from the Phoenix Building and Loan association. In March of 1883 a second mortgage is taken out from James Redding for an additional \$300.

In September, 1883 J.J.B. falls ill, and dies

the following month. Eliza is now left to
th the debts that the family has incurred, but
assets save the house. Because of the
ges, the total amount of debts owed to James
g is \$395.52, and a sale of household items
ts Eliza \$14.43¹². Eliza is forced to sue her in-
n Dublin, Ireland) for control of J.J. B's assets

Figure 8 - Eliza agreeing to the court order by making her mark.

¹⁰ http://search.ancestryinstitution.com/cgi-bin/sse.dll?_phsrc=Nhg85&_phstart=successSource&usePUBJs=true&db=USDirectories&gss=angs-d&new=1&msT=1&gsfn=Joseph&gsfn_x=0&gsln=McCarthy&gsln_x=0&msrpn_ftp=Charleston%2c+Charleston%2c+South+Carolina%2c+USA&msrpn=21847&msrpn_PlInfo=8-%7c0%7c1652393%7c0%7c2%7c0%7c43%7c0%7c552%7c21847%7c0%7c0%7c&_83004003-n_xcl=f&msrdv=1880&MSAV=1&uidh=fh5&fh=0&fsk=&bsk=&rank=1&pgoff=

11. The other individual(s) had an address listed as Short Ct. which does not exist on any current map.

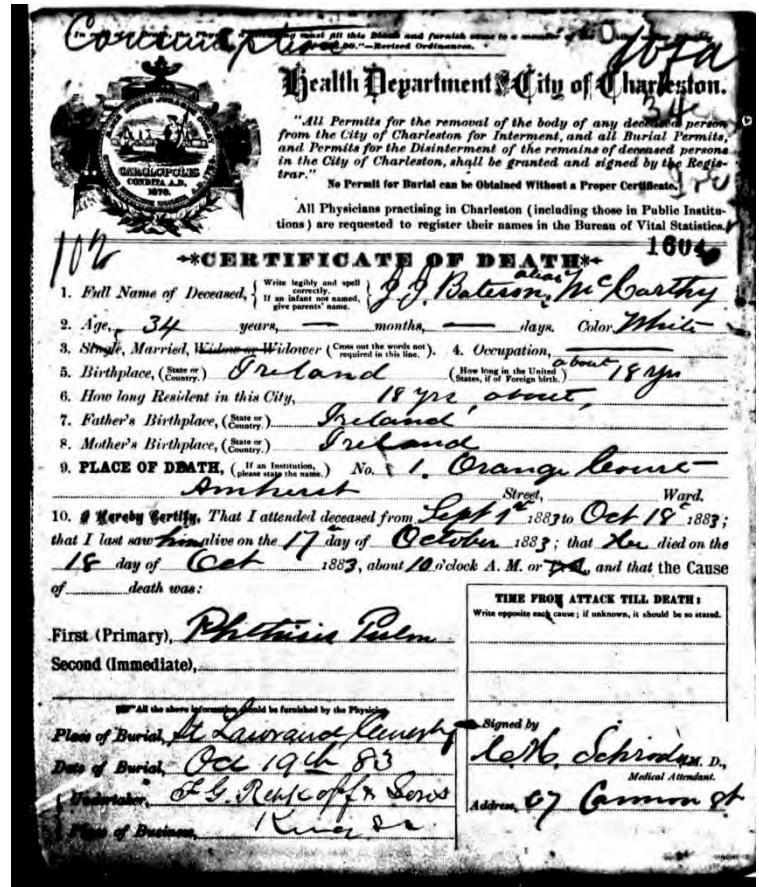
¹² Coincidentally, James Redding happens to own an auction house also, and his company conducts the auction of the McCarthy's goods.

(the house), as he has died without a will. Eliza wins by default since the family does not contest the suit, and as sole executor of her husband's assets is ordered by the courts to auction off the house in order to settle the family debts¹³.

