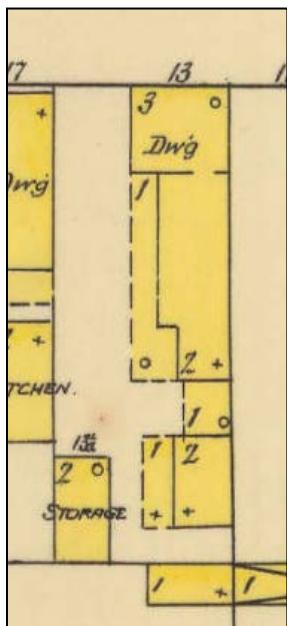


13 Cannon Street

David L. Christie House

c. 1845-46

On August 24, 1845, a public auction was held to sell more than 70 lots of the Henry Rugely tract, running from King Street to Coming Street. **Jacob Joseph** bought Lot 36 at the corner (202 feet along Cannon and 57 on St. Philips) for \$550,¹ but the sale was not recorded until February 13, 1846. Mr. Joseph also bought adjacent Lot 37 to the south at the same auction.²



The house was apparently built as spec housing by Mr. Joseph, a King Street merchant who lived elsewhere. The house was originally a two-story Charleston single house with a single-story piazza and a two-story kitchen building that was eventually attached. Mr. Joseph quickly subdivided the land into smaller lots fronting on Cannon Street and sold 13 Cannon Street to **David Lamb Christie**³ for \$1300 on July 9, 1846.⁴ The deed to Mr. Christie was the first in the chain of title to refer to buildings on the parcel.

Little is known about Mr. Christie except that he was involved in an accident when only a child and was totally blinded as a result. After the death of his parents, Mr. Christie and his two sisters inherited their father's extensive real estate holdings. On March 17, 1846, the siblings sold their father's very notable house at 92 Church Street.⁵ It was perhaps the proceeds of that sale that funded Mr. Christie's purchase of 13 Cannon Street. Mr. Christie lived in the house through his death on January 1, 1856. His widow, **Ellen Elizabeth Christie**, inherited the house and remained until at least 1867.

¹ Deed book T11, page 372

² Deed book T11, page 373

³ (b. Sep. 15, 1806; d. Jan. 1, 1856)

⁴ Deed book ___, page ___

⁵ Robert P. Stockton, "Single House' Is St. Philip's Rectory," Charleston News & Courier, Feb. 5, 1979, at B1



Mrs. Christie conveyed the property to **Eleanor Jane Pregnall** (nee Stewart) on September 3, 1869.⁶ A few years later, in 1872, Mrs. Pregnall's husband, contractor Henry Pregnall, got a permit to add a three-story addition of two rooms per floor to the existing building. The original house had been set back from the street, and the three-story section filled that gap.

Mr. Pregnall was orphaned not long after arriving in the country with his grandfather from the Isle of

Wright, but he eventually became a successful businessman. He was a partner in a sash and door company, but after the Civil War returned to his trade as a house carpenter; his obituary reported that he had worked on many of the fine houses in Charleston.⁷ Mr. Pregnall had a very long life and was still living in the house in June 1898 when the elderly gentleman apparently was suffering dementia. He disappeared after having visited a son's house. Two days later, he was found, stuck seventy-five yards out in the muddy marsh near Magnolia Cemetery. He had wandered several miles and was confused about where he had been. A trolley driver reported possibly striking him the day before.⁸

Mrs. Pregnall died in 1900, and she left the property for the benefit of her husband, **Henry**, and a son, **David Christie Pregnall**.⁹ Both beneficiaries died by 1902, and the house was sold for \$1800 to the **W[illiam].H. Sigwald Trust**.¹⁰ Mrs. Emma Eleanor Sigwald (nee Platt) (later Mrs. George Morakis) and her family lived in the house for many years. Mrs. Morakis died in 1975, a resident of the house, and her daughter, **Emma Sigwald Wilson**, got it by will in 1976. At least one member of the family, Udell Sigwald, remained in the house in 1976-77.

⁶ Deed book L15, page 69

⁷ "Mr. Henry Pregnall Dead," Charleston News & Courier, July 4, 1902, at 8

⁸ "Missing from Home," Charleston Evening Post, June 24, 1898, at 8; "Mr. Pregnall Safe and Sound," Charleston Evening Post, June 25, 1898, at 5; "Mr. Henry Pregnall Found," Charleston News & Courier, June 26, 1898, at 8

⁹ (d. Jun. 1, 1902) No evidence has been found connecting the Pregnall family to the Christie family, from whom the house was acquired. However, the closeness of "David Christie Pregnall" to "David Christie" suggests a possible connection.

¹⁰ Deed book N24, page 188

While the Sigwald family occupied one part of the house, there was a second unit in the house, often with extended family members living in it.¹¹ When the Sigwalds left the property, its use as an owner-occupied dwelling ended. During the 1980s, the house sold twice (**Dewey A. Mixson and James C. Gazes** bought it on December 10, 1984,¹² and **G.M.G. Associates** acquired it on February 25, 1988¹³), but the house was consistently identified as vacant throughout the decade.

When **Raymond C. Geiger** bought the house on January 2, 1990,¹⁴ the house was again used as rental, but with four units under the new designation of 15 Cannon Street. On November 26, 2001, **The Geiger Living Trust** bought the house and adjacent commercial buildings.¹⁵ During both ownerships, the house was used with at least four rental units.¹⁶

Upper King Investments, LLC bought both the house and the adjacent commercial properties at 9 and 11 Cannon Street on February 2, 2016, all for \$1,500,000.¹⁷ In 2016, the house started undergoing a large remodeling that included removing the interiors of the three-story portion of the house.

¹¹ Residents in the second unit included Julian I. Porter (1940), Earl C. Butler (1948-61), Paul Cordray (1969), John E. Pipkin (1971-74), Julian I. Porter (1975), L.V. Danby/Woods (1976-78).

¹² Deed book W141, page 463

¹³ Deed book S172, page 541

¹⁴ Deed book U189, page 142

¹⁵ Deed book P388, page 509

¹⁶ Renters included Sonya Gabel (1990), Rhonda Brantley (1990), Wayne Ford (1990), Nya Moses (1990-92), Elizabeth Fabers (1990-2004), Gloria Cherry (1991-93), Ronald B. Gibbs (1991-92), Louise M. Simmons (1994-97), Laurie Graham (1996)Stella Brown (1996), Daryl Brooks (1998-2000), Jane M. Malja (1998), Jennifer C. Ewan (1999-2006), Stuart A. Timmons (1999-2003), Kara Marcus (1999), Tara Fabers (2003-04), Addrienne Helms (2003), Miller Scoville (2003), Ann C. Lloyd (2000-03), Adam Matthews (2003-05), Paul P. Griffin (2007-10), Heather L. Patton (2009), Nadiyah Davenport (2010), Heather Griffin (2010), Sarah Clay (2012-14), Nicole Brown (2013-14), Teyller Jackson (2014-15), and Kelvin T. Backman (2016).

¹⁷ Deed book 0532, page 486