

Tax Map Parcel Numbers:

22 Amherst Street: 459-09-02-167

24 Amherst Street: 459-09-02-168

History

- 1784 *William Bampffield, a Charleston merchant,¹ dies leaving a large tract of several hundred acres of land North of the city of Charleston to be divided among his sons.²*
- 1801 *By this date the neighborhood of Hampstead has been laid out.³ In this year lot #13 in Hampstead, located directly to the east of #12, the future location of 22 & 24 Amherst Street, is sold to Thomas Branford Smith⁴ by James Bampffield, William Bampffield's son.⁵*
- 1816, April 15 Mary Ann Smith⁶
Parcel: "Lot #13"
Dimensions: 80' x 200'
Deed of Conveyance [Deed Book O8, Page 102]
Grantor: Thomas Branford Smith
- 1822, September 3 Mary Ann Smith
Parcel: "Lot #12"
Dimensions: 80' x 200'
Deed of Conveyance [Deed Book K9, Page 367]
Grantor: Charles T. Brown and Elizabeth S. Brown, Wife⁷

¹ Little is known of William Bampffield, also spelled "Baumpfield." A "William Bampffield" is listed in the Charleston City Directory for 1790 as living at 183 Meeting Street and working at a "Porter House." From McCrady plats, however, it appears that the William Bampffield associated with this tract of land is dead by 1784 (see footnote 2). Therefore, it appears likely that these are two different men, possibly father and son. The only other information that could be obtained on William Bampffield is that he was a "merchant," as mentioned in several deeds relating to his land (see footnote 2) and that he was in partnership with fellow merchant John Owen in the firm of John Owen & Company, which played a major role in the Charleston fur trade in the years before the Revolutionary War. For the reference to Bampffield's partnership with Owen, see the Biography of the South Carolina House of Representatives, Volume III, 1775-1790.

² Included among the McCrady plats is a document, not entirely legible, which lists each of William Bampffield's sons and the tracts which they were to receive from the father (McCrady Plat #7978). Among the sons are Henry, Thomas, and James Bampffield. At some point between Bampffield's death in 1784 and 1801, the neighborhood of Hampstead was laid out, partially on the lands of the Bampffield brothers. Although it is unclear as to the exact boundaries of the Bampffield lands, documents suggest that the neighborhood of Hampstead was laid out at least partially on the Bampffield tract. Support for this comes from several deeds to lots in Hampstead from the early 19th century which identify the lots as having been "amongst the land of the late William Bampffield, merchant, deceased." One such deed is for the lot directly to the east of 22 & 24 Amherst Street, originally lot #13 of the Hampstead neighborhood, which is sold to Thomas Branford Smith by James Bampffield in 1801 (Charleston County Deed Book F7, Page 69). This lot was acquired by Smith's wife or daughter Mary Ann Smith in 1816 (Charleston County Deed Book O8, Page 102). In 1822, Mary Ann Smith would also acquire the adjacent lot #12, on which 22 & 24 Amherst are now located (Charleston County Deed Book K9, Page 367).

³ The earliest known plat of the Hampstead neighborhood, McCrady Plat #4126, is believed to date to the period between 1784 and 1801. The plat may represent the first laying out of the neighborhood during this period.

⁴ Charleston City Directories before 1806 list several Thomas Smiths or Thomas B. Smiths, ranging in profession from planter to physician to "Ship Master." In the 1806 and 1807 City Directories, however, there is a Thomas B. Smith listed as living in Hampstead. Unfortunately, no profession is given for this Thomas Smith.

⁵ There is an excellent plat, dated 1801, of the Hampstead neighborhood with this deed (Charleston County Deed Book F7, Page 69). The plat is very similar to the earlier one mentioned above, and was almost certainly based directly upon it. The 1801 Branford plat denotes Branford's lot #13 with his initials "TBS."

⁶ Charleston City Directories for the period list Mary Ann Smith as a teacher, or "School Mistress," and in the year she acquired lot #13 in Hampstead, she is listed as working at the "School for Colored Children" at 66 Church Street. City Directories for the years following 1819 list several Mary Smiths, none of which are listed as living in Hampstead. This information strongly suggests that Mary Ann Smith owned these lots in Hampstead but lived elsewhere, herself, although one should not eliminate the possibility that the Mary Ann Smith of the Hampstead lots not any of these Mary Smiths at all. See Charleston City Directory, 1801, 1802, 1816, 1819.