On February 14, 1884 the house is sold at auction for \$1,200 to Charles Blake (also referred to in some documents as "Blase"). In a span of four months, Eliza has lost her husband and her home. It is unknown what financial hardships forced the McCarthys to take out a second mortgage so quickly after the first, but a clue might come from J.J.B's death certificate. The cause of death is noted as tuberculosis, which given his job as a junk dealer might have prevented him from working enough to make ends meet. Charles Blake would own the property for nearly forty years, selling it in 1920

to Hyman Bluestein. The Bluesteins only had the property for four years, selling it in 1924 to a pair sisters-in-law, Janice Raisin and Mary Lazarus who were also Jewish. It is not known how the principals knew each other, but the 1930 U.S. Census shows that Janice's father (Jacob) was a rabbi¹⁴. With a relatively small population of worshippers to tend to there can be no doubt that the Raisin family would have been well known amongst the Jewish community in Charleston.

Figure 9 – Death Certificate of Eliza McCarthy's husband. Note aliases.



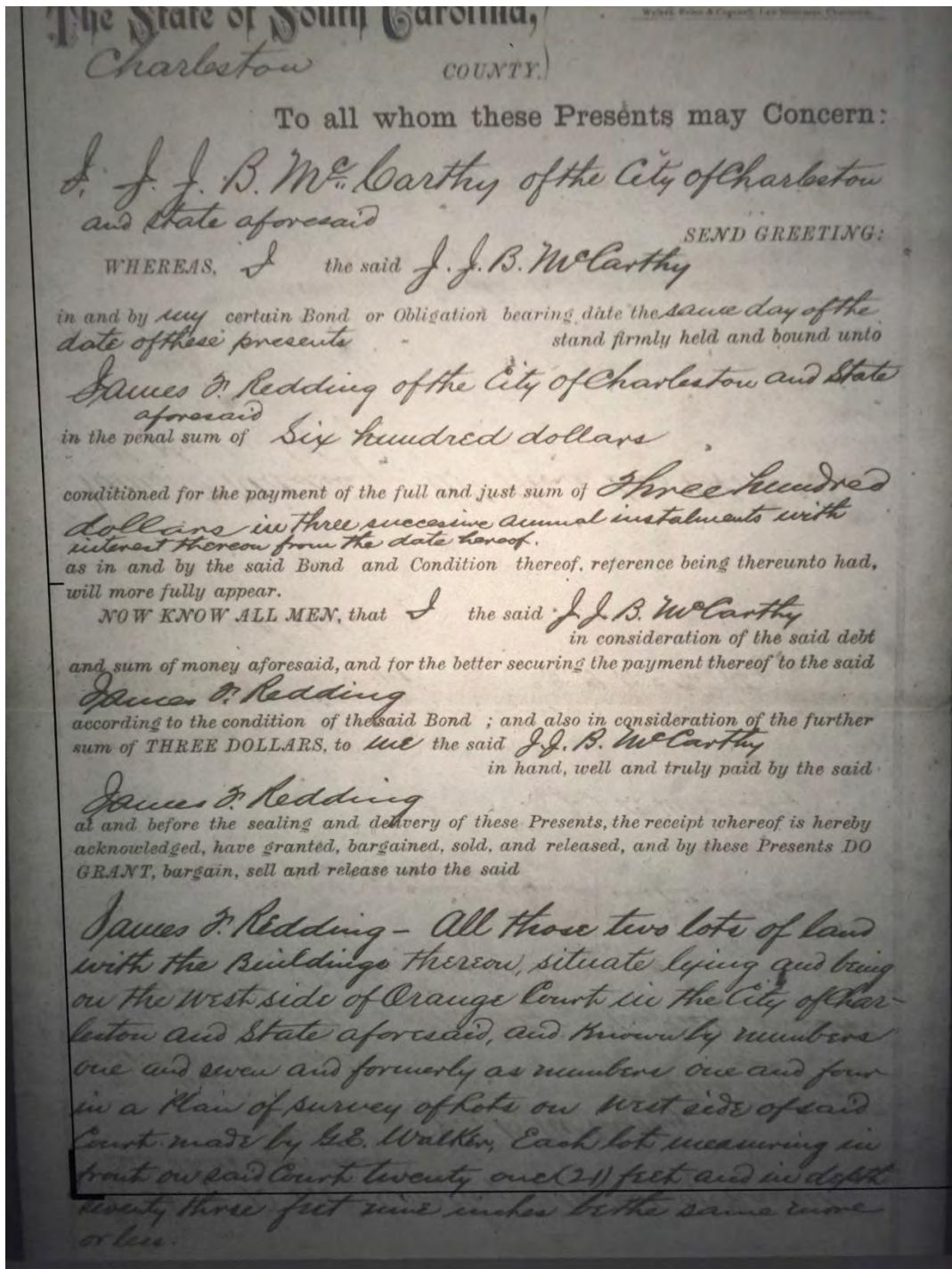
¹³ (Endicott 1883)

