

22 AMHERST STREET

Located on the Eastside of Charleston, South Carolina, in a neighborhood that was historically known as Hampstead Village.

KATIE
MARTIN

CLEMSON
UNIVERSITY/
COLLEGE OF
CHARLESTON
MSHP

FALL 2016

Smith-Tobin
House

TABLE OF CONTENTS

1. INTRODUCTION	2
2. ARCHITECTURAL DESCRIPTION	3
3. PROPERTY HISTORY	4
a. <i>Acquiring the Property</i>	4
b. <i>The Smith Era</i>	5
c. <i>Structures Appear on the Property</i>	6
d. <i>The Tobin Family</i>	7
e. <i>After the Tobins</i>	10
4. PHYSICAL ISSUES OVER THE YEARS	10
5. PROPERTY CONFLICTS	12
6. CONCLUSION	13
7. APPENDICES	14
a. <i>Annotated Chain of Title</i>	14
b. <i>Additional Information</i>	18
8. BIBLIOGRAPHY	19

INTRODUCTION

22 Amherst is a Charleston single house located on the historic Eastside of Charleston's peninsula. The neighborhood was originally laid out as the Village of Hampstead ("Hampstead") by Henry Laurens¹ in 1769. Laurens' idea for Hampstead was modeled after seventeenth and eighteenth century English suburbs, and laid out around a central square. Laurens placed an advertisement in the *General Gazette* on November 27, 1769 describing this new part of town that was surrounded by deep water creeks and had plenty of high elevation so as to be out of danger from flooding. The lots described in the advertisement were noted as being, "from Eighty to One hundred feet front, and between Two hundred and Three hundred feet in depth," most of the streets were said to be forty feet wide. The advertisement also mentions that the plats were available to be shown by Henry Laurens, Mr. William Bampfield, or by Robert Wells.² Laurens' partner, Mr. William Bampfield purchased half of the interest in the land (38 lots), and is noted as the first owner of what later became 22 Amherst Street. There is little known about William Bampfield besides the fact that he was a Charleston merchant. It is also known that Bampfield was in partnership with fellow merchant John Owen, whose firm John Owen & Company, "played a major role in the Charleston fur trade in the years before the Revolutionary War."³

Bampfield died by 1784, and left several hundred acres of land (in the area later known as Hampstead), to be divided among his sons: Henry, Thomas and James Bampfield (who acquired Lot No. 13). Sometime between Bampfield's death and 1801, the neighborhood of Hampstead was laid out. The earliest known plat of the Hampstead neighborhood is McCrady Plat #4126 (*Figure 1*), and is believed to date to between 1784 and 1801. It most likely represents the first layout of the neighborhood.

¹ Henry Laurens a prominent merchant and slave broker assembled 99 acres to subdivide and sell into 140 lots, which he named the Village of Hampstead. Information regarding Laurens comes from Dale Rosengarten, Martha Zierden, Kimberly Grimes, Ziyadah Owusu, Elizabeth Alston, and Will Williams, III *Between the Tracks: Charleston's East Side During the Nineteenth Century* (Charleston: South Carolina Department of Archives and History, 1987), 10.

² The information regarding Laurens' advertisement came from *Between the Tracks*.

³ Information regarding John Owens and his partnership with Bampfield was obtained from the Architectural History written by Carrie Elizabeth Albee in April 2000 for the Historic Charleston Foundation. Ms. Albee's work can be found in the 22 & 24 Amherst Street file in the archives at 40 East Bay Street.