⁷ All attempts to trace the chain of title for this parcel any further back have to this date been unsuccessful. All deeds in which Charles T. Brown or Elizabeth Brown were listed as the Grantees in the Deed Book Cross Indexes for both 1800-1881 and 1719-1809

1847, March 27

Alexander Black⁸

Parcel: Lots #12 and #13

Dimensions: 160' x 200' (80' x 200' each)

Deed of Conveyance [Deed Book X11, Page 406]

Grantor: Mary Ann Smith

1849, January 24

Richard Tobin⁹

Parcel: "the Western part of the lot originally numbered 12"

Dimensions: 66' x 200'¹⁰

Deed of Conveyance [Deed Book V11, Page 431]

Grantor: Alexander Black

1850

The earliest definitive indication that there is a structure on this lot (now known as 22 Amherst Street).¹¹

1852-1861

During this period the structure at 24 Amherst Street was built.¹²

were researched and none appeared to be pertaining to this property. The aforementioned deed for the sale of the property by the Browns to Mary Ann Smith did include a third party, named Sarah O. Brown, who also signed the deed on the part of the Grantor. This Sarah Brown is also identified as a wife of the said Charles T. Brown, though she is clearly a subordinate party in the transaction. The aforementioned cross indexes were also checked for Sarah O., or Sarah Brown as the Grantee, and no such reference could be found. Is it possible that Charles T. Brown received the tract of land described as #12 upon his marriage to Sarah O. Brown as a dowry from her father, previous to his later marriage to Elizabeth T. Brown? And if so what were the circumstances of his apparent separation and divorce from Sarah O. Brown? Further research is needed to determine these relationships, but might begin with a search in the cross indexes for a Sarah "O" as a Grantee, assuming that her maiden name became her middle name following her marriage to Charles T. Brown.

⁸ Multiple Alexander Blacks listed in the Charleston City Directories throughout the mid 19th century make a positive identification of the Alexander Black of Hampstead at this time impossible. Professions of the various Alexander Blacks include merchant, grocer, Major, notary public, shipping master, and wood factor. In some cases a middle initial is given, therefore, a closer examination of the deed between Mary Ann Smith and Alexander Black might reveal a middle initial making the City Directory search more specific. See Charleston City Directories, 1819 through 1855.

⁹ A Richard Tobin first appears in the Charleston City Directories in 1840/1 as living on Meeting Street, with no profession listed. The lack of any "Tobin" at all before this listing and the increase of Tobins at a steady rate thereafter suggests that the Tobin family was likely new to the Charleston area in the 1840s. In the 1850 City Directory, one year after his purchase of the Amherst Street lots, Richard Tobin is listed as a farmer with a residence on Amherst Street. Richard Tobin is listed in 1856 as living at 10 Amherst Street. No Tobins appear again in the City Directory until 1867/8, when 4 Tobins are listed as 12 Amherst Street, including J. R., M. J., and T. W. Tobin who are all listed as "machinists," and one R. Tobin, which may or may not be Richard, listed as a watchman. These Tobins appear to be the sons of Richard and Catharine Tobin, or "Mrs. Richard," who is listed as a widow in 1874/5. See the Charleston City Directories, 1850 through 1884.

These entries present an interesting portrait of the Tobin family as a farming family, perhaps from the rural environs of Charleston, which moved to the City of Charleston in the 1840s, no doubt looking for new opportunities. While his sons and grew to adulthood during the 1850s and early 1860s, Richard Tobin and his wife Catharine constructed a new house on the western portion of their lot on Amherst Street, a two story frame structure, which they themselves moved into while renting out the original three-story wooden house on the eastern portion of their lot (see the 1861 Charleston City Census, which includes the earliest known reference to the structure which is now 24 Amherst Street). Following the Civil War, the three oldest boys, Michael, John, and Thomas, became "machinists" and earned money for the family by working at various iron works around the city, including the Taylor Iron Works and the Charleston Iron Works, while continuing to live at home with their parents (see the Charleston City Directories, 1867 through 1884). Perhaps the eldest son, Michael Tobin, moved out of his parents home in 1869 and bought a house of his own just down the street from his parents at 5 Amherst Street (see Charleston City Directory for 1874/5). When George came of age in the mid-eighteen seventies, he followed his brothers into the Taylor Iron Works (see Charleston City Directory for 1875). Richard Tobin, himself, died in 1874, leaving his wife, four sons, and possibly a daughter named Eleanor, behind, as well as two houses on Amherst Street (see Charleston City Directories for 1874 and 1875).

¹⁰ The reduction in size of the lot appears to reflect the subdivision of the lot in connection with a small two-story wooden house that had been constructed partially on the eastern portion of lot #12, and partially on the western portion of lot #13 (see Bridges & Allen map of the City of Charleston from 1852). This structure was likely constructed when the two lots were owned by the same individual, either during the ownership of Mary Ann Smith from 1822 to 1847, or Alexander Black from 1847 to 1849, and then subdivided from the adjacent lots to be sold separately. By 1852 as well, there is a small wooden structure behind what is now 22 Amherst Street, although it does not appear to be a separate dwelling, but rather some kind of ancillary building, as there is no evidence of anyone living in the building in the 1861 City Census or the 1852 Ward Books. See Bridges and Allen Map of Charleston from 1852, the 1861 Charleston City Census, and the Charleston Ward Books, 1852, Ward 7.

