













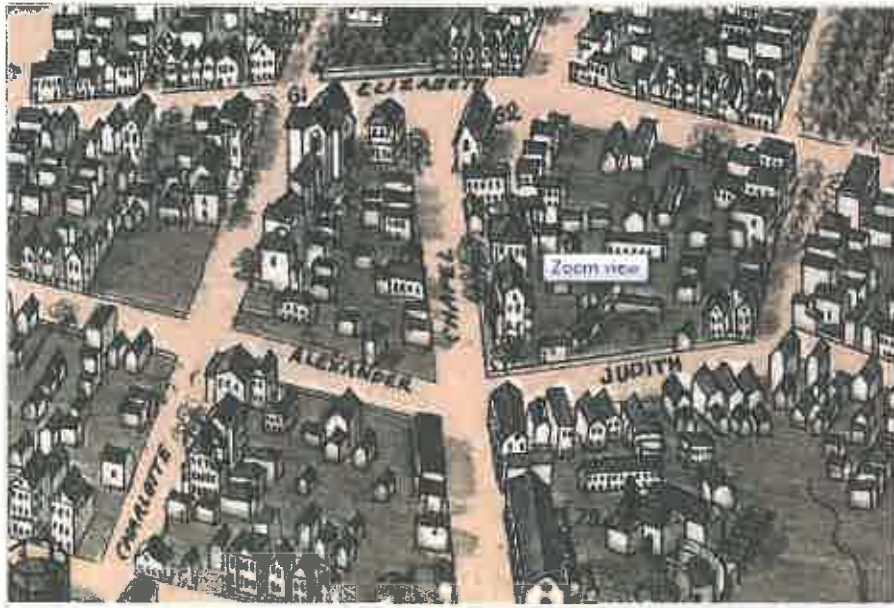






36 Chapel Street

BING map
2.17.2012



1872 Birds Eye
Map of Charleston

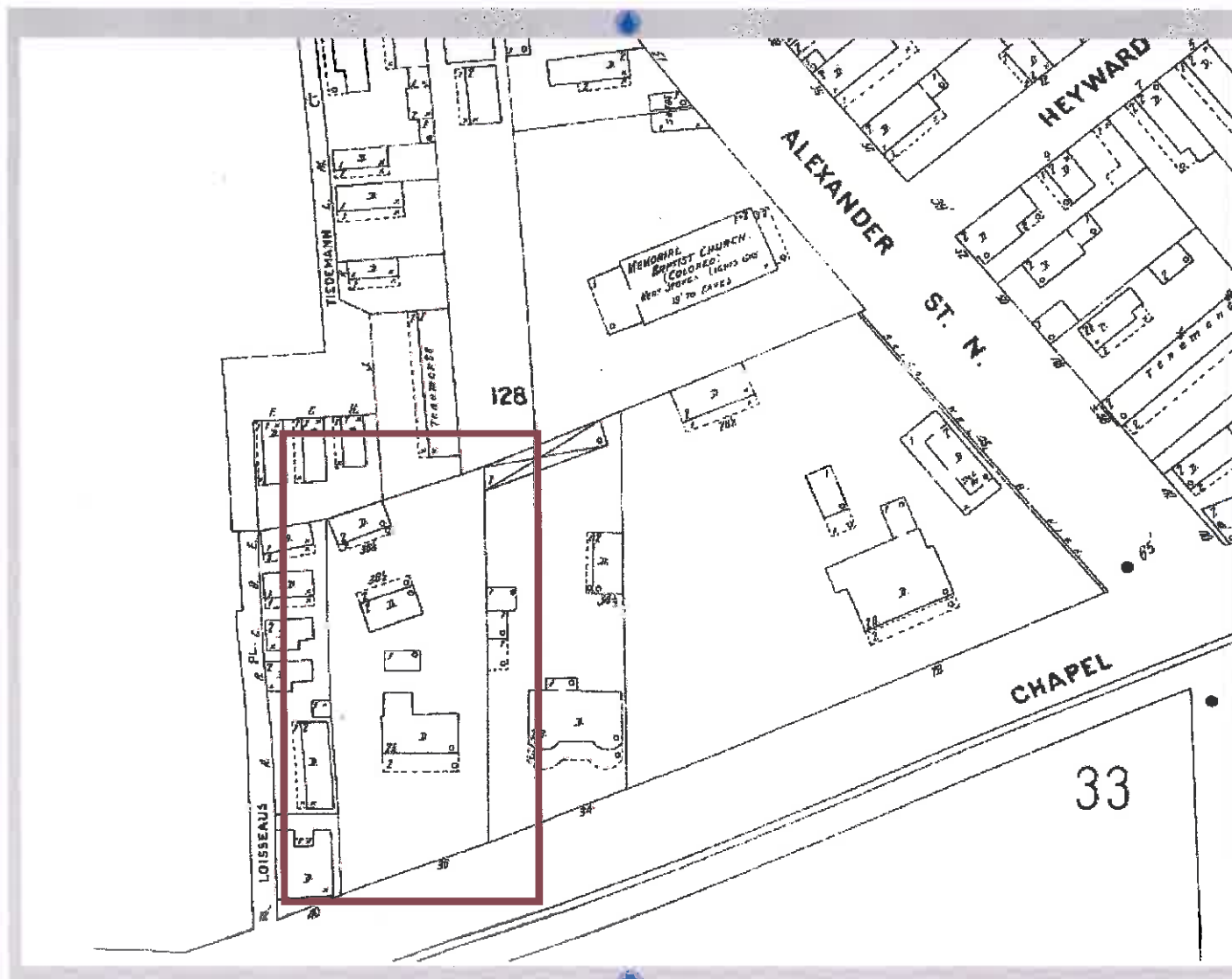
Chapel Street



1888 Sanborn map of
Charleston

page 27

36 and 38 Chapel Street



1902 Sanborn Map of
Charleston

36 Chapel Street



1902-1951 Sanborn Map of
Charleston

CCPL website

page 33

36 Chapel Street

1945

'Lesser' Buildings Sometimes Suffer

By ROBERT P. STOCKTON
Assistant Director,

Preservation Society of Charleston
Sometimes the "lesser" buildings of old Charleston suffer from comparison with the grander structures.

Several small frame buildings behind 36 Chapel St. are slated to be demolished. Historic Charleston Foundation, owner of the property, received permission to demolish Wednesday from the City Board of Architectural Review.

The Foundation is presently restoring the big house at 36 Chapel

St., which was built about 1860 by Dr. Anthony Vanderhorst Toomer and is considered one of Charleston's foremost houses of the Adamesque period.

The smaller structures in the rear of 36 Chapel are not of great architectural importance. They are simple structures, in a style architectural historians like to call "vernacular," and in their scale, proportions and general character are not without esthetic charm.

They are the kinds of structures which, if not preserved, should at least be documented before they

The News and Courier

Do You Know
Your Charleston?

disappear.

Documentary research, completed by the foundation, determined that the structures were placed on their sites long after the main house was built, so they were not built as outbuildings to Dr. Toomer's plantation style house.

Rather, they functioned as black,

tenements, lining a back alley called Loisseau Place.

One of the structures looks much older than it could possibly be on its site. It has wide weatherboarding and a gable roof with a so-called "West Indian" slope, typical of Charleston houses of the late 18th and early 19th centuries.

