



130 Broad Street

The John C. Teideman House

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Introduction

The lot of land at the corner of Broad and Legare Streets has gone through many changes since English colonists first settled Charleston in 1670. It was initially part of a 10 acre plot of land granted to one of the earliest colonists but because of the marshy character and its location relatively far from the city's bustling waterfront to the east it developed slowly. The area was fortified during the Revolutionary War to hold off the invading British and would only see sporadic development begin just after the Revolution had ended. A definitive record of housing on the site can be found soon afterwards which continues up until December 1861. During the Great Fire the land and its buildings were devastated and which Charleston's persistent post Civil War poverty kept unimproved for decades after. The house that currently occupies the site, 130 Broad Street, was constructed in 1881 and just as the area and its residents were beginning to recover from the calamitous events in their recent past.

The purpose of this report is to specifically study the history of the buildings, lots, and parcels that made up the property at the corner of Broad and Legare Streets. The stories of the inhabitants and the major events that took place during the building's history were also added to add context. In addition, this report also seeks to show how the Great Fire of 1861 changed the lives of the building's owners and occupants as well as the neighborhood and the city at large.

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Architectural Survey of 130 Broad Street

The John C. Tiedeman house, built in 1881- 82 sits on the northwest corner of Broad and Legare Streets (*Fig. 1*) on a lot whose principal side, measuring forty six feet, fronts on Broad Street and its eastside abuts Legare Street with a measurement of one hundred and forty six feet. The property has changed very little since it was built in the early 1880s and still contains many of its original details. (*Fig. 2*)

The structure is 22' wide by 72' long. The first floor sits above the ground 3' on a raised foundation. At two stories tall with a hipped roof the building blends in well with the other houses both on Broad and Legare Streets. On the south, principal, façade of the house the main entry is accessed by walking up 7 marble stairs to a front door on the east side of the façade. The front entry way is covered with a simply decorated hood. A bay window is located directly west of the front door. The bay has three windows in total with a decorative balustrade at the top. On the second level, the fenestration matches the spacing of the door and bay window on the first level. The majority of the west façade is covered by a 13' wide by 52' long, two-story piazza with four bays on both levels. Simple, square columns with a turned balustrade form the supports and railings of the piazza. The northern end of the piazza has been enclosed to create additional conditioned space. The piazza is accessed by a doorway centered on the west wall of the main house on both the first and second floors. A set of windows flanks the doorways on either side on both levels.

The north side of the structure has a smaller one-story addition that attaches to the northwest side of the building. The west side of the structure which runs alongside Legare Street has similar fenestration on both the first and second floors. All of the windows, except those on the north façade, are equipped with operable, full length, louvered shutters.

The house has many features common to traditional Charleston single house design such as the narrow, principal end of the structure facing the street as well as the addition of a side piazza. In addition, it also has detailing that is Italianate in style and therefore consistent with the style popular during the time of construction. These details can be clearly seen in the turned balustrades on the piazza and bay window and the bracketed cornice that extends around the entire edge of the roof as well as the window heads on the north façade.¹

When comparing today's structure to the building built in 1881-82 it is apparent that very little has changed in the roughly 130 years since it was built. The only major changes appear to be that one of the rear bays of the side piazza has been enclosed and a small back structure towards the back of the lot that was noted on the 1888 Sanborn Fire Insurance Map has been demolished and replaced with two parking spaces. (*Fig. 3*)

The Historical Development of West Broad Street from the Colonial Era to End of the American Revolution

130 Broad Street's location on the western edge of the Charleston Peninsula was included in the original parceling up of land when Charleston soon after the city was settled in the late 17th century. As part of the parceling process, a 10 acre, lot was given to a Captain William Hewett. Hewett's lot was given to him by a warrant and certificate dated 1694 and is noted on a plat map drawn by Stephen Bull in 1694.² (*Fig. 4*) Bull was the surveyor general during various times

¹ Poston, Jonathan, *The Buildings of Charleston: A Guide to the City's Architecture* (Columbia: University of South Carolina Press, 1997), 296.

² Susan Baldwin Bates and Harriott Cheves Leland, *Proprietary Records of South Carolina 1670-1721 Vol. 3* [Charleston: The History Press], 35

between 1673 and 1700.³ Bull's Plat of the peninsula is one of the earliest instances in which Hewett's block of land is mentioned. The map notes that his lot contained ten parcels at approximately an acre each. The Bull Plat numbers the lots 266 – 275.⁴

In 1735, Friend Street was created to be a thoroughfare that should be 20 feet in width “remain as a passage for his Majesty's subjects from Tradd to Broad Street.” Friend Street would run along the eastern edge of Hawett's Square that would eventually be surrounded by Broad Street on the South, Mazyck Street on the West, Queen Street on the North.⁵

A 1739 map “Iconography of Charles-Town at High Water” shows that Hawett's Square is fairly intact. While some subdivision of the lots has taken place the Square still consists of six individual lots with the eastern most of the lots having been divided into three larger lots along Friend Street. The Square is still very lightly developed with only nine buildings spread out around the square with nothing occupying the corner Broad and Friend. (*Fig. 5*)

A 1742 plat drawn by Isaac, Benjamin and Stephen Mazyck shows the Square but misspells it as “Hawatt's”. The plat is quite clear that development has occurred slightly to the west of the Square with lots being opened up on the north side of Broad Street heading west and the southern edge of Queen Street. However, the most striking aspect is that fifty years later the Square appears to still be in the possession of William Hewett or his heirs. Another interesting aspect of the plat is that it clearly shows how close to the edge of marshlands and small streams the area was at that time. Given the fact that unstable ground was so close located near to the west it is not surprising that the area developed slowly. (*Fig. 6*)

³ Ibid., 35.

⁴ Ibid., 37

⁵ Scottish Rite California, “Charleston Streets,” http://www.scottishritecalifornia.org/charleston_street%27s.htm (accessed November 1, 2011).

By 1780, Charleston was deeply involved in the Revolutionary War. Having already repelled one British attempt to take the city in 1777, Charlestonians were preparing for another assault and had heavily fortified the city. A 1780 map of the city that was developed for General Sir Henry Clinton, the British general overseeing the siege of Charleston shows the lines of fortifications set up to defend the city. The city was defended by roughly 5,500 continental soldiers under the command of General Benjamin Lincoln and their fortifications, while concentrated across the middle of the peninsula at present day Calhoun Street were also in place along both the western and eastern edges of the city.⁶ The map shows two fortified positions as well as a barracks for 500 men located roughly one block west and north of Hewett's Square. The northern fort, "Old Magazine", was armed with five guns, while the southern fort, "Sugger" House, was armed with six. The map again reinforces the fact that Hewett's Square was on the far western edge of the developing city. Almost forty years after the Mazyck Plat was drawn, wetlands and streams still spread almost to the edge of Mazyck Street, one block west of Hewett's Square. (Fig. 7)

The siege of Charleston was short lived as the British combined land and sea attack successfully reduced the city on May 12th, 1779. The British occupied the city for the next two and a half years until their eventual evacuation in 1782 as a result of the French entry into the war and the surrender of Cornwallis's army at Yorktown, Virginia.⁷

The trail is not completely clear as to how Captain Hewett's Square was eventually subdivided. It could have happened as early as 1739 as exhibited in the 1739 map "Iconography of Charles-Town at High Water". However, the Mazyck Plat could still be an indication of Hewett ownership in 1742. It is somewhat safe to assume that the property was subdivided sometime in

⁶ Fraser, Walter J. Jr., *Charleston! Charleston!*, [Columbia: University of South Carolina Press, 1989], 162.

⁷ Rosen, Robert: *A Short History of Charleston* [Columbia: University of South Carolina Press, 1982], 58.

the mid-18th century and was definitely in separate private ownership by 1786 which is the same year in which solid records could be found in regards to tracing the ownership of what would eventually become 130 Broad Street.

130 Broad Street Property and Neighborhood History

The Ownership of James Kennedy

The property's record starts to become clear in 1786 when the records show that a planter named Captain James Kennedy owned the lot just to the north of the corner of Friend and Broad Streets.⁸ In 1796, the South Carolina state legislature passed the Paper Medium Loan Act designed with the purpose of "gradually calling in and sinking the paper medium... to establish a medium of circulation, by way of loan".⁹ Little information could be found about the Paper Medium Loan Act but it appears that landowners were encouraged to take out mortgages on properties that they held and were given cash in return, which would then be disseminated through spending. In this way the relatively new government of South Carolina could successfully introduce a cash money supply into the economy. On May 18th 1786, James Kennedy took out a mortgage on his property, with dimensions equaling 46' fronting on Friend Street with a northern boundary of 140' and a southern boundary of 142' and abutting on the south side the property of Colonel Garden. (*Fig. 8*) The property was valued at "seven hundred guineas without reference to the buildings thereon".¹⁰ He was approved for a mortgage after the

⁸ Charleston County, Records of the Register Mesne Conveyance (RMC), Charleston, SC. Deed Book H9, pg. 277.

⁹ Sale of Land, Mortgaged for the Paper Medium. *City Gazette and Daily Advisor*, 3/11/1795.