¹¹ Although 22 Amherst Street was almost certainly constructed earlier, possibly during the second quarter of the 19th century under Mary Ann Smith's ownership, the first definitive indication of a structure on the site comes from the 1850 Charleston City Directory which indicates that Richard Tobin, a farmer, is living on Amherst Street.

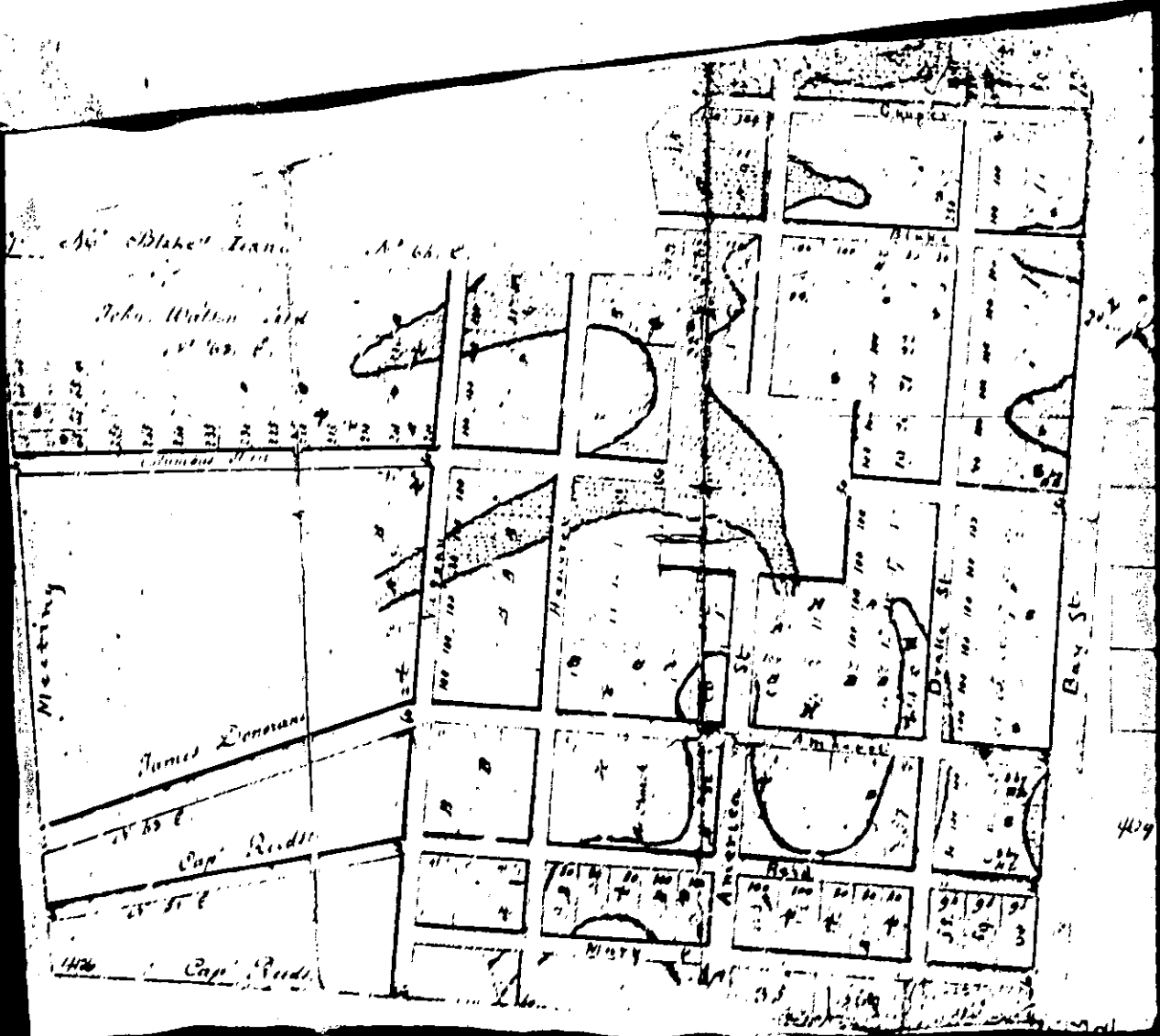
- 1902** *By this time, there are three additional dwellings behind 22 & 24 Amherst Street.¹³*
- 1904, March 2** Emma Tobin, Richard T. Tobin, and Lula R. Sanders
Parcel: 22 & 24 Amherst Street
Dimensions: 66' x 200'
Deed of Conveyance
Grantor: Catherine Tobin Est. (via G. H. Sass, Master - this deed is the result of the proceedings of the Court of Common Pleas in which the Grantees sued George W. Tobin, Executor of the estate of Catherine Tobin, the late Richard Tobin's wife, for the aforementioned property)
- 1917, January 24** Lula R. Sanders
Parcel: 22 & 24 Amherst Street
Dimensions: 66' x 200'
Deed of Conveyance
Grantor: Emma Tobin and Richard T. Tobin
- 1932, May 21** *Property is subdivided. The rear portion of the parcel, measuring roughly 56' x 125', is sold to Ethel Myers Sanders by Lawrence M. to settle the estate of Lula R. Sanders. The remaining 22 & 24 Amherst Street parcel measures roughly 56' x 75'.¹⁴*
- 1936** *The property at 22 & 24 Amherst Street is forfeit to the City of Charleston from the estate of Lula R. Sanders for taxes owed to the City.*
- 1938, May 7** Nathan Rosen
Parcel: 22 & 24 Amherst Street
Dimensions: 56' x 75'
Deed of Conveyance [Deed Book E40, Page 251]
Grantor: Lula R. Sanders Est. (via the Charleston City Council)
- 1986, January 31** Marian Thomas Browne
Parcel: 22 & 24 Amherst Street
Dimensions: 56' x 75' (28'7" x 75' each)
Deed of Conveyance [Deed Book M151, Page 455]
Grantor: Nathan Rosen