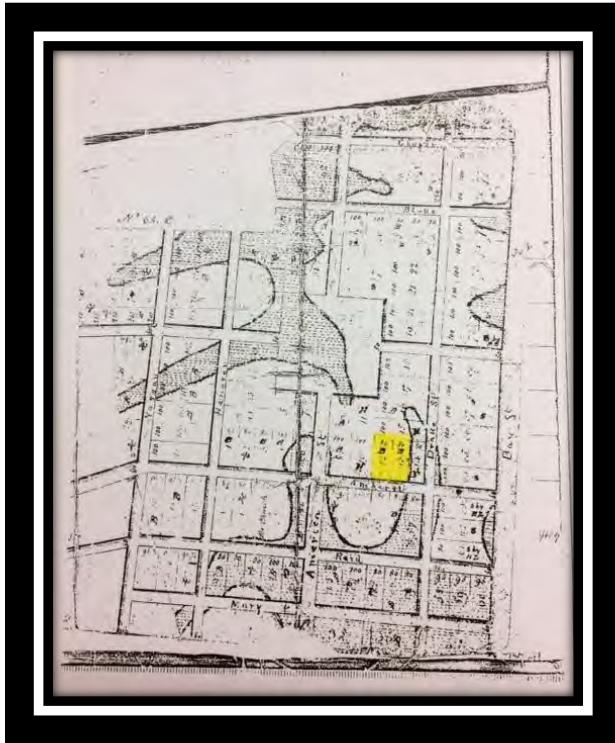


Figure 1 – McCrary Plat 4126 showing the location of Lots No. 12 & 13

ARCHITECTURAL DESCRIPTION

22 Amherst Street is a two and a half-story Charleston Single House set on a fully raised basement, with a full piazza on the western side of the building. There is a steep standing seam metal roof with the gable end facing towards the front facade. The roof also includes three gabled dormers that accent the west elevation above the piazza, and there is a tympanum accenting the front facade. With regard to specific details, there is a simple box cornice and belt course adding minimal Greek Revival details to the front façade of the building. The first and second floors of the piazza are accented by simple Doric columns and balusters. The raised basement is stuccoed brick in a pale pinkish color, while the top floors are clad in yellow weatherboard. The windows on the first and second floors are 9/9, and the windows in the half story and on the ground floor are 6/6. There are two entrances on the bottom floor. The western most entry is a four paneled door and is the main entrance to the building. The easternmost entry looks to be inaccessible and was most likely used in the past for commercial space.

PROPERTY HISTORY

Acquiring the Property

One of the lots that was owned by William Bampfield was originally named Lot No. 13 and was sold to Thomas Brandford Smith by James Bampfield (William's son) on October 14, 1801. The Deed notes that the lot was eighty feet wide by two-hundred feet deep and was sold for 100 pounds sterling. The lot was later acquired from Francis Mott (the Executor for Thomas Brandford Smith – deceased) and sold to Mary Ann Smith, for \$2,500 on April 15, 1816. The Deed mentions the land was originally known as Lot No. 13 and was the land of the late William Bampfield, merchant. According to the *Letters of Administration, Testamentary and Guardianship, 1775-1869 (Image 2)*, Francis Simmons, a friend of Brandford Smith was originally the Executor of his estate. Then according to Volume II of the 1813 South Carolina Probate Records, when Simmons died, Francis Mott became the Executor of Brandford Smith's Will.