¹⁰ Kennedy, James to Commissioners of the Loan Office, Mortgage for one Town Lot on Friend Street, Charleston, and a Tract for 1,042 Acres on Santee Creek, St. James Parish, Formerly the Estate of Thomas Boone, Purchased by

deed had been examined at the Registry of Mesne Conveyance and the property was found to be clear.¹¹ All the details are not present as to how much value to assign to the mortgage taken out on the property. But what is clear is that that James Kennedy and a likely business partner, Nicholas Fyans, were given access draw money from the Loan Office on May 19th, 1786 on account of the mortgage taken out on the property.¹²

A 1790 map of the city entitled “The Iconography of Charleston, South Carolina” shows that the corner of Broad and Friend Street is still without buildings. In fact, the entire block, formerly known as Hawett’s Square is still somewhat modestly developed with a total of fourteen properties occupying the area. (*Fig. 9*)

Throughout James Kennedy’s ownership of the property he appears to have been going through financial difficulties. A newspaper advertisement from 1795 for the “Sales of Land Mortgaged for the Paper Medium” shows that the James Kennedy and Nicholas Fyans will have their property sold at public auction unless “the respective defaulters, in the mean time, make payments of the arrears of interest, with the charges thereon”.¹³ (*Fig. 10*) As further records will show, Kennedy and Fyans held onto their property for approximately sixteen more years until it appears that their financial difficulties got the best of them and their land was taken was seized.¹⁴

said Kennedy from James Boone, 1786, series S218157, volume 000A, page 00269, South Carolina State Archives, Columbia.

¹¹ Ibid.

¹² Ibid.

¹³ Sale of Land, Mortgaged for the Paper Medium. *City Gazette and Daily Advisor*, 3/11/1795.

¹⁴ Charleston County, Records of the Register Mesne Conveyance (RMC), Charleston, SC. Deed Book V8, pg. 250.

The Ownership of William Hasell Gibbes

On February 13th, 1811 James Kennedy's property was sold at auction to the highest bidder. The Sheriff of Charleston District, Charles John Steedman, was directed by the Court of Common Pleas to "seize upon and take into execution the aforesaid lot of land and after seizure thereof and having given due and legal notice of exposing the same to public auction".¹⁵ On hand to make a bid was Charleston's 57 year old Master in Equity, William Hasell Gibbes.¹⁶ Gibbes was the highest bidder and purchased the property for the sum of \$1,800.¹⁷

William Hasell Gibbes would not own the property on Friend Street for very long but as he is a significant character in Charleston's history it would be a mistake to exclude a brief personal history of the man's life. Gibbes was born in Charleston in 1754 to "one of the oldest and most respectable" families in the city but one which would soon be torn apart by the death of his mother from yellow fever in 1763.¹⁸ At which point, he was transferred to the care of a Bishop Smith "who had married a Cousin... from [his] father's house".¹⁹ While living with Bishop Smith he clerked at the law offices of John Rutledge until the age of 19 at which point he moved to London to study law at the Inner Temple.²⁰ In 1776, after three years of study in London and the taking of his Degree of Barrister at Law, Gibbes sought to return to South Carolina to take part in the American Revolution.²¹ The process of crossing the Atlantic would not be as easy as was hoped because of his lack of a passport and the Crown's lack of willingness to give one to

¹⁵ Ibid.

¹⁶ William Hasell Gibbes and Arney R. Childs, "William Hasell Gibbes' Story of His Life," *The South Carolina Historical and Genealogical Magazine* 50 (April 1949): 59.

¹⁷ RMC, Charleston, SC. Deed Book V8, pg. 250.

¹⁸ Gibbes and Childs, 59.

¹⁹ Ibid.

²⁰ Ibid., 60.

²¹ Ibid., 63.

an American attempting to return home.²² He was eventually successful, but only after a long voyage and detours to the Bahamas and Georgetown, South Carolina, and landed in Charleston in March of 1778.²³ Upon his return, Gibbes held a variety of choice positions in the city starting with an appointment as second lieutenant in the Ancient and Honorable Battalion of Artillery, election to the state assembly and membership in the Governor's Privy Council.²⁴ In 1779, Gibbes would see combat with his artillery battalion at Port Royal, the Siege of Savannah and lastly the defense of Charleston. When the city fell, he was imprisoned on board a prison ship which took him to St. Augustine, Florida. Eventually he was freed during a prisoner exchange with the British.²⁵ By 1782, the British had withdrawn from Charleston and Gibbes returned home. He immediately resumed his upward mobility by first being offered a judgeship, and upon rejecting the offer, was elected Master of Equity by the State Legislature.²⁶ (Fig. 11) Gibbes held the office until 1825, nine years before his death in 1834 at age 80 from "old age".²⁷

Gibbes purchase of the auctioned property just north of the corner of Broad and Friend Street seems to be, given the available evidence, an investment. Charleston City Directories from 1813 and 1819 list him as living at 46 Broad Street and then at the corner of Queen and Meeting Streets but never actually on the corner of Friend and Broad.²⁸ That the Friend Street property was purchased in 1811 and sold in 1816 along with a lot just to the south which actually sits at the northwest corner of Broad and Friend is further evidence to back up the investment theory. A document trail was not readily found for how Gibbes purchased the property that occupies the

²² Ibid.

²³ Ibid., 64.

²⁴ Ibid.

²⁵ Ibid., 65.

²⁶ Ibid., 66.

²⁷ Charleston City Death Card for William Hasell Gibbes, 1834. Charleston County Public Library, Charleston, SC.

²⁸ *Charleston City Directories, 1813, 1819*. South Carolina Room. Charleston County Public Library. Charleston, SC.

actual corner but what is clear is that the property was purchased from a Colonel B. Garden sometime between 1811 and the time that Gibbes sells both the corner lot and James Kennedy's former lot to Major John Wilson in 1817.²⁹

The Ownership of Major John Wilson

On August 4th, 1817, Major John Wilson purchased the two adjoining properties on Friend Street for a total of \$5,000. The southern parcel, measuring 72' in depth on Friend and 140' in length on Broad sold for \$3,000 while the northern parcel was sold for \$2,000.³⁰ Not much is known of Wilson, but the 1822 Charleston Directory has his address listed as 19 Friend Street and that he was a state engineer.³¹ The 1822 Directory provides the first evidence of the owner of the property actually living on the lot which could also be evidence of the general time frame for when the first buildings were erected on the site.

Strangely, Wilson didn't hold onto the property for a significant amount of time. While in possession of the property, he sells off portions of the 140' by 120' property that he had originally purchased from Gibbes. By comparing the size of the property purchased from Gibbes to the size of the property eventually sold by Wilson it is apparent that Wilson sold approximately 65' off of the western edge and purchased an additional parcel measuring 65.6' on Friend Street and extending west approximately 75'. The only evidence available to support such a claim is the fact that when Wilson sells his property in 1822 it measures 185.6' deep on Friend

²⁹ Charleston County. Records of the Register Mesne Conveyance (RMC). Charleston, SC. Deed Book V8, pg. 254, 256.

³⁰ Ibid.

³¹ *Charleston City Directories, 1822*. South Carolina Room. Charleston County Public Library. Charleston, SC.

Street by 75' wide fronting on Broad Street.³² No other records were found to indicate when or to whom Wilson sold off the small portions of his original lot.

The Ownership of Josiah S. Payne

In 1822, a newly married planter, Josiah S. Payne purchased the corner lot from John Wilson and for \$5,700.³³ It is unclear if Payne and his new wife Isabella ever occupied the property but it appears likely as subsequent records will show. The Payne family would own the property for the next 60 years.³⁴ An examination of the 1852 Charleston Ward Book shows that the side of the property that fronts on Broad Street is listed at number 19 and is occupied by a two story, wooden house. The back of the lot is listed as number 84 Friend Street and is said to contain stables. The house is assessed at \$5,000 from 1852-55 and then jumps to \$6,000 by 1856. The stables are assessed at \$2,500 dollars and remain consistent for from 1852 – 56.³⁵ The 1852 Charleston City Ward Book lists the lot size at 73' by 187' which is consistent with the corresponding deed records.

A map of the city, dated 1852, provides a better look at the development of along the western end of Broad Street. The map shows the still under construction Cathedral of St. John and St. Finbar just across the street and provides a good look at the layout of the Payne property. The

³² Charleston County. Records of the Register Mesne Conveyance (RMC). Charleston, SC. Deed Book H9, pg. 277.

³³ Jervey, Elizabeth Heyward. "Marriage and Death Notices from the City Gazette of Charleston, S.C. (Continued)," *The South Carolina Historical and Genealogical Magazine* 49 (July 1948): 155; *Charleston City Directories, 1859*. South Carolina Room. Charleston County Public Library. Charleston, SC; RMC. Charleston, SC. Deed Book H9, 277.

³⁴ RMC, Charleston, SC. Deed Book 018, pg. 175.

³⁵ City of Charleston, City Tax Assessment Ward Books, Charleston, SC. Ward Book 2, 1852. [microfilm] South Carolina Room, Charleston County Public Library.

area is still not heavily developed with the existing houses being surrounded by large lots and the center of the block being almost totally empty. (*Fig. 12*)

By 1859 Payne must have sensed that death was rapidly approaching and drafted a will on July, 6th of that year to allow for an equitable distribution of his worldly goods upon his death which occurred on August 25th, 1859.³⁶ Most of his possessions were divided up among his various family members but his real estate and other investments would be held in trust by a group of Payne's friends. Three men were initially responsible for the trust that managed the estate: J. Clarence Cochran, Dr. Arthur B. Rose and Cowlan Gravely, who would eventually disagree with the terms of the trust and refuse to participate in it. Most notably, Payne specifies in his will that his

House and lot in Friend Street with all the furniture therein and also all my plate to be held by them and the survivors of them and the heirs and executors of the last survivor of them... to suffer and permit my wife Mrs. Isabella J Payne to have, use, occupy and enjoy the same during her natural life on the condition that either or both of my daughters being single and so long as she or they may remain without husband shall be entitled to a home in my said house.³⁷ (*Fig. 13*)

This is in keeping with the rest of the will in which Payne directs the trustees to divide any money made from investments or the future sale of his house on Friend Street equally among his surviving family members. It is strange, however, that even though Payne goes through the trouble of mentioning his Friend Street house several times in his will he is listed as living at 19 Mazyck Street in the 1859 City Directory.³⁸

³⁶ "Will of Josiah S. Payne." Wills of Charleston County, 1856 – 1862. Volume 48. Page 510. [Microfilm] South Carolina Room, Charleston County Public Library. Charleston, SC.