¹² The Charleston Ward Book entry for this lot from 1852 indicates that there is only one residence on Richard Tobin's land, described as a 2 ½ story wooden structure. This is confirmed by the 1852 Bridgens & Allen map of the city. By 1861, however, the Charleston City Census indicates that there are "3 wood" buildings on the property, with two of them occupied as a residence. At that time, the structure at 12 Amherst Street (now 22 Amherst Street) was being occupied by a man named Fisher Gadsden, while the structure at 14 Amherst Street (now 24 Amherst Street) was being occupied by "Richard Tobin et al." By 1867 the Tobins appear to have moved into 12 Amherst while renting out 14 Amherst, no doubt to accommodate Tobin's large family. By 1871, Charleston Ward Books indicate that there is a three-story wooden structure at what is now 22 Amherst Street, and a two-story wooden structure at 24 Amherst Street.

¹³ Charleston Ward Books for 1880 indicate that in addition to the three-story wooden structure at 22 Amherst Street and the two-story wooden structure at 24 Amherst Street, there are also "3 houses in rear," although no residents are listed in the Ward Books. These "3 houses" appear to be outbuildings, or ancillary structures, rather than additional dwellings. By 1902, however, Sanborn Fire Insurance maps indicate that there are three additional dwellings behind 22 & 24 Amherst Streets, two of which were two stories, and one of which was one story. See Sanborn Fire Insurance Company map, 1902 Edition.

¹⁴ The back parcel, subdivided from 22 & 24 Amherst Street, included a small road which provided access to the property from Amherst Street. This street, ten feet in width, had been known as "Tobin's Alley," and accounts for the loss of ten feet from the width of the 22 & 24 Amherst Street parcel in the sale to Nathan Rosen in 1938.

