



















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

1977

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 1800 by Dr. Anthony Vanderhorst Toomer and is considered one of Charleston's foremost houses of the Adam-esque 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.

general secretary of the National Con-

be too generous in their estimation of here."

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(Staff Photo by Bill Morton)

Rear Of 36 Chapel St.

Image from  
Stockton article  
from May 30, 1977

Assess. value 10/10 1960-69 appraised 11/1/69-10/10  
Assess. value 10/10 1970-79 appraised 11/1/70-10/10  
Assess. value 10/10 1980-89 appraised 11/1/80-10/10

Assessor	date	Assess. No.	Assess. value
David C. Coville	9/6/74	1103-159	\$31,500
Historic Charleston Foundation	12/17/75	1108-357	\$43,000 (includes
William A. McIsaac & Coville	5/19/78	AK129	\$58,000 (100% Chappel)

copy of tax card found in  
easement folder

Assess. value 10/10 1-4 customers, maximum 2 dwelling units

Dimensions: frontage 79.5 x 86.1 x 91 x 18 x 90.6 x 86.4 x 71.6 x 303

Assessor	year assessment for: 1960-5	1960	1970	1976	1978
	total assessment	\$1,250	\$1,750	\$2,350	\$2,080
	number of buildings	13(1)	12	9	5
	total appraised value			39,500	34,800

See file #88 (6/23/70) for 1970 assessment change. Removed three buildings from lot 10.

See card for 40 Chapel St. Also,

see card for 30 Chapel and 36 rear.