³⁷ *Ibid.*, 504.

³⁸ *Charleston City Directories, 1859*. South Carolina Room. Charleston County Public Library. Charleston, SC.

Despite the provision within Payne's will for his wife and unmarried daughters to continue to live at the Friend Street house, which by now had had an address change to number 23, it is apparent that they chose not to live there. The 1861 Federal Census lists that house as being owned by the "Estate Josiah S. Payne" but being occupied by a "Dr. Sams".³⁹

On the night of December 11th, 1861 at 10:00 pm a fire started at Russell & Company's sash and blind factory on Hasell Street on the Charleston's east side and quickly spread in a south western direction towards the heart of the city.⁴⁰ Important buildings that stood relatively close to the source of the fire were some of the first to be consumed as the blaze picked up strength. By midnight the Circular Church, one of Charleston's oldest religious buildings, and Institute Hall, where the Ordinance of Secession had been signed almost exactly one year before were on fire.⁴¹ Given the track of the fire, the Payne family's house was clearly in danger. Throughout the night the fire moved inexorably forward. A newspaper account produced by the *Charleston Mercury* a few days after the fire describes the fire's progress as "steadily pursuing its southwesterly course" and that "the people now understand that the fire has unchecked sway, and [that] furniture is being removed as far up as Mazyck Street".⁴² Six hours after the fire started on the east side of the peninsula it had almost worked its way across the peninsula to the wetlands on the banks of the Ashley River. Friend Street and the western end of Broad Street were, in the words of the *Charleston Mercury*, "burning fiercely".⁴³ In her Civil War era diary, Charleston resident Emma Holmes poignantly described the scene in the area in the early morning hours of December 12 as

³⁹ Ford, Frederick A., *Census of the City of Charleston, South Carolina, For the Year 1861*. [Charleston: Steam-Power Presses of Evans & Cogswell], 88.

⁴⁰ "The Great Fire," *The Charleston Mercury*, December 12, 1861.

⁴¹ Poston, Jonathan, *The Buildings of Charleston: A Guide to the City's Architecture* (Columbia: University of South Carolina Press, 1997), 123; "The Great Fire – Further Particulars." *The Charleston Mercury*, December 13, 1861.

⁴² "The Great Fire."

⁴³ *Ibid.*

The flames leaped madly on with demoniac fury, & now the spire of our beautiful Cathedral is wrapped in flames. There it towered above everything the grandest sight I've ever beheld: arch after arch fell in & still the cross glittered & burned high over all. Then the roof caught & we saw that too fall in. At five, the city was wrapped in a living wall of fire from the Cooper to the Ashley without a single gap to break its dread uniformity.⁴⁴

By dawn the fire had reached the Ashley River and largely extinguished itself. The devastation wrought by the fire would affect Charleston and its residents for years to come. (*Fig. 14*) Among the buildings completely destroyed were the house and stables belonging to Josiah Payne. The tenant occupying the building, Dr. Sams, would be rendered homeless.⁴⁵

The property at the corner of Broad and Friend Street would remain vacant for years two decades. The Civil War would end and the South would be well on its way towards normalcy before the property would be built on once again. An 1872 map tells the story of how deeply the fire's aftermath effected the city, neighborhood and property. The map, drawn from the perspective of a bird in flight, is helpful in comprehending just how devastating the fire was to the city. It shows, in clear detail, the built environment on the lower peninsula and 11 years after the fire the viewer can still plainly see the destructive path that the fire took. What is most apparent is that the city has only just started to rebuild. On the western end of Broad Street, the Cathedral is still a ruined hulk and over half of the block bounded by Broad, Friend, Queen and Mazyck Streets, including the Payne property, lies empty. (*Fig. 15*)

The Estate of Josiah Payne continued to hold onto the vacant property throughout this time period. The first Ward Books published after the end of the Civil War from the years 1871 – 76

⁴⁴ Marszalex Jr., John F. "The Charleston Fire of 1861 as Described in the Emma Holmes Diary," *The South Carolina Historical Magazine* 76 (April 1975): 62.

⁴⁵ "Full List of Losses," *Charleston Courier*, December 20, 1861.

show that the value of the Payne property has been reduced from a pre-war value of \$7,500 to a mere \$2,500 in 1879.⁴⁶

The Ownership of Otto Tiedeman

By 1881, the heirs of Josiah Payne were becoming restless and had decided that the vacant property on the corner of Broad and Friend Streets had been unproductive long enough. But Payne's heirs couldn't simply decide to sell the property. Because it was legally held by a trust and bound by the terms of Payne's will the heirs would have to seek a legal judgment to breach the trust and the terms of the will and enable the property to be sold. In June of 1881, the case was brought before the Court of Common Pleas for Charleston County where a decision was rendered. Based on the family's argument that "the buildings on said premises were destroyed by fire in 1861 and that the land has remained vacant and unproductive ever since" and that since Cowlan Graveley "never did accept said trust", Cochran and Rose, the remaining trustees, were authorized by the court to sell the property.⁴⁷ (*Fig. 16*) The buyer for the property, Otto Tiedeman, a local merchant, was prepared to buy the land for \$3,500 which was well over the land's 1879 assessed value and did so on March, 22nd 1881.⁴⁸

The property purchased by Otto Tiedeman was slightly different from the property that Josiah Payne had purchased from John Wilson in 1822. During Payne's ownership of the property he

⁴⁶ City of Charleston, City Tax Assessment Ward Books, Charleston, SC. Ward Book 2, 1871 - 76. [microfilm] South Carolina Room, Charleston County Public Library.

⁴⁷ Charleston County. Records of the Register Mesne Conveyance (RMC). Charleston, SC. Deed Book 018, pg. 175.

⁴⁸ *Charleston City Directories, 1881*. South Carolina Room. Charleston County Public Library. Charleston, SC; RMC, Charleston, SC. Deed Book 018, pg. 175; City of Charleston, City Tax Assessment Ward Books, Charleston, SC. Ward Book 2, 1876-79. [microfilm] South Carolina Room, Charleston County Public Library.

had added a 71' wide by 47' deep parcel to the northwest corner of the property. The end result is that Otto Tiedeman's new piece of property was closer to the dimensions of the original lots purchased by William H. Gibbes decades before.

The new owner of the property, Otto Tiedeman, was born in Sellstedt, Germany on February 7, 1821.⁴⁹ It is unclear exactly when he immigrated to the United States and settled in Charleston. Over the course of his life he would have four wives and eight children.⁵⁰ An 1881 City Directory lists his occupation as a wholesale grocer and provision dealer with a business located at 102 & 104 East Bay Street.⁵¹ A picture of Otto Tiedeman taken later in life shows a man who is well dressed in the professional business attire of the day with a tidy chin beard adding a bit of gravitas to an otherwise mild looking face. (*Fig. 17*) Tiedeman would die in Charleston on May 29th, 1916 at age 95 of "arterio sclerosis [and] senility" and is buried at Magnolia Cemetery.⁵²

The Ownership of John C. Tiedeman

It is likely that Otto Tiedeman purchased the property purely as a vehicle to subdivide and then sell to his two eldest sons, who were also his business partners, and a one other individual, Gustavus Klink.⁵³ On June 20th, 1881, just short of three months after Otto Tiedeman's initial

⁴⁹ Charleston City Death Card for Otto Tiedeman, 1916. Charleston County Public Library, Charleston, SC.

⁵⁰ "Findagrave.com," <http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GSI=Tiedeman&GSfn=Otto+&GSby=1821&GSbyrel=in&GSdy=1916&GSdyrel=in&GSctry=4&GSob=n&GRid=43747177&df=all&> (accessed November 9, 2011)

⁵¹ *Charleston City Directories, 1881*. South Carolina Room. Charleston County Public Library. Charleston, SC

⁵² Tiedeman Death Card

⁵³ *Charleston City Directories, 1881*; RMC, Charleston, SC. Deed Book T18, pg. 87.

purchase, the lot was subdivided and sold in parts to John C. Tiedeman, Otto Tiedeman Jr. and Gustavus Klink. John Tiedeman purchased the a lot

On the northwest corner of Broad and Friend Street in the City of Charleston in the state aforesaid. Measuring and containing in front on Broad Street aforesaid forty six feet and the same in width on the north line by one hundred forty one feet in depth on Friend Street and one hundred forty one feet in depth on the west line.⁵⁴

His brother bought the lot just to the north on Friend Street and Klink purchased the lot abutting John Tiedeman's property to the west.⁵⁵

John C. Tiedeman was born in Charleston on November 18, 1846 and he was to live in the city for his entire life. (*Fig. 18*) According to his obituary, he was known at the "Boy Soldier of the Confederacy" because of his service in the Confederate Army while still a cadet at the Citadel.⁵⁶ He saw combat at the Battle of Tullafinny in 1864 as well as James Island in 1865.⁵⁷ After the war he married Ann Elizabeth Corby and had three sons and one daughter.⁵⁸ During his adult life he worked within his father's business, Otto Tiedeman & Sons, eventually rising to the position of president of the company.⁵⁹ The business, still located on East Bay Street, specialized in the sugar trade as well as providing general stocks for markets both locally and throughout the state.⁶⁰ In addition to his business career, Tiedeman also became involved in city politics serving as an alderman and on the city council's Ways and Means Committee.⁶¹

⁵⁴ Ibid.