¹⁴ (Bureau of Census 1930)

Hyman Bluestein would die in 1930, and his widow would adjust the terms of sale of the property, selling it outright to Janice Raisin for \$10. Jane Raisin would own the property for fourteen years, selling it in 1944 to Abraham Brown who still owns 1 Lapp's Court to this day.

The diversity in owners of 1 Lapp's Court reflects the changes in demographics in the Eastside of Charleston, and to a greater extent the changes the city has experienced overall. While the Eastside has traditionally been associated with those on the lower rungs of the socio-economic ladder, it has proven to be a place where people can get their start on becoming established and moving upwards.

APPENDIX A – ADDITIONAL DOCUMENTS



2nd McCarthy Mortgage, 1883

Probate Judgment from Judge William Endicott against Eliza McCarthy, 1883

Elaine E. Vincent
49 of Probato
D.

Mr. Henry Blase
66 Pittsfield Estate

The State of South Carolina,
To all to whom these Papers shall come
Know ye that we the said magis-
trate & William E. Circuit Judge of the
for the County of Charleston in said state
greeting whereas Olyar M^rCarthy an Adm-

estate of J. B. McCarty son before called Bateson and in the
it was about the eighth day of November in the year one thousand
and one hundred and eighty three did exhibit his summons and complaint
to the Court of Probate at Charleston in the County of Colleton and
it is aforesaid wherein it was alleged that J. B. McCarty son before
called Bateson departed this life in Charleston aforesaid on a day
of October 1883 of Estates to leave to his wife wife and distribute
to the Complainant and Mary Bateson his mother Mary House
is sister and Stephen Bateson doctor Bateson his brother his brother
fendant here in that said Eliza McCarty was duly qualified
as administratrix of said estate on 5th Dec 1883 that the personal
assets are wholly insufficient to pay the debts of said intestate
estate she praye sale of the real estate hereinafter described of which
the intestate was seized in fee at the time of his death all of which
inventories were formerly served by publication and by personal service
Together with all and singular the rights members lands tenures
and appurtenances what come to the said premises belonging
or in anywise pertaining and the uses and remains
unto uses and profits then and also all the estate right and
interests however possessed property benefit claim and demand whatever
ever both at law and in Equity of the said J. B. McCarty son before
called Bateson and you the party to the said suit aforesaid

Charleston, S.C. Nov 6 1853

Second Sale of

Decided from Est JJB McCarthy and Sold by
JAMES F. REDDING.

Auctioneer and Real Estate Broker.