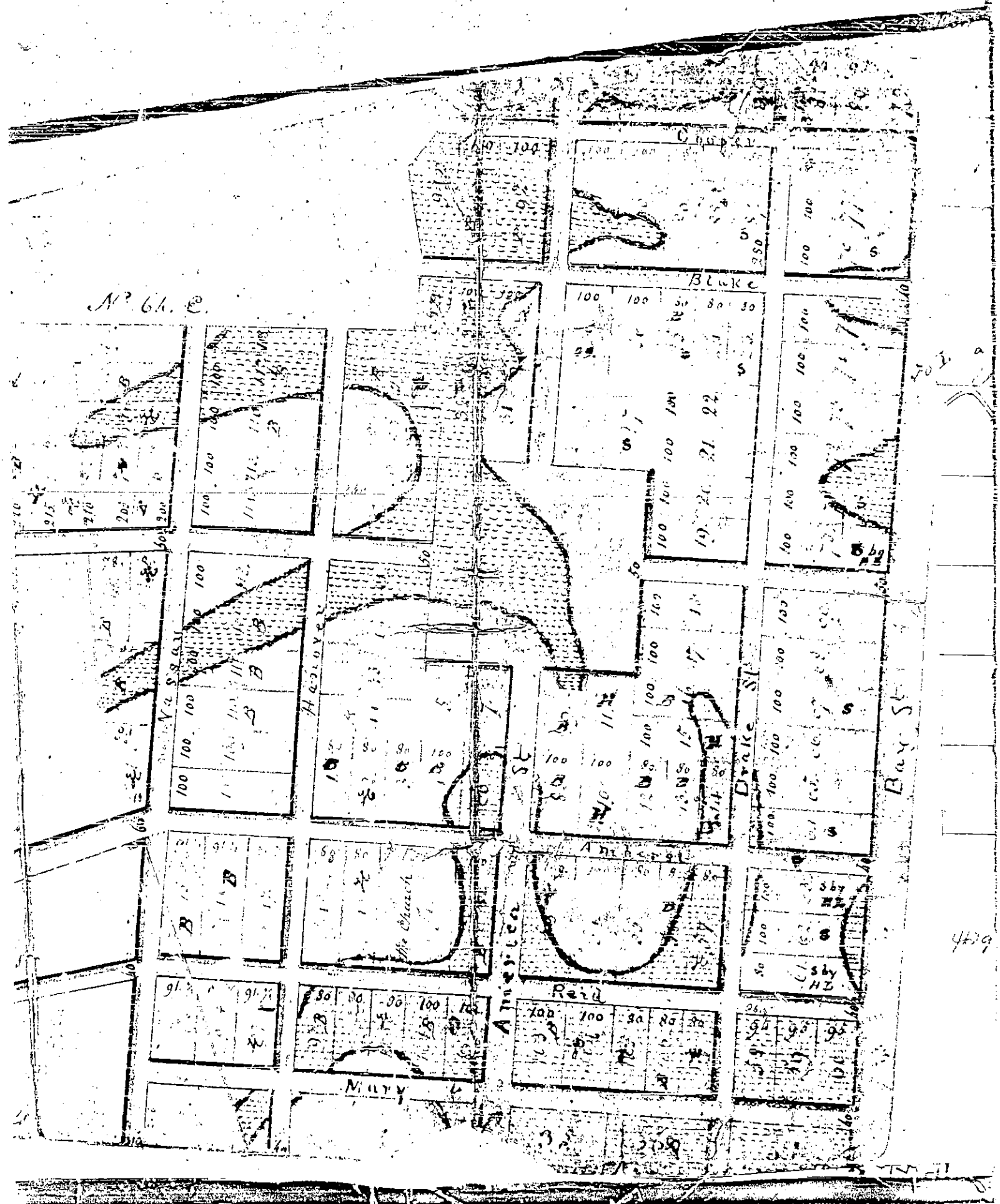
- 1991, February 22** James Hamilton
Parcel: 22 & 24 Amherst Street
Dimensions: 56' x 75'
Deed of Conveyance [Deed Book P200, Page 231]
Grantor: Marian Thomas Browne
- 1991, May 24** James Hamilton, and James Hamilton, Jr.
Parcel: 22 & 24 Amherst Street
Dimensions: 56' x 75'
Deed of Conveyance [Deed Book Z202, Page 057]
Grantor: James Hamilton
- 1996, October 23** Marian T. Browne
Parcel: 22 & 24 Amherst Street
Dimensions: 56' x 75'
Deed of Conveyance [Deed Book R275, Page 848]
Grantor: James Hamilton, and James Hamilton, Jr.
- 1997, December 12** Charleston Affordable Housing, Inc.
Parcel: 22 & 24 Amherst Street
Dimensions: 56' x 75'
Deed of Conveyance [Deed Book K294, Page 076]
Grantor: Marian T. Browne