⁵⁵ Ibid.

⁵⁶ Obituary of John C. Tiedeman, *News & Courier*, December 3, 1938.

⁵⁷ Ibid.

⁵⁸ "Findagrave.com," <http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=42925378> (accessed November 9, 2011)

⁵⁹ Obituary of John C. Tiedeman

⁶⁰ Ibid.

⁶¹ Ibid.

In 1881, Tiedeman was an established 35 year old business man in need of a piece of property to build a house that could meet the needs of a growing family.⁶² The lot on the corner of Broad and Friend Streets purchased from his father was in the middle of a neighborhood that was swiftly rebounding from the stunting combination of post-Civil War poverty and the destruction the area suffered from the fire twenty years before. (*Fig. 1*) Very soon after the property purchase, construction of a house began on the corner lot that had stood vacant for twenty years.

John Tiedeman's new house, built during 1881 – 82, would remain basically unchanged from the point of its construction until the present. The size of the lot also remained basically unchanged. Tiedeman's new house, as described in the architectural description in a previous section, was two-story wooden structure with an fire retardant roof and designed in the rough scale of a classic Charleston single house. (*Fig. 19*) However, the main entrance, instead of being on the side, was located at the front of the building and accessible off of Broad St. The house had Italianate details that could be clearly seen in the details around the bay window and the bracketed cornice.⁶³ The main house occupied most of the lot and had a single story wooden outbuilding at the northwestern corner. No information was found about the construction of the buildings or the contractor used but the quality of the work put into the house must have been of a high level and combined with the ability of frame construction to deal with seismic events the house survived, unscathed, a major earthquake that struck Charleston in 1886. A *Record of Earthquake Damages* produced by Winham & Lester Publishers in Atlanta, Georgia lists a building-by-building record of damages. John C. Tiedeman's house, this time with the new

⁶² *Charleston City Directories, 1881*. South Carolina Room. Charleston County Public Library. Charleston, SC; Obituary of John C. Tiedeman.

⁶³ Poston, Jonathan, *The Buildings of Charleston: A Guide to the City's Architecture* (Columbia: University of South Carolina Press, 1997), 296.

address of 130 Broad Street, was listed as having suffered no damages at all.⁶⁴ Curiously, the report lists the owner of the house as Otto Tiedeman even though it is clear that John purchased the property from his father in 1881. It could be possible that Otto paid for a portion of the construction of the house and therefore shared joint ownership.

The Tiedeman family would own the property well into the 20th century. The neighborhood would develop and grow during the latter years of the 19th century and the first decades of the 20th. But the changes that did occur would not be too great. Sanborn Fire Insurance Maps from that time period show the neighborhood starting to be built out again by 1888. Most of the lots in the area have houses once again but the neighborhood's centerpiece, the Cathedral, is still noted as a ruin. (*Fig. 1*)

Ownership into the 20th Century

On December 2, 1938, John C. Tiedeman died in Charleston. His house on the corner of Legare -- Friend Street was changed to Legare sometime in the late 19th century -- and Broad sat empty for 8 years until Tiedeman's daughter, Louise Tiedeman Hartley sold the property to Trinity Methodist Church in 1946.⁶⁵

During the latter half of the twentieth century the Tiedeman House changed hands frequently. Trinity Methodist Church only owned the property for 10 years before passing it back into

⁶⁴ City of Charleston. *Record of Earthquake Damages* (Atlanta: Winham & Lester Publishers, 1886)

⁶⁵ Charleston County. Records of the Register Mesne Conveyance (RMC). Charleston, SC. Deed Book J44, pg. 488.

private hands. From roughly 1960 onwards the house has been held by individual owners who have maintained the building in the style in which it was built.

Significance and Closing

The property on which 130 Broad Street stands and the house itself are significant in many ways. From its history as part of the initial Grand Modell Plan to its destruction in 1861 and its eventual rebirth it has been through most of the major occurrences in Charleston's history. Important figures owned the property at times but throughout the majority of its history it was owned by men of lesser stature. In the end, the mix of owners add to the significance of the house. The house was also part of significant events that occurred on the lower peninsula. Perhaps the two most significant events that the property can be associated with are the Siege of Charleston in 1780 because of the proximity of the western earthworks to the property and the Great Fire of 1861. The Fire stands out as a particularly important event because of the availability of documentary evidence that allows us to understand how the fire affected the property. The number of people effected, from trustees to owners to tenants, and the decades that it took the owners of the property to sell the land serve as a powerful example of the far reaching effects of the fire and how long it took some people to move past it.

Researching the history of the house and property at 130 Broad Street was an enlightening process. Changes in the land and changes in ownership from the 1690's forward painted a picture that was both broad and narrow in regards to the history of Charleston. In the broad sense

the property's history provided a glimpse of the effect of larger events on the city. In the narrow sense, it was also possible to see how the most insignificant personal events could have an effect on the property for decades or centuries to come. Overall, the history of 130 Broad Street should provide an interesting and personal glimpse of one property and how it fits into the larger picture of Charleston's history and the major events that have taken place in it.

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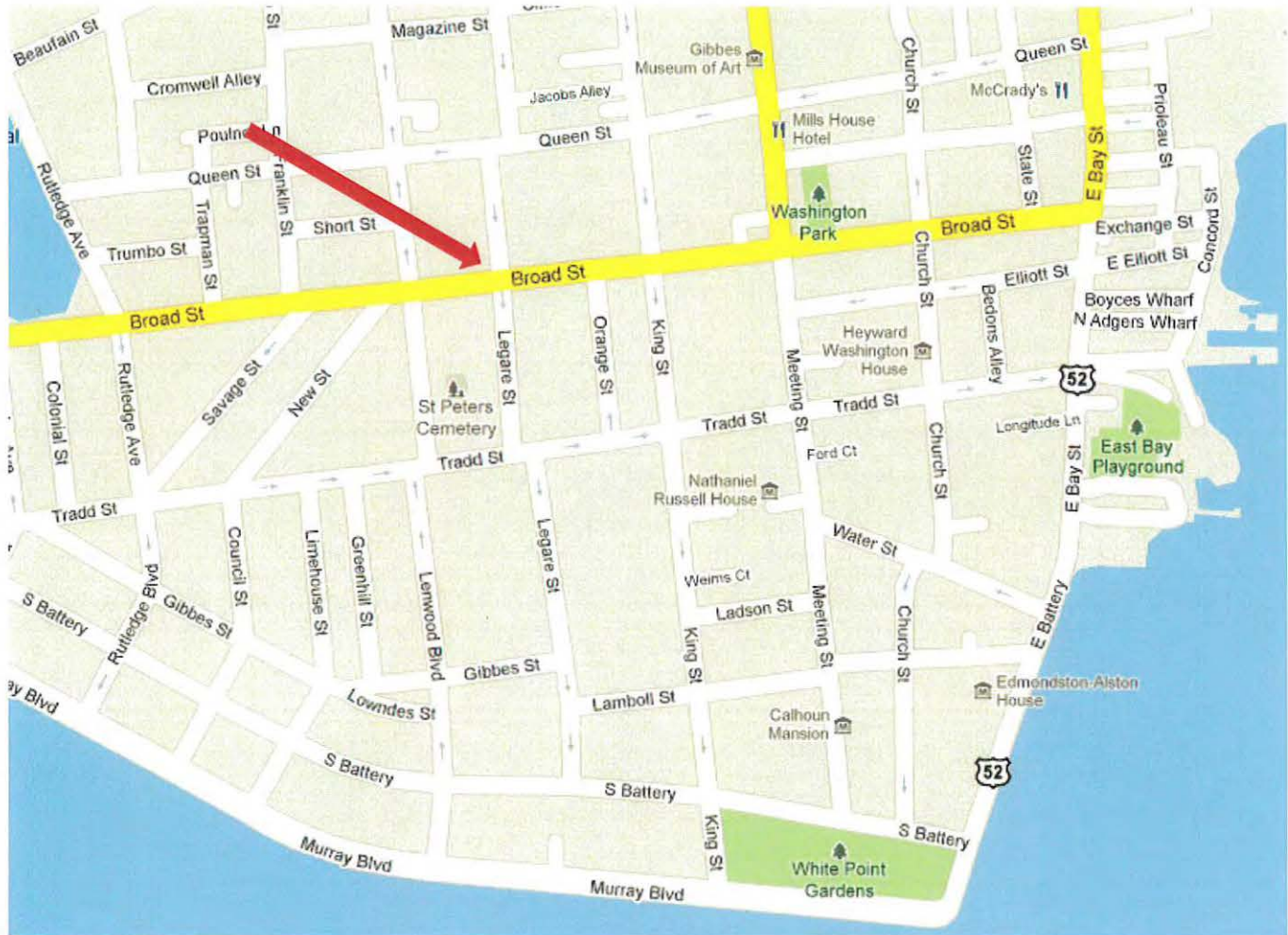


Figure 1. Present day street layout of area around 130 Broad Street. Google Maps, 2011.