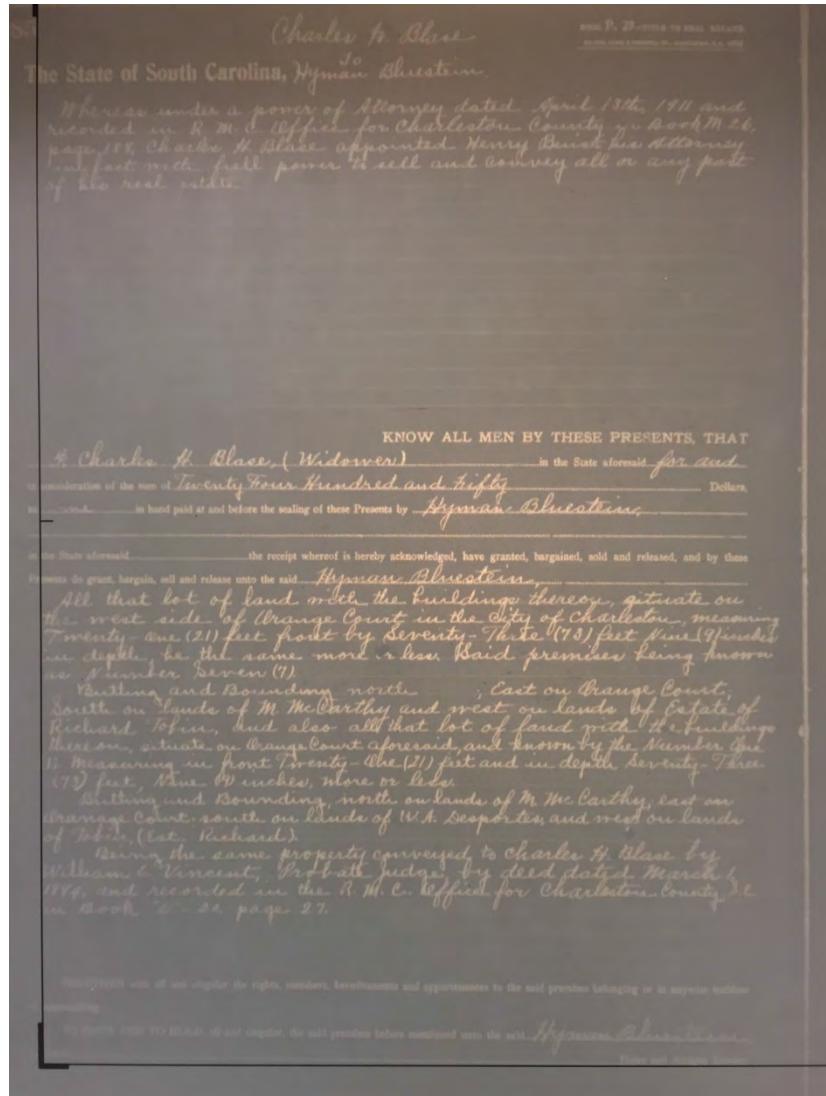
No. 59 BROAD STREET.

1 Sofa	195
1 Cushion	15
1 Frame	50
1 Sofa	175
1 Clock	50
1 Lamp	90
3 Secanters	30
1 K.O. Stone	10
Lot Sundries	160
1 Table	135
1 Box Sundries	25
3 Chairs	120
1 "	20
1 Rocker	130
3 Kettles & Bunked	80
1 Picture	50
1 "	45
2 "	70
2 "	50
1 Box Sundries	30
1 Rope	25
	1775

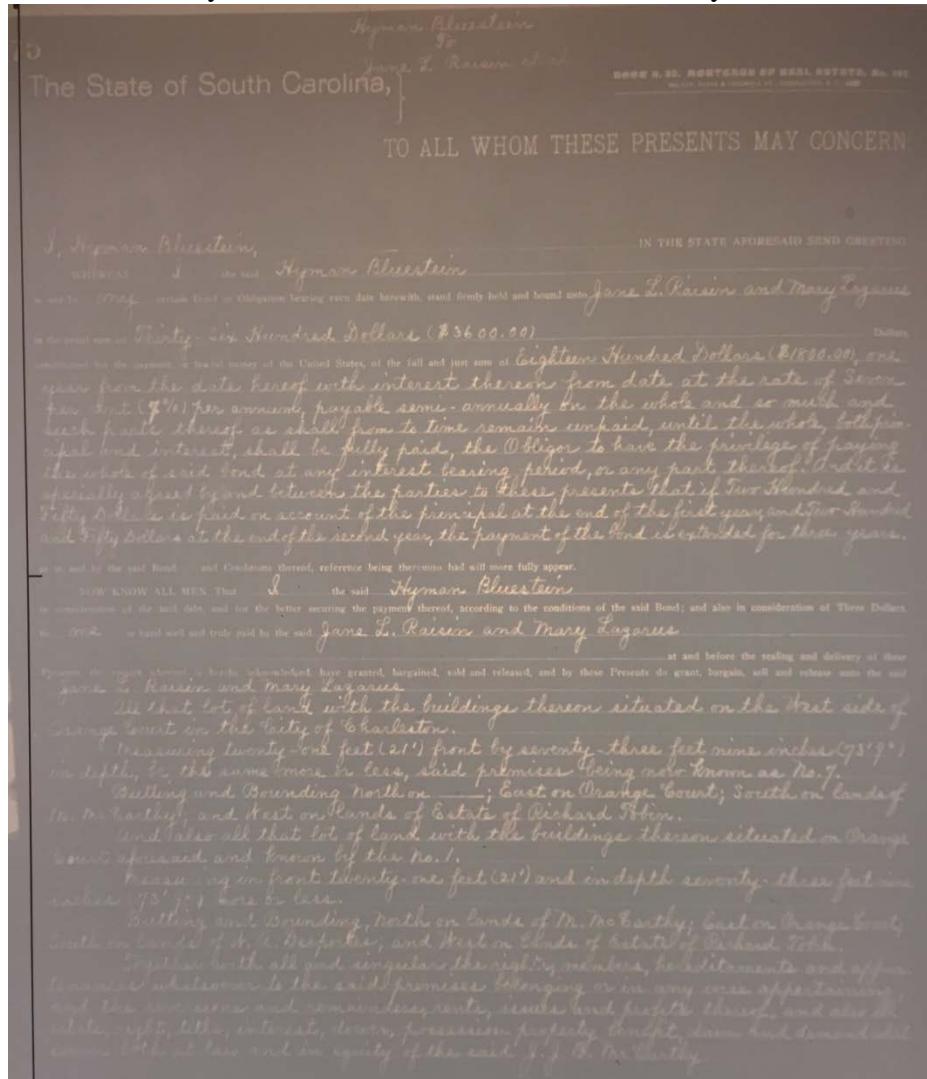
Sales receipt from auction of McCarthy family goods; JJB's death nets his widow \$14.43 after fees.