PLAT 4126

WESTCOTT RULER

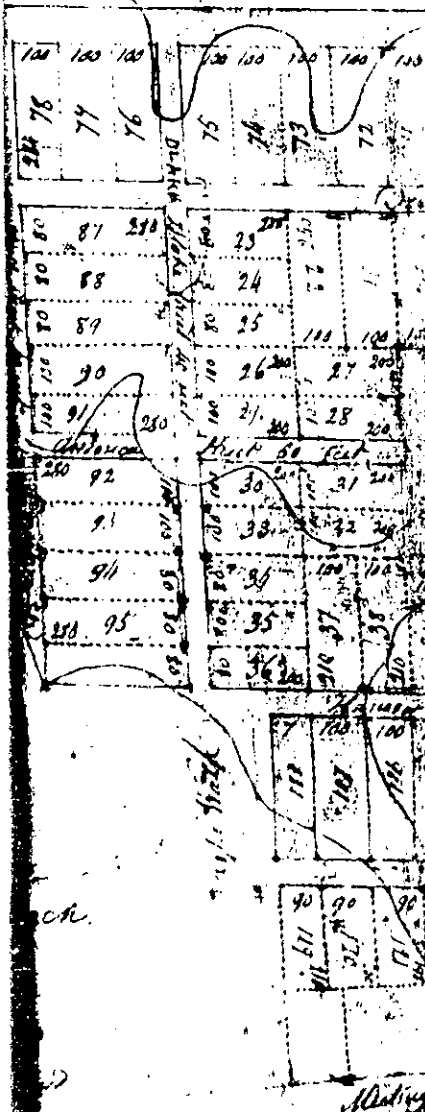
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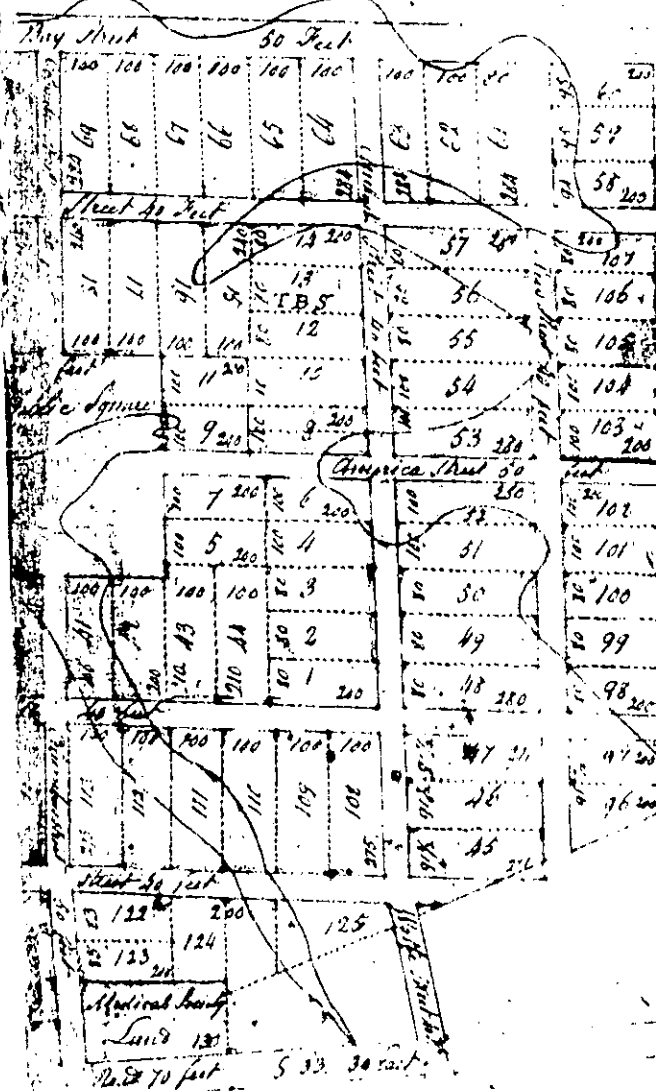
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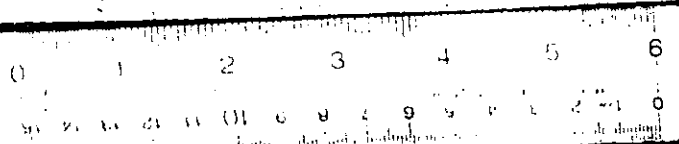
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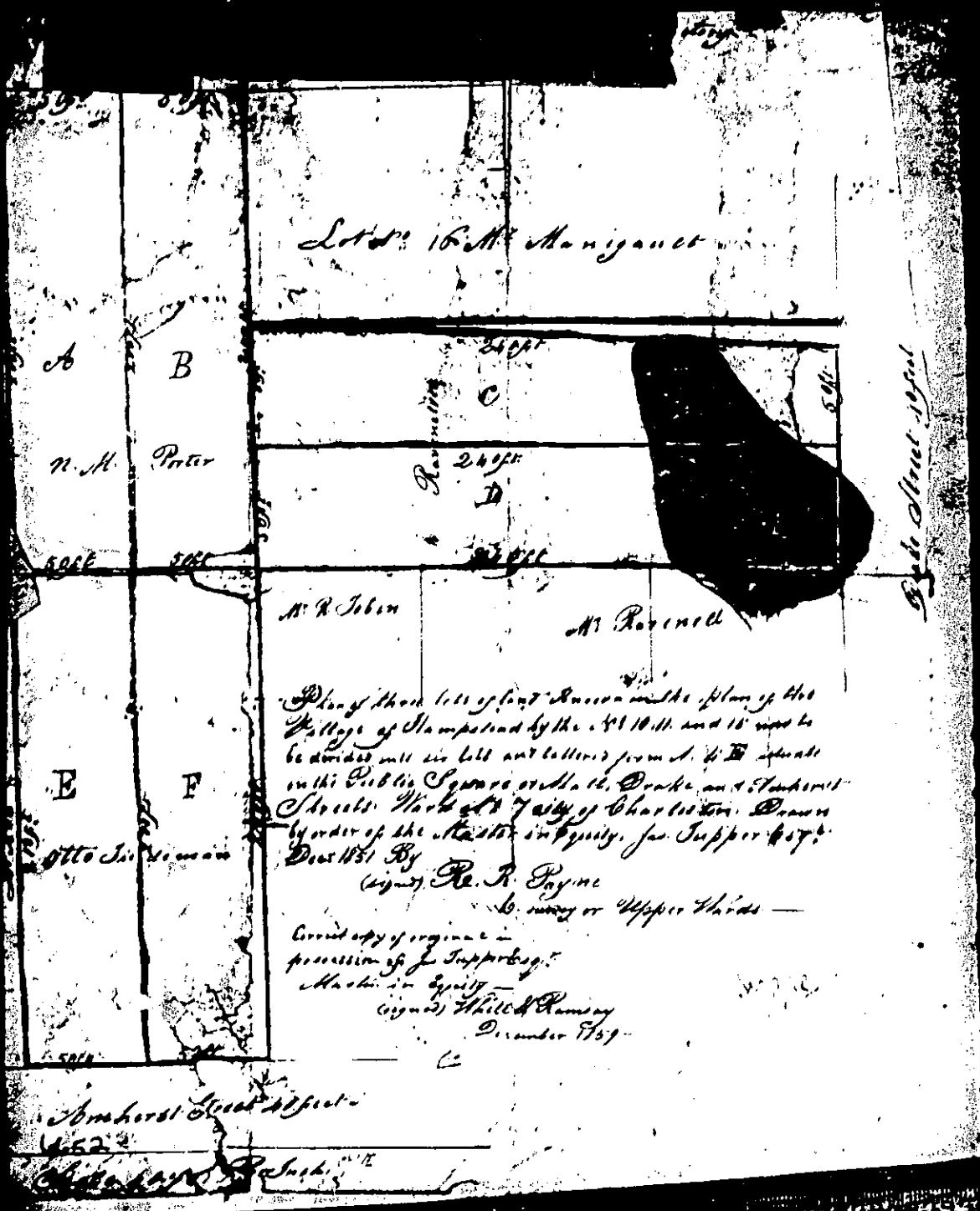