Figure 2. Current photo of the John C. Tiedeman House. Photo: Dan Watts

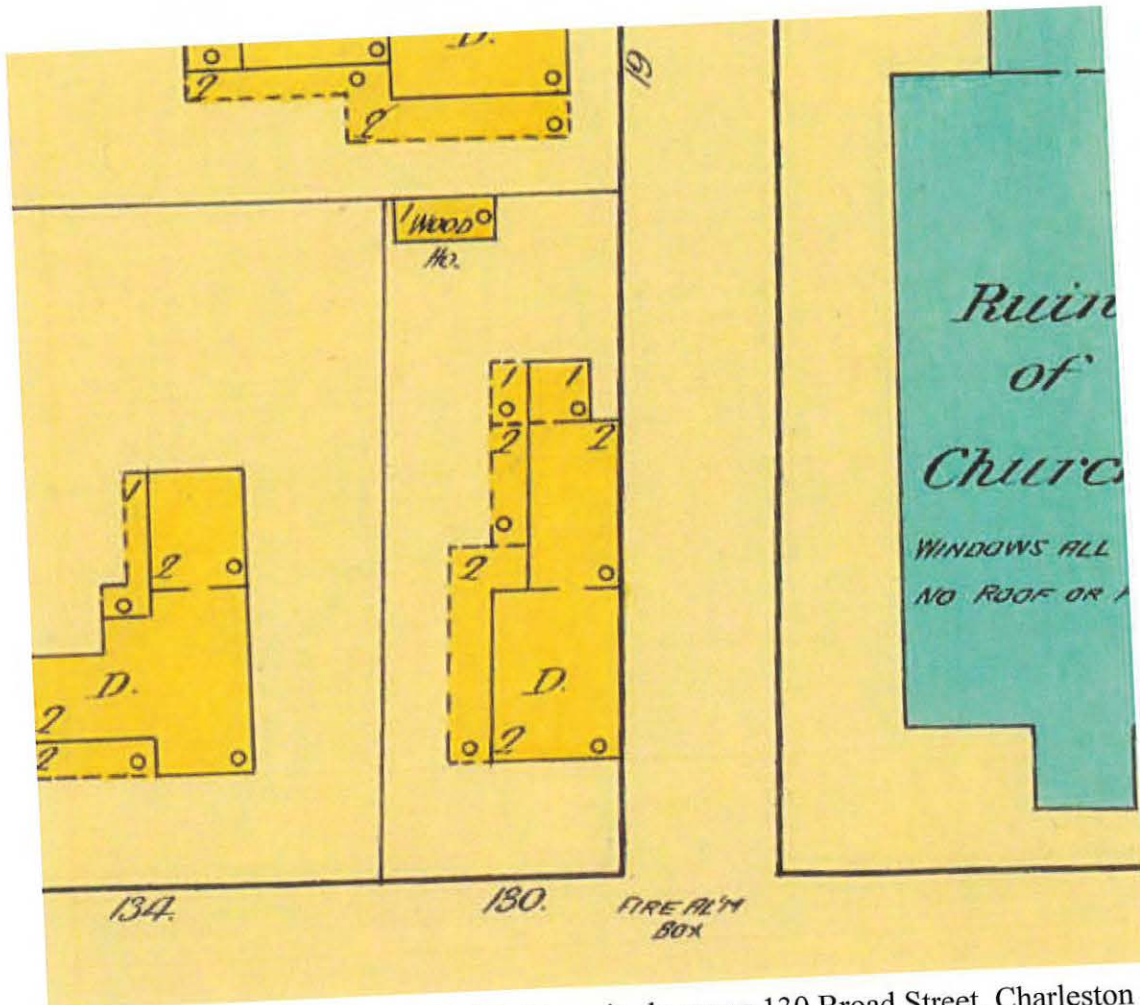


Figure 3. Sanborn Map of 1888; Address is shown as 130 Broad Street. Charleston County Public Library, Charleston, S.C. www.sanborn.umi.com



Figure 4. "A Platt of Charles Town in the Province of Carolina, 1678-1698." Susan Baldwin Bates and Harriott Cheves Leland, *Proprietary Records of South Carolina 1670-1721 Vol. 3* Charleston: The History Press.



Figure 5. Corner of Broad and Friend Streets indicated by red arrow; "Iconography of Charles-Town at High Water." Maps of Charleston County, South Carolina Room. Charleston County Public Library, Charleston, S.C.



Figure 6. "Mazyck Plat." Charleston City Plat Book, South Carolina Room. Charleston County Public Library, Charleston, S.C. pg. 58.

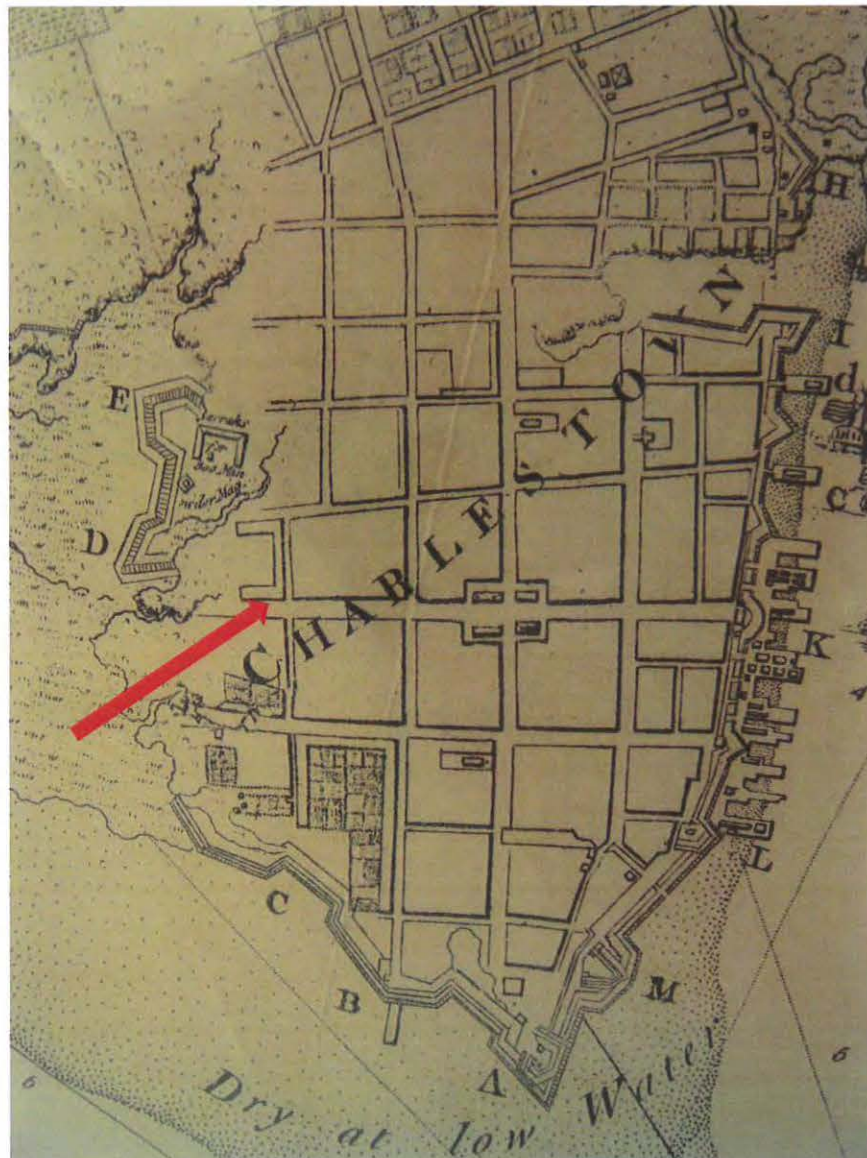


Figure 7. Corner of Broad and Friend Streets indicated by red arrow; "Sketch of the Operations before Charleston the Capital of South Carolina Fortifications, Our Works and Ships of the Enemy. Copied from Sir Henry Clinton's 1780 Map." Maps of Charleston County, South Carolina Room. Charleston County Public Library, Charleston, S.C.



Figure 8. "Kennedy, James to Commissioners of the Loan Office, Mortgage for one Town Lot on Friend Street, Charleston, and a Tract for 1,042 Acres on Santee Creek, St. James Parish, Formerly the Estate of Thomas Boone, Purchased by said Kennedy from James Boone, 1786." series S218157, volume 000A, page 00269, South Carolina State Archives , Columbia.