CHARGES.	177
Commission,	177
Advertising,	1598
Drayage,	155
bill of goods in McC	1443

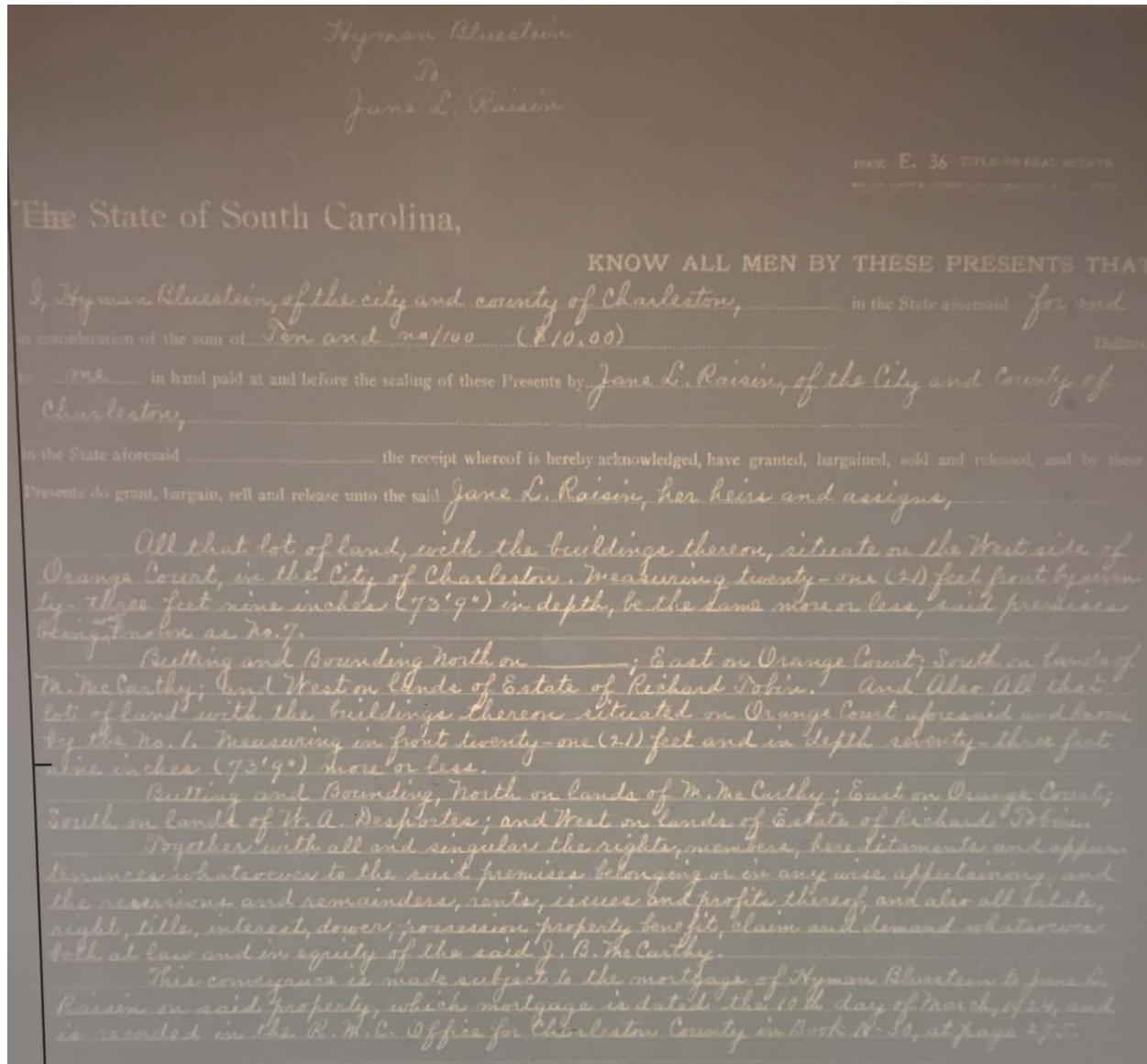
Deed – Charles Blase to Hyman Bluestein, 1920