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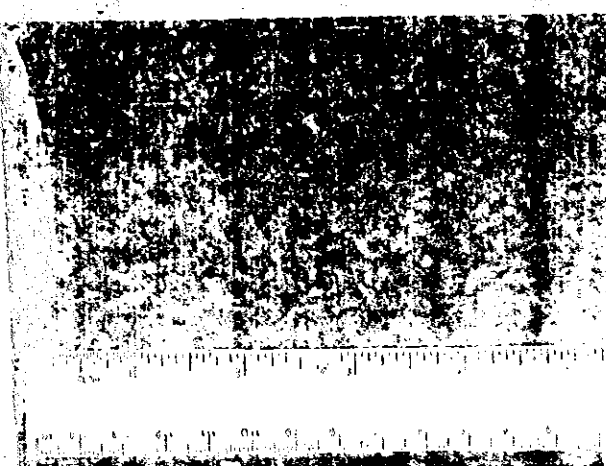
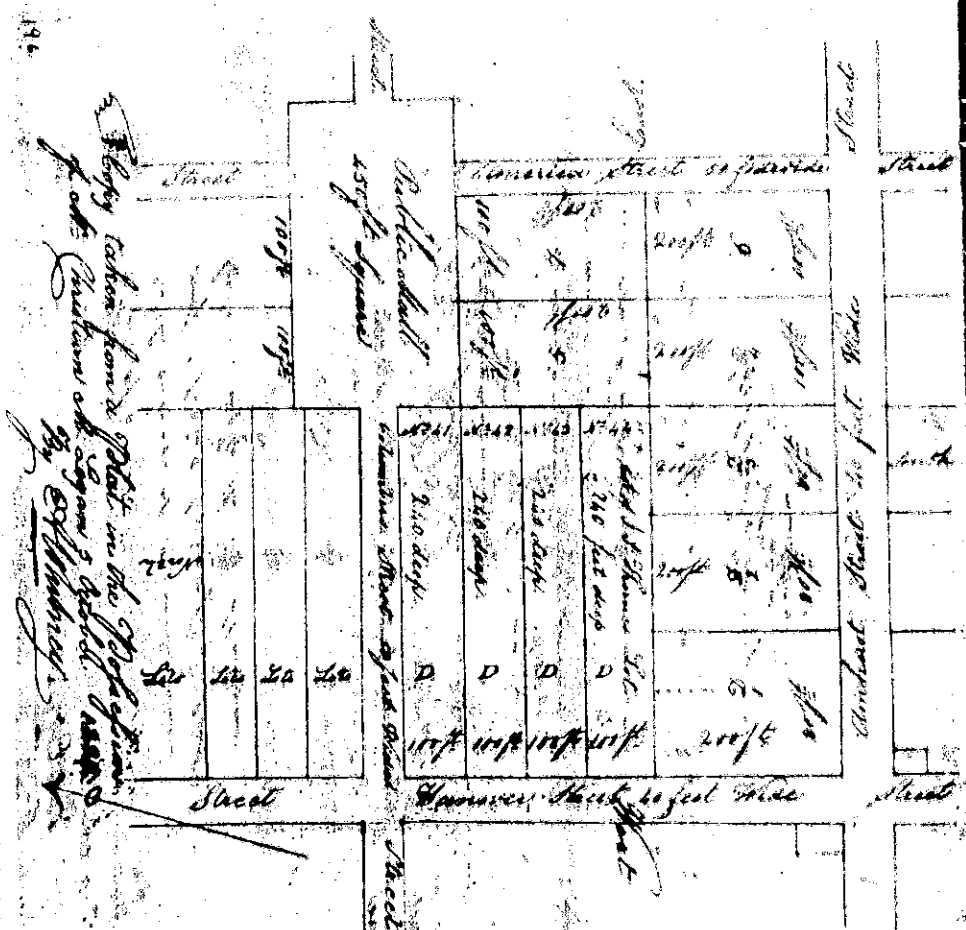