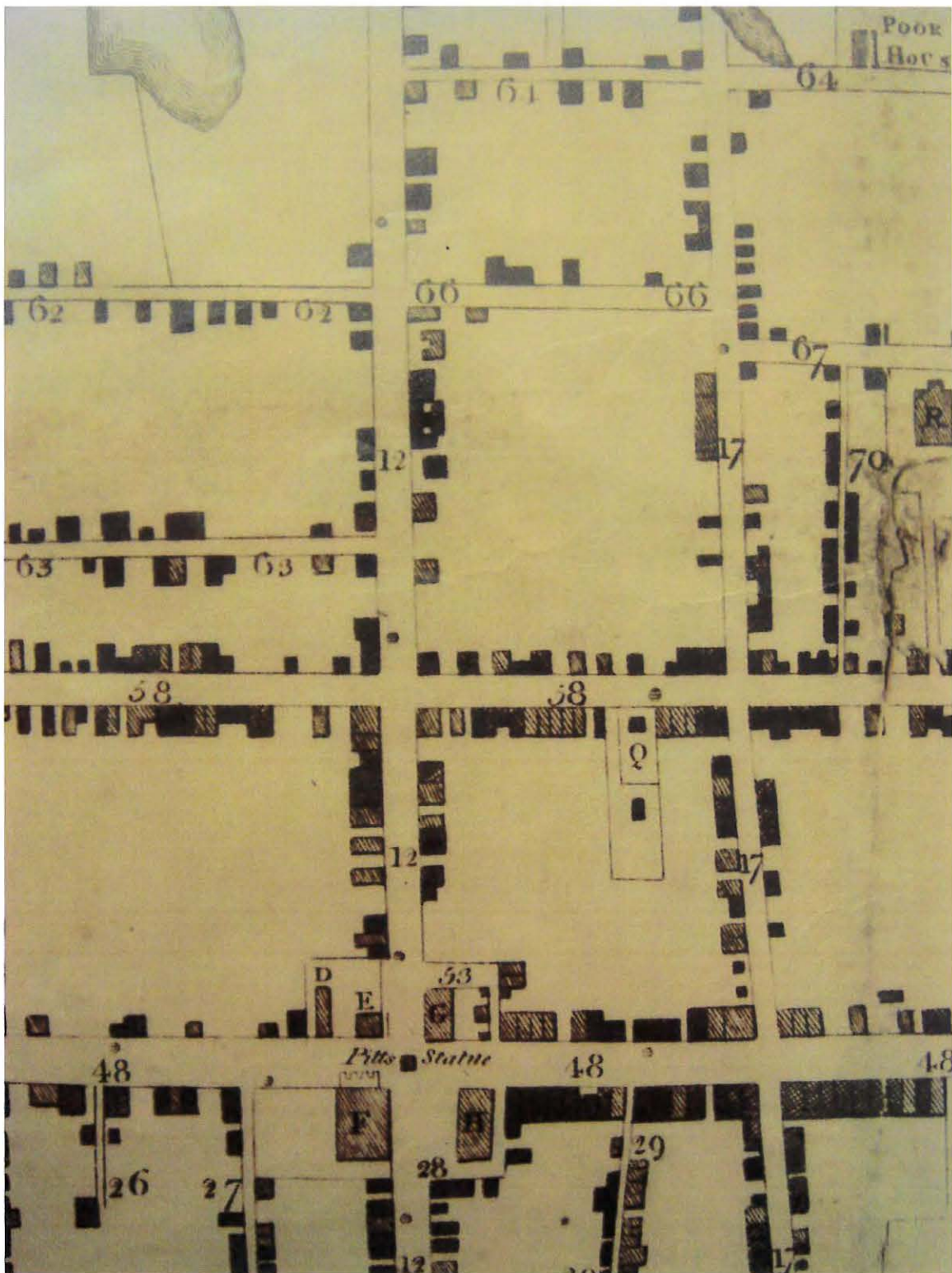


Figure 9. Corner of Broad and Friend Streets indicated by red arrow; "Sketch of the Operations before Charleston the Capital of South Carolina Fortifications, Our Works and Ships of the Enemy. Copied from Sir Henry Clinton's 1780 Map." Maps of Charleston County, South Carolina Room. Charleston County Public Library, Charleston, S.C.

257. George Whitehead, 400 acres in Rob-
beville county.

260. James Kennedy and Nicholas Evans,
a lot of land on the west side of Friend Street,
Charleston, 46 feet 6 inches in front, and in
depth on the south side 142 feet, and on the
north side 142 feet, bounding on the south by
lands of B. Garden, north on Audion St.
John, east on said street, and west by persons
unknown: also, 1042 acres, formerly the
estate of Thomas Boone, deceased, in the
parish of St. James, lying on both sides of
Santee creek, bounding north by the public
road, east by his other lands, south-east and
southwardly by lands of Charles Chovine and
Elisha Bernet.

Figure 10. Sale of Land, Mortgaged for the Paper Medium. *City Gazette and Daily Advisor*, 3/11/1795. America's Historical Newspapers.



Figure 11. William Hasell Gibbs; artist unknown. Photo courtesy of "South Carolina Portraits, A Collection of Portraits of South Carolinians and Portraits in South Carolina." South Carolina Room, Charleston County Public Library. Charleston, S.C.

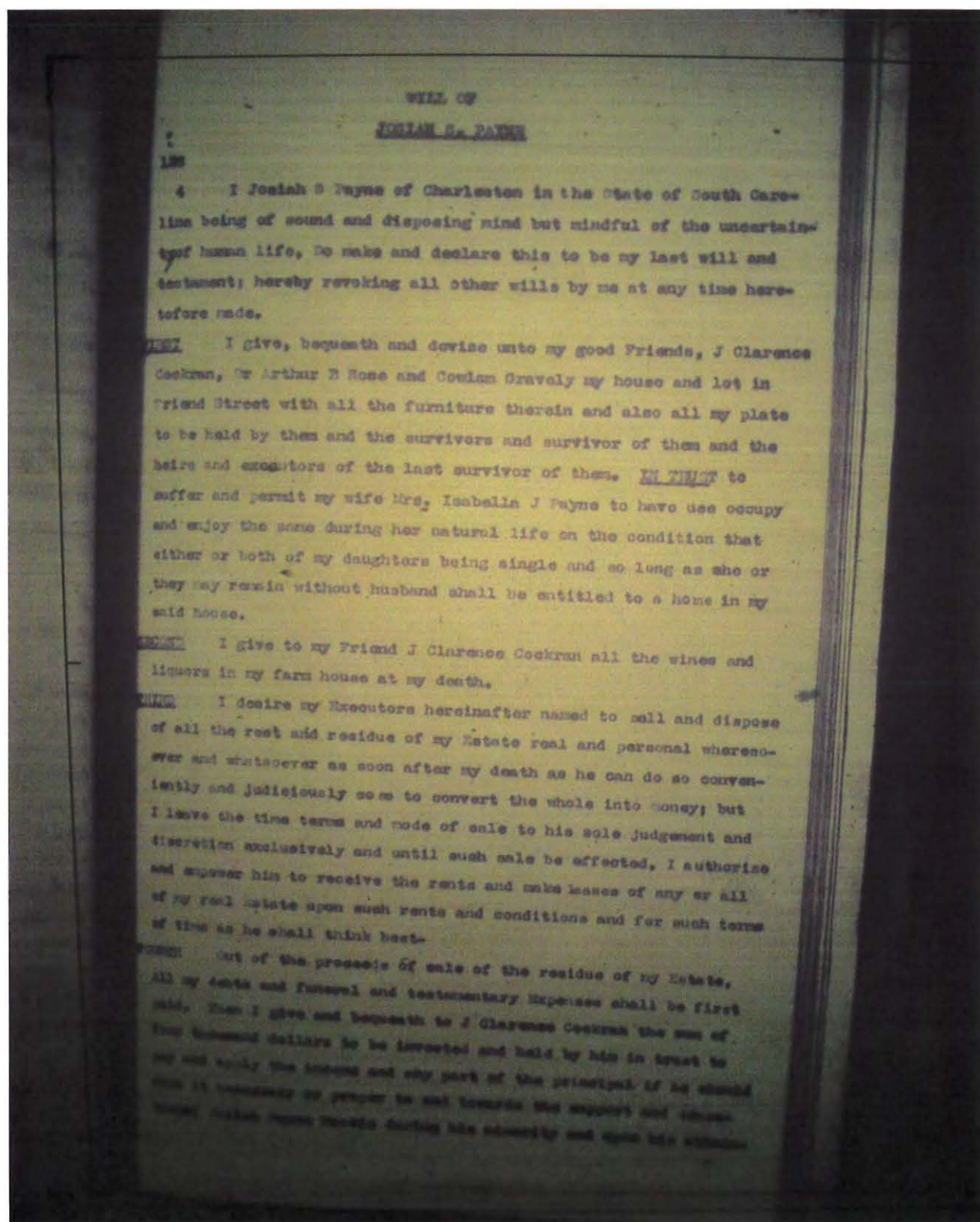


Figure 13. "Will of Josiah S. Payne." Wills of Charleston County, 1856 – 1862. Volume 48. Page 510. [Microfilm] South Carolina Room, Charleston County Public Library. Charleston, SC.