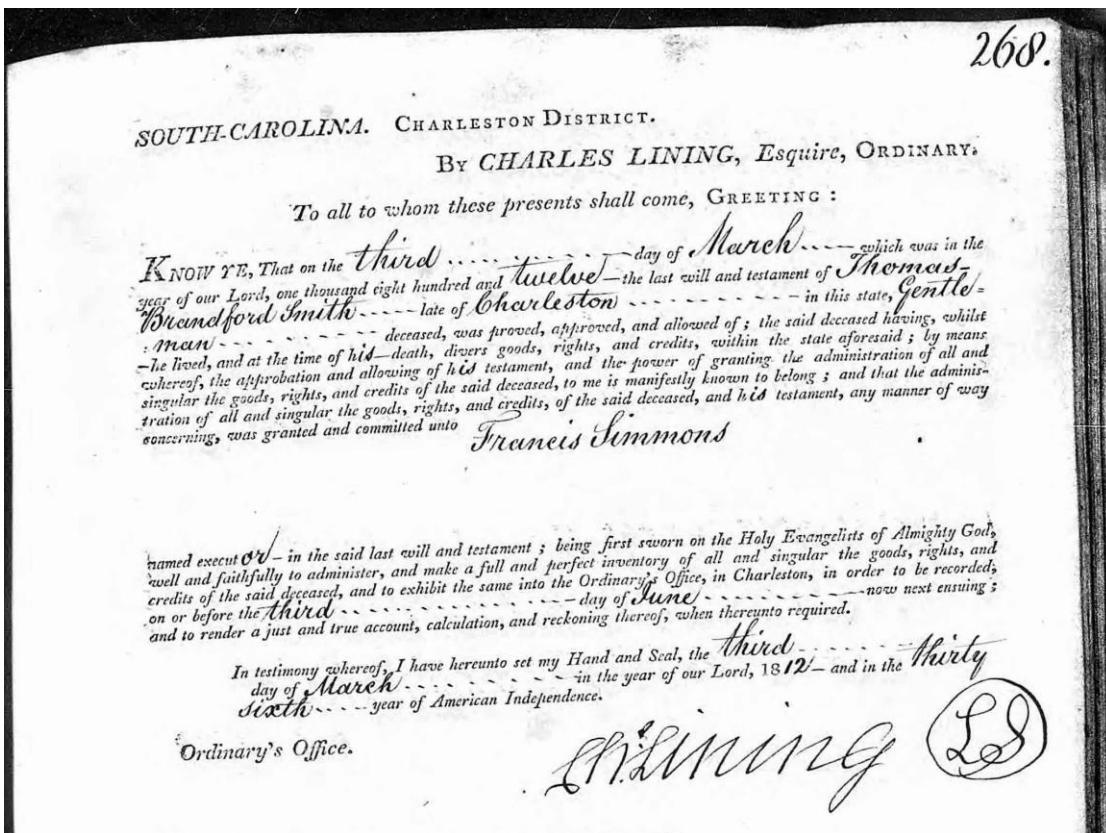


Image 2 – Thomas Brandford Smith names Francis Simmons Executor

The Smith Era

Ms. Smith is thought to have been a relative of Thomas Brandford Smith and that is how she came to acquire Lot No. 13. According to the Charleston City Directories for 1816, Ms. Smith is listed as a School