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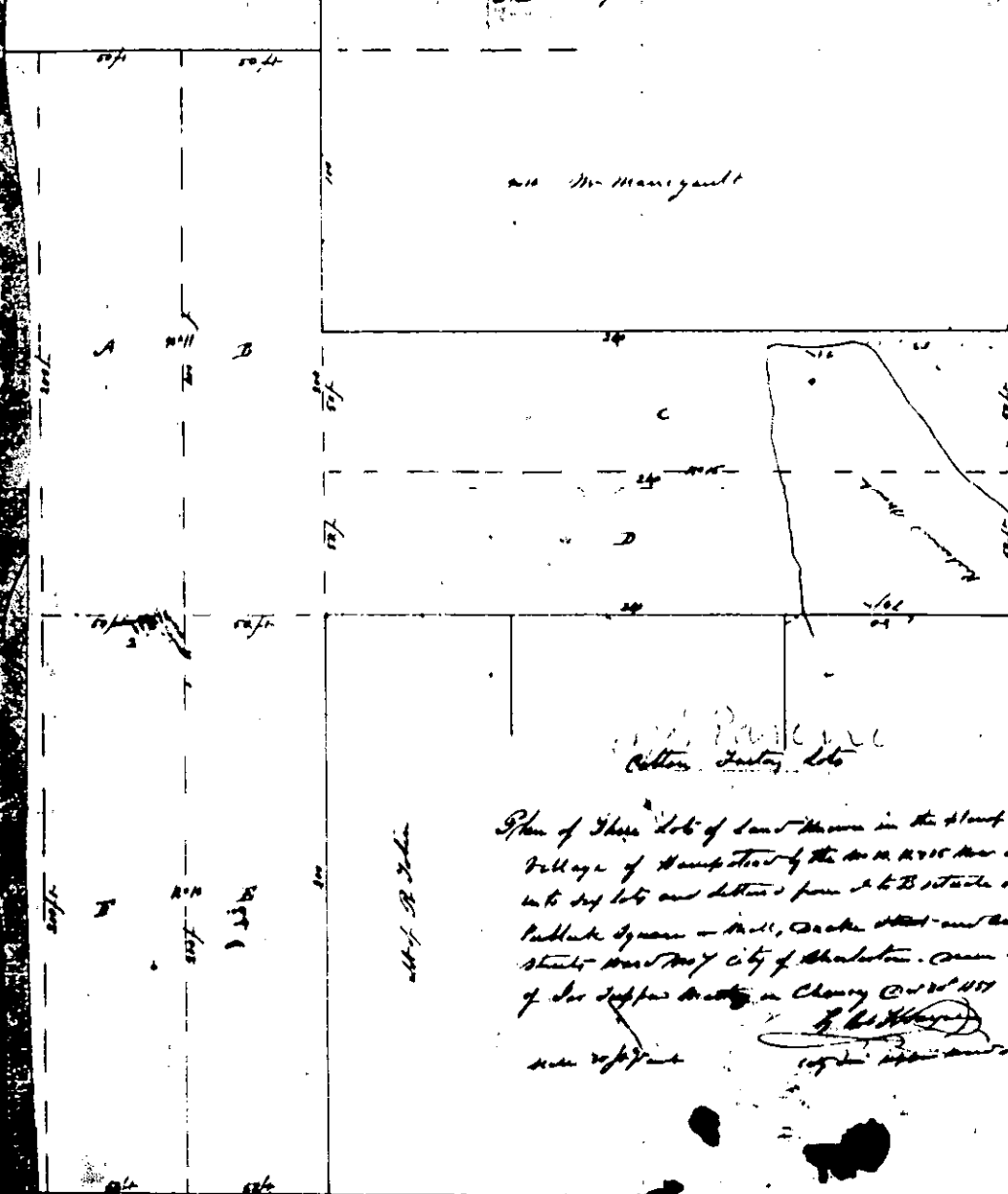


PLAT



The Mall

The Factory Lot



Plan of these lots of land known in the plan of the
Village of Hampton by the No. 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 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