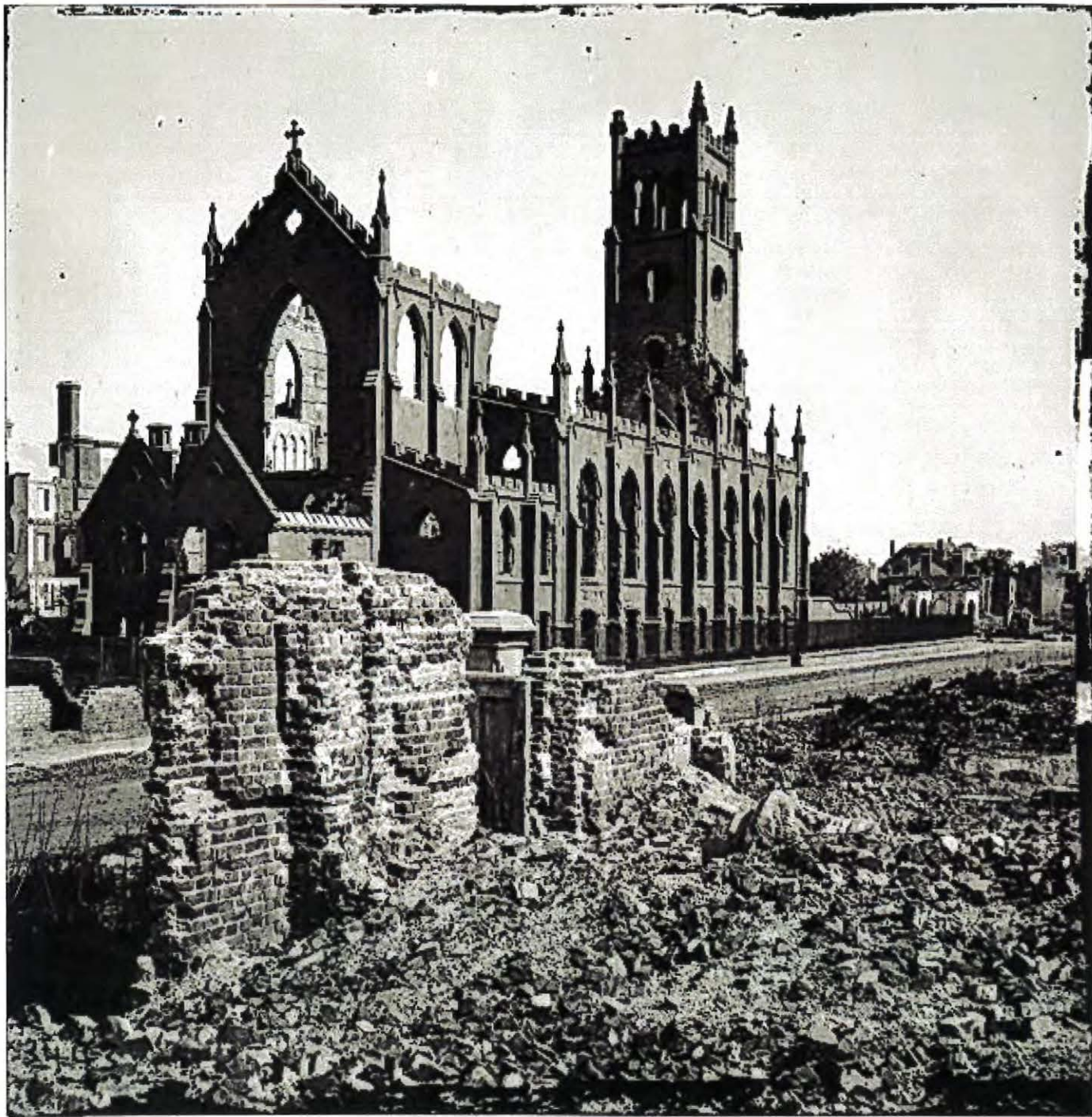


Figure 14. The Charleston Cathedral after the fire of 1861. Photo courtesy of www.charlestoncatholiccathedral.org (accessed October 16, 2011)

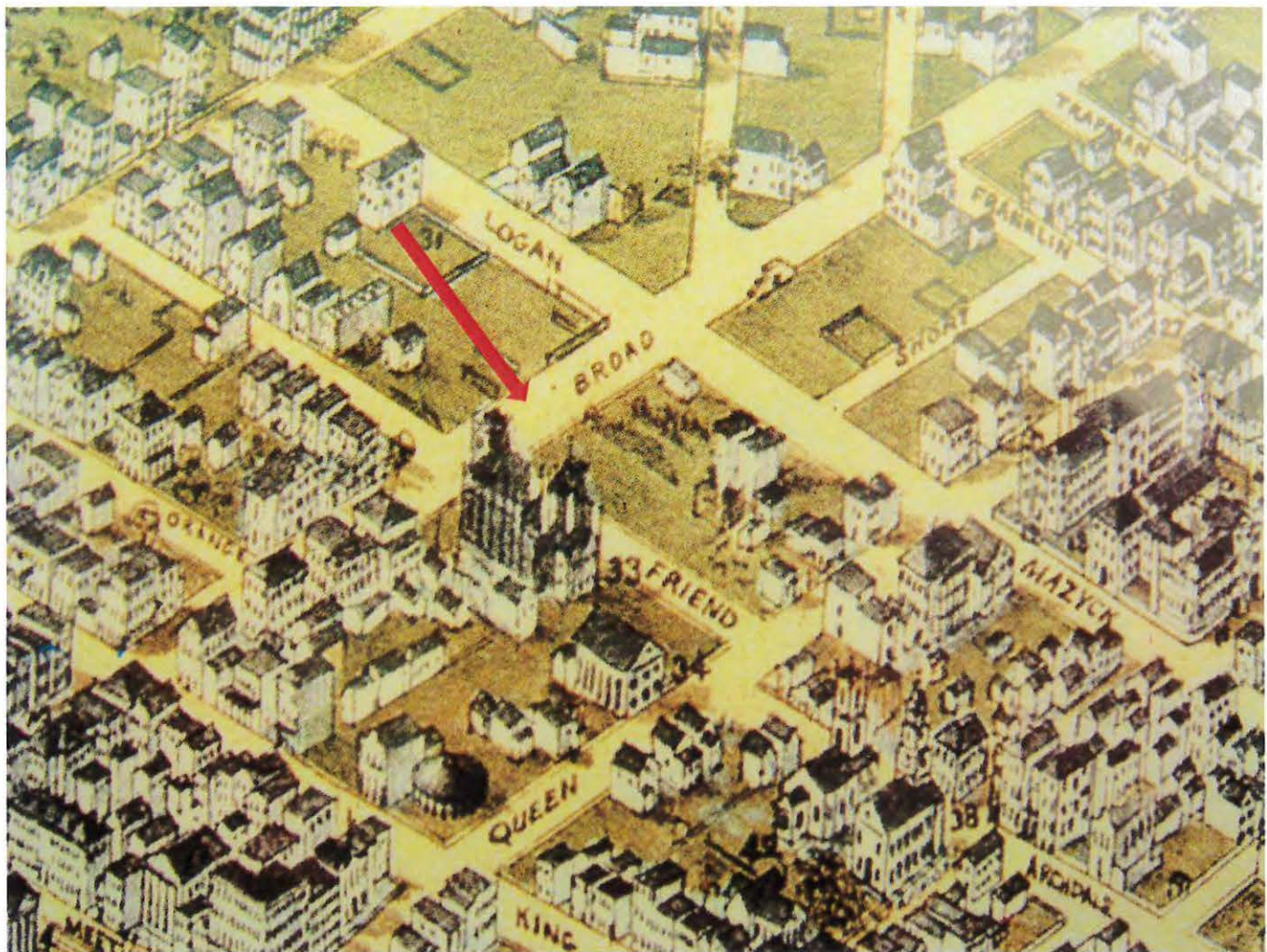


Figure 15. Corner of Broad and Friend Streets indicated by red arrow; "Bird's Eye View of the City of Charleston, South Carolina." 1872. Maps of Charleston County, South Carolina Room. Charleston County Public Library, Charleston, S.C.

J. Clarence Cochran was Trustee of
 To
 Otto Tiedeman
 Conveyance

The State of North Carolina
 Whereas the late Josiah J. Payne departed
 this life leaving in force his last will
 and Testament which was admitted
 to Probate in Charleston County on the twenty
 fifth day of August A. D. 1859. wherein he
 devised the premises hereinafter more
 particularly described and conveyed unto
 J. Clarence Cochran, Dr. Arthur B. Rose
 and Cowlam Gravelly in trust to permit
 testator's wife Isabella J. Payne to occupy
 and enjoy the same for life with the proviso
 that his daughters also should be allowed
 to occupy the said premises together with
 his said wife under certain contingencies,
 with remainder over.

And whereas the said Cowlam Gravelly
 declined to accept said trust.

And Whereas on the seventh day of April
 1861 Isabella J. Payne widow of Josiah
 J. Payne Maria D. Gravelly widow of John

Figure 16. Photo of first page of deed written for the purchase of the corner lot on Broad and Friend Streets by Otto Tiedeman from the Estate of Josiah S. Payne. Charleston County. Records of the Register Mesne Conveyance (RMC). Charleston, SC. Deed Book 018, pg. 175.



Figure 17. Portrait of Otto Tiedeman. Photo courtesy of findagrave.com. (accessed November 5, 2011)



Figure 18. Portrait of John C. Tiedeman. Photo from 1902 Interstate and West Indian Exposition. South Carolina Room, Charleston County Library. Charleston, S.C.



RESIDENCE OF JOHN C. TIEDEMAN.

Figure 19. Photograph of the John C. Tiedeman House ca. 1893. Photo courtesy of "Art Work of Charleston." Chicago: W.H. Parish, 1893.

130 Broad Street Annotated Chain of Title

July 3, 1811

Grantor: Charles John Steedman, Sheriff Charleston District

Grantee: William Hasell Gibbes

Book & Page: V8, 250

Type: Conveyance

Lot: 43'-5" by 140' by 156'

James Kennedy's land is seized by the courts to repay debts. William Hasell Gibbes buys the property for \$1,800. While it does not occur in this transaction, William Hasell Gibbes also purchases the property of Colonel Garden to the south sometime during the period between 1811 and 1816.

...in consideration of the sum of one thousand eight hundred dollars sterling money to him in hand well and truly paid or secured to be paid by the said William Hasell Gibbes at and before the sealing and delivery of these presents the receipt whereof is hereby acknowledged and the said C.J. Steedman Sheriff as aforesaid thereof and of and from every part and parcel thereof do the acquit release and forever discharge the said William Hasell Gibbes heris and assigns and every of them by these presents he the said C.J. Steedman Sheriff as aforesaid hath granted bargained sold conveyed and confirmed an by these presents doth grant bargain sell convey and confirm unto the said William Hasell Gibbes and to his heirs and assigns forever all that the aforesaid lot of land and buildings thereon on the west side of Friend Street Containing in width in Front forty three and a half feet (43.5') in depth on the south side one hundred and forty feet (140) and on the north side one hundred and fifty six feet (156') adjoining the estate of Colonel Garden on the south and to the north on Estate of Stephen St. John to the west on Estate of Rawlin Lowndes and to the east on Friend Street together with the houses, out houses and all and singular other the hereditaments, rights members and appurtenances.¹

August 4, 1817

Grantor: William Hasell Gibbes & Wife

Grantee: Major John Wilson

Book & Page: V8, 256

Type: Conveyance

Lot: 45' by 140' by 146'

This lot was originally owned by James Kennedy.