Mistress working at the "School for

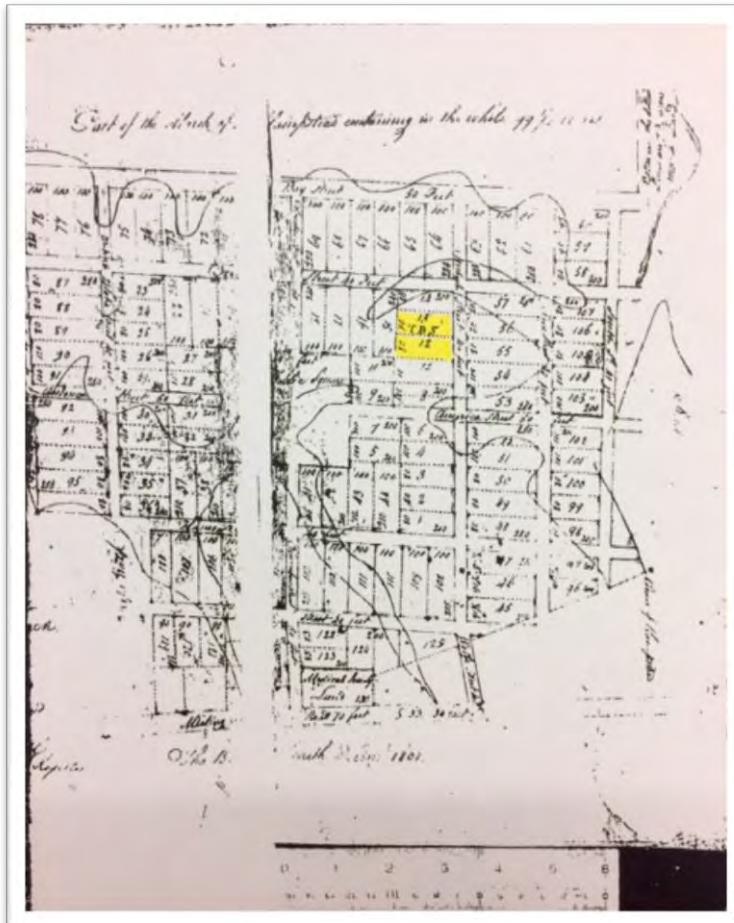
Colored Children" at 66 Church Street.⁴

A plat from 1801⁵ (*Image 3, below*) of the Hampstead neighborhood gives a good idea of the layout of the property lines in Hampstead. It also shows Brandford Smith's Lot No. 13 with his initials "TBS", as well as Lot No. 12 which was later acquired by Mary Ann Smith. She purchased an additional lot, known as Lot No. 12 from Charles T. Brown and Elizabeth S. Brown (his wife) on September 3, 1822 for \$1,000. With regard to Lot No. 12, there seems to be missing information as to who owned the land before the Browns. The Deed

regarding the transaction between the Browns and Ms. Smith does include a third party, Sarah O. Brown, who signed the Deed on part of the Grantor. Upon signing the document, Ms. Brown released her rights to the property. The Deed also mentions that Sarah O. Brown is the wife of Charles T. Brown. While it is only speculation, and further research into the lives of the Browns is needed to determine their relationship, Sarah could have received Lot No. 12 as a dowry from her father when she married Charles, and thus she would have been required to release her rights to the property upon its sale.

⁴ Information regarding Mary Ann Smith is found in Carrie Elizabeth Albee's Architectural History.

⁵ Plat was in the HCF file for 22 Amherst Street.



Structures Appear on the Property

Mary Ann Smith sold her property (Lot Nos. 12 and 13) to Alexander Black⁶ on March 27, 1847 for \$3,000. The Deed describes the new lot size as 160' x 200' which combined the two separate parcels of land, and included buildings on the land of Lot 12. Alexander Black only owned the property for a brief amount of time and then sold it to Richard Tobin for \$1,200 in January of 1849. The lot size is reduced to 66' x 200' which “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.”⁷ This change can be seen the Bridgens and Allen Map of the City of Charleston in 1852 (*Image 4*). The structures shown on the map were likely constructed when both of the lots were owned by a single individual -- either Mary Ann Smith who owned the property from 1822-1847, or Alexander Black who owned the property from 1847-1849. The adjacent lots were then subdivided and sold separately. Also seen by 1852 on the Bridgens and Allen Map is a separate smaller building in the rear of what today is 22 Amherst.

According to the Ward Books, there is a two and a half story wooden structure on Richard Tobin’s property in 1852 that is assessed at \$3,000. The 1871 Ward Book indicates there is a three story wooden structure and a two story wooden structure on Tobin’s land. Then by 1876, there are three additional buildings in the rear of Tobin’s property. The Estate of Richard Tobin passes the property onto his daughter-in-law, Emma Tobin, in 1901 and indicates there are still buildings in the rear that are brick and wooden structures. The 1901 Ward Book also indicates that the Tobin property includes 22 and 24 Amherst and the area is known as “Tobin Ally.” The Sanborn Fire Insurance Maps (See *Additional Information* in the Appendix) show additional dwellings located behind 22 and 24 Amherst.

⁶ The name Alexander Black has multiple listings in the Charleston City Directories throughout the mid-19th century. He is mentioned later on as being the property owner of several lots that surround the property of 22 Amherst after he sells the land to Richard Tobin in 1849.

⁷ Information regarding the reduction of the lot is referenced in Carrie Elizabeth Albee’s Architectural History.