A ward map of 1882-83, in the City Engineer's Office, and the Sanborn Insurance Map of 1888-94, in the Library Society of Charleston, show a building of similar proportions just to the south of this structure, but facing west rather than north, as the present structure does.

One Charleston preservationist has speculated that this structure was turned 90 degrees, to face north, at the time Loisseau Place was created.

The fact that this structure has relatively new looking chimneys and foundations could be used to either support or dispute this theory.

Another two-story frame dwelling, one of the group to be demolished, can be documented as early as 1888, when it appears on the Sanborn Insurance Map of that year.

Two single story dwellings in the group date sometime after the Sanborn Map was revised in 1894.

A plat of 1947 shows as many as 12 tenement buildings on the property, in addition to the main house.

1977

general secretary of the National Con- be too generous in their estimation of here."

Try
this
city
He
you
I be
s of
The
and
the
ork,
IES

ork
on
on
reir
hat
on
ork
ist-
nty
for
ent



(Staff Photo by Bill Murton)

Rear Of 36 Chapel St.

Image from
Stockton article
from May 30, 1977

Assessed value 1970 \$25,000 improvements 122,450 total 147,450
 40 CHAPEL STREET (ZON 455-15-4-59 (RMR) 34 (TMS 459-12-1-32)

	Date	Acct No.	Price	
Ward Stanley Smith & Son, Co.	9/6/74	F103-159	\$31,500	
Wardley Charlotte Foundation	12/17/75	H108-357	\$43,050	(includes 40 Chapel)
William A. Mithras C. Covello	5/19/78	AK129	\$58,000	(30 Chapel)

Land restrictions: 1-4 customers, maximum 2 dwelling units

Measurements: frontage 79.5 x 86.1 x 91 x 18 x 90.6 x 86.4 x 71.6 x 203

Year Info:	year assessment for:	1960-5	1969	1970	1976	1978
total assessment:	1,250	2,750	2,250	2,370 OT 62	2,085	
number of buildings:	13(7)	12	9	5	1	
total appraised value:				39,300	34,600	

See file #86 (6/23/70) for 1970 assessment change. Removed three buildings from lots.

on card for 40 Chapel St. Also.

on card for 30 Chapel and 30 rear.

copy of tax card found in
 easement folder