¹ Charleston County, Records of the Register Mesne Conveyance (RMC), Charleston, SC. Deed Book V8, pg. 250.

Now know all men by these presents that I the said William Hasell Gibbes in consideration of the sum of three thousand dollars paid me by the said John Wilson have granted bargained sold and released and by these presents do grant bargain sell and release unto the said John Wilson all that lot of land in Charleston aforesaid measuring in the front eastwardly on Friend Street about Forty Five feet and in depth on the south side adjoining a lot belonging to the said John Wilson One Hundred and Forty Feet and on the north side adjoining a lot belonging to the estate of Archibald Ball One hundred and forty six feet and bounding westwardly on land belonging to together...²

August 4, 1817

Grantor: William Hasell Gibbes & Wife
Grantee: Major John Wilson
Book & Page: V8, 254
Type: Conveyance
Lot: 75' by 140'

The lot formerly owned by Col. Garden. It is unfortunate that no record could be found of the transaction between Gibbes and Garden. This transaction creates a much larger lot and that extends all the way to Broad Street.

Know all men by these presents that the said William Hasell Gibbes in consideration of the sum of five thousand dollars paid me by the said John Wilson have granted bargained sold and released and by these presents do grant bargain sell and release unto the said John Wilson all that lot of land situate on the north west corner of Broad and Friend street about one hundred and forty feet and from east to west on Broad street about seventy five feet butting and bounding to the north on a lot belonging to the said William Hasell Gibbes and to the west on a lot belonging to the estate of Robert Quash deceased...³

March 25, 1822

Grantor: Major John Wilson & Wife
Grantee: Josiah S. Payne
Book & Page: H9, 277
Type: Conveyance
Lot: 72' by 185'-6"

Josiah Payne purchases a lot that is much smaller than the lot that John Wilson put together through the two purchases from William Hasell Gibbes. The lot that Wilson

² Charleston County. Records of the Register Mesne Conveyance (RMC). Charleston, SC. Deed Book V8, pg. 254.

³ Ibid., pg. 256.

sells Payne is much narrower on Broad Street but extends up Friend Street 185'6". The lot that Payne purchased extended 65'6' further up Friend Street.

"Know all men by these presents that the said Josiah Payne have granted, bargained, sold and released by these presents do grant, bargain, sell and release unto the said Josiah Payne all that lot of land in Charleston aforesaid measuring from east to west on Broad Street about seventy two feet and from north to south on Friend Street about one hundred eighty five feet and six inches. Butting and bounding to the north on a lot belonging to the estate of Archibald Ball and to the west on a lot belonging to Elizabeth P. Quash as will more fully appear by a plat hereunto annexed." ⁴

The plat mentioned in the deed could not be found.

March 22, 1881

Grantor: J.B. Cochran & Dr. A.B. Rose (Trustees of Josiah Payne's Estate)

Grantee: Otto Tiedeman

Book & Page: 018, 175

Type: Conveyance

Lot: 72' by 186'-6" by 142' by 47' by 71' by 140'

While Josiah Payne owned the property he added on an additional portion to the northwest side of the original 72' by 185'6" lot. Payne died in 1859 and the house and stable that occupied the property burned in the fire of 1861. Payne's descendants were finally able to sell the property by taking the trustees who managed Payne's estate to court.

"...Sell and release unto the said Otto Tiedeman and his heirs and assigns all that piece, parcel or lot of land situate lying and being in the northwest corner of Broad and Friend Streets in the City of Charleston in the state aforesaid measuring and containing a front on Broad Street seventy two feet by one hundred and eighty six feet and five inches in depth on Friend Street and on the north line one hundred and forty two feet thence from the extreme west end of the north line running southwardly forty seven feet thence running eastwardly seventy one feet thence running southwardly to Broad Street one hundred forty feet and ten inches be the said dimensions more or less. "⁵

⁴ Charleston County. Records of the Register Mesne Conveyance (RMC). Charleston, SC. Deed Book H9, pg. 277.

⁵ Ibid., Deed book 018, pg. 175.

July 20, 1881

Grantor: Otto Tiedeman
Grantee: John C. Tiedeman
Book & Page: T18, 87
Type: Conveyance
Lot: 46' by 141'

After Otto Tiedeman buys the property from the Estate of Josiah S. Payne he then subdivides the property into three parts and sells two of the pieces to his eldest sons and the third to Gustavus Klink. John C. Tiedeman buys the lot situation on the northwest corner of Broad and Legare Streets. John Tiedeman begins construction of the house during the year that he bought the property from his father.

All that piece, parcel or lot of land situate, lying and being on the northwest corner of Broad and Friend Street in the City of Charleston in the state aforesaid. Measuring and containing in front on Broad Street aforesaid forty six feet and the same in width on the north line by one hundred forty one feet in depth on Friend Street and one hundred forty one feet in depth on the west line. Butting and bouding to the south on Broad Street to the north on land this day conveyed to Otto Tiedeman Jr. to the east on Friend Street and to the west on land this day conveyed to Gustavus Klink. The land hereby conveyed being a portion of the lot of land conveyed to Mr. Otto Tiedeman by J.G. Cochran and A.B. Rose trustees. ⁶

May 17, 1946

Grantor: Louise Teideman Hartley
Grantee: Trinity Methodist Church
Book & Page: J44, 488
Type: Conveyance
Lot: 46' by 141'

January 31, 1956

Grantor: Trinity Methodist Church
Grantee: Adeline Q. Pringle
Book & Page: Y60, 238
Type: Conveyance
Lot: 46' by 141'

⁶ Charleston County. Records of the Register Mesne Conveyance (RMC). Charleston, SC. Deed Book T18, pg. 87.

November 20, 1958

Grantor: Adeline Q. Pringle
Grantee: Henry Teutenberg Jr.
Book & Page: Q66, 341
Type: Conveyance
Lot: 46' by 141'

May 31, 1963

Grantor: Henry Teutenberg Jr.
Grantee: Elsie C. Runey
Book & Page: U57, 379
Type: Conveyance
Lot: 46' by 141'

September 28, 1977

Grantor: Elsie C. Runey
Grantee: Elsie C. Runey & Michael L. Runey Jr.
Book & Page: S113, 82
Type: Conveyance
Lot: 46' by 141'

June 6, 1984

Grantor: Elsie C. Runey & Michael L. Runey Jr.
Grantee: Michael L. Runey III
Book & Page: S137, 467
Type: Conveyance
Lot: 46' by 141'

June 25, 1996

Grantor: Michael L. Runey III
Grantee: Diane L. Knott
Book & Page: V270, 785
Type: Conveyance
Lot: 46' by 141'

Chain-of-Title Record

Property Address: 130 Broad St. Charleston, SC

Date: 11/10/11

Date	Book & Page	Grantor	Grantee	Type	Lot Size	Plat	Comments
6/25/1996	V270 785	Michael L. Runey III	Diane L Knott	Conveyance	46' x 141'		
6/6/1984	S137 467	Elsie C. Runey & Michael L. Runey Jr.	Michael L Runey III	Conveyance	46' x 141'		
9/28/1977	S113 82	Elsie C. Runey	Elsie C. Runey & Michael L. Runey Jr.	Conveyance	46' x 141'		
5/31/1963	U57 379	Henry Teutenberg Jr.	Elsie C. Runey	Conveyance	46' x 141'		
11/20/1958	Q66 341	Adeline Q. Pringle	Henry Teutenberg Jr.	Conveyance	46' x 141'		
1/31/1956	Y60 238	Trinity Methodist Church	Adeline Q. Pringle	Conveyance	46' x 141'		
5/17/1946	J44 488	Louise Teideman Hartley	Trinity Methodist Church	Conveyance	46' x 141'		Property was released by L.T.Hartley as part of settling her father's(J.C. Tiedeman) estate
7/20/1881	T18 87	Otto Tiedeman	John C. Tiedeman	Conveyance	46' x 141'		Existing House built this year. Property also subdivided during this transaction.
6/22/1881	O18 175	J.B. Cochran & Dr. A.B.Rose (Trustees of Josiah S. Payne's Estate)	Otto Tiedeman	Conveyance	72' x 186.5' x 142' x 47' x 71' x 140'		Cochran & Rose are the trustees of Josiah Payne's estate
3/25/1822	H9 277	Major John Wilson & Wife	Josiah S. Payne	Conveyance	72' x 186.6'		Wilson sells a much smaller lot to Josiah Payne.
8/4/1817	V8 254	William Hasell Gibbs & Wife	Major John Wilson	Conveyance	72' x 140'		This is the northwest corner lot on Broad and Friend Streets.
8/4/1817	V8 256	William Hasell Gibbs & Wife	Major John Wilson	Conveyance	45' x 140' x 45 x 146'		Property is situated just north of northwest corner lot of Friend and Broad. Purchased on the same day by J. Wilson.
7/3/1811	V8 250	Charles John Steedman, Sheriff of Charleston District	William Hasell Gibbs	Conveyance	43.5' x 140' x 156'	See Map in Appendix	Property siezed by Courts and sold at auction to W.H.Gibbes. This is the lot just to the north of the northwest corner lot on Broad and Friend Streets.