Deed – Hyman Bluestein to Jane Raisin and Mary Lazarus, 1924



Deed – Hyman Bluestein to Jane Raisin, 1930



Deed – Martha Rodgers to William Bail, 1871

APPENDIX B – CHAIN OF TITLE

Date	Book & Page	Grantor	Grantee	Type	Lot Size	Price	Comments
01 MAR 1884	D20 – 27	Eliza McCarthy	Charles Blake	Probate	21' x 73'9"	\$1,400	Auction to settle debts
29 JUN 1920	P29 – 285	Charles Blake	Hyman Bluestein	Regular Sale	No Change	\$2,450	
10 MAR 1924	N30 – 275	Hyman Bluestein	Jane Raisin Mary Lazarus	Regular Sale	No Change	\$3,600	
29 NOV 1930	E36 – 238	Hyman Bluestein (by widow)	Jane Raisin	Regular Sale	No Change	\$10	Renegotiated Sale
30 SEP 1944	H44 – 679	Jane Raisin	Abraham Brown	Regular Sale	42' x 73'8"		

10 DEC 1878 to 01 MAR 1884 - Eliza and JJ Bateson/McCarthy

The initial mortgage taken out by James JB and Eliza McCarthy from the Phoenix Building and Loan Association for the property that is now known as 1 Lapp's Court. The McCarthys have financial difficulties possibly brought on by the husband's tuberculosis, and take out a second mortgage of \$300 in 1883 from James Redding. James JB dies in October of 1883. The family is unable to make ends meet, and Eliza is forced to auction the property in a court ordered sale. The property is auctioned off in March, 1884 to Charles Blake.

01 MAR 1884 to 29 JUN 1920 – Charles Blake

Charles Blake owns the property from 1884 to 1920 before selling the property to a Jewish merchant, Hyman Bluestein.

29 JUN 1920 to 10 MAR 1924 – Hyman Bluestein

Hyman Bluestein is an émigré from Russia and is a Jewish merchant in Charleston. In 1924 he sells the property to sister's in law Jane and Mary. Mary's father is a rabbi in Charleston, and that is how the families know each other.

10 MAR 1924 to 29 NOV 1930 – Jane Raisin and Mary Lazarus

Jane Raisin and Mary Lazarus are related through marriage, and buy the property from a member of Jane's rabbi father's congregation.

29 NOV 1930 to 30 SEP 1944 – Jane Raisin

Hyman Bluestein has died by this point, and his widow adjusts the original sale of the property to finalize it for \$10 due to the links between the families.

30 SEP 1944 to Present

Abraham Brown buys the property, which by now has been consolidated with a neighboring lot, doubling the street frontage.

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