Image 4 – 1852 Bridges & Allen Map

The Tobin Family

As mentioned above, Richard Tobin acquires the western part of the property originally numbered 12, from Alexander Black in January of 1840. The surname Tobin appears in Charleston Directories in the 1840s (they most likely immigrated from Ireland around this time) and the population of Tobin increases thereafter. The 1850 City Directory lists Richard Tobin as a farmer living on Amherst Street and is also the first official indication that there is a building for 22 Amherst Street.⁸ A history of Richard Tobin and his family was nicely summarized by Carrie Elizabeth Albee in her Architectural History off 22 & 24 Amherst Street for the Historic Charleston Foundation. Her findings are as follows:

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 at 12 Amherst Street, including J.R., M.J., and T.W. Tobin who are all listed as ‘machinist,’ and one R. Tobin, which may or may not be Richard, listed as a watchman.

⁸ The building was most likely constructed earlier than 1850, and could have possibly been constructed under the ownership of Mary Ann Smith, there is not definitive record of the structure until Richard Tobin is listed as a resident in 1850.

Ms. Albee continues her account of the Tobin family by stating that the above listed Tobins were most likely the sons of Richard and his wife Catherine. The Tobin sons grew up in Charleston during the 1850s and 1860s and lived with their parents in a “new house on the western portion of their lot on Amherst Street, a two story frame structure,”⁹ that the family moved into while they rented out their original three-story wooden house on the eastern portion of their lot (22 Amherst). Regarding the Tobin sons, Ms. Albee mentions their career paths as follows:

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. 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. When George came of age in the mid-eighteen seventies, he followed his brothers into the Taylor Iron Works.¹⁰

On October 28, 1871, Richard Tobin (85 years old) dies from a fracture of the skull. His residence on the Death Card¹¹ is listed as 12 Amherst (22 Amherst today). The card also mentions that Tobin was a farmer, born in Ireland, and is buried at St. Lawrence Cemetery in Charleston. Two other members of the Tobin family died at 22 Amherst Street: John R. Tobin – died October 4, 1900 from dysentery at age 65, and his mother, Catherine Tobin – died February 14, 1902 from chronic dysentery at 90 years old. According to the Death Record, Catherine was also born in Ireland, and she was a resident of 22 Amherst for 75 years. Both John and Catherine were buried at St. Lawrence Cemetery.

The property stayed in the Tobin family upon its next sale. On March 2, 1904 when it was sold by Master G.H. Sass in the court of Common Pleas to Emma Tobin¹², Richard T. Tobin, and Lula R. Sanders (all with equal shares) for \$1,000. This Deed is a result of a Complaint against George W. Tobin (Executor of the Estate of his mother, Catherine Tobin, deceased), who was sued by the Grantees for the rights to the family property.

⁹ This earliest known reference to the buildings can be found in the Charleston City Census from 1861, which indicates that there are 3 wooden buildings on the property, and two of them are listed as residences. One (12 Amherst – now 22 Amherst) being occupied by Fisher Gadsden and the other (14 Amherst – now 24 Amherst) being occupied by Richard Tobin and his family. See attachment 5 in the *Additional Information* Section of the Appendix. Quoted information from Carrie Elizabeth Albee’s Architectural History.

¹⁰ Ms. Albee obtained her information on the Tobin sons from the Charleston City Directories, 1867-1884. What she did not mention is that Richard and Catherine also had a daughter Laura who is mentioned in the 1870 United States Census.

¹¹ The Charleston County Public Library has Death Cards for each person who died in Charleston between 1819-1926.

¹² Emma Tobin is the wife of Michael Tobin (brother of George). Emma and Michael’s daughter is Lula R. Sanders (married John Samuel Sanders in 1899). In the 1900 United States Census, Emma is shown as living with her daughter and son-in-law.

Eventually, Richard T. Tobin and Emma Tobin sell their shares of the property to Lula R. Sanders for \$3,333.33 in January 1917. In 1932, Probate Judge Clarence F. Lunz sells the property to Ethel Meyers Sanders to settle the Estate of Lula R. Sanders. It is at this time that the lot dimensions change and measure roughly 56' x 125'. The back parcel of the property is subdivided from 22 & 24 Amherst Street. This division creates a small road that allows access to the back property from Amherst Street. The street is ten feet wide and is known affectionately as "Tobin's Alley." The plat that accompanied the Deed and the sale of the property can be seen in *Image 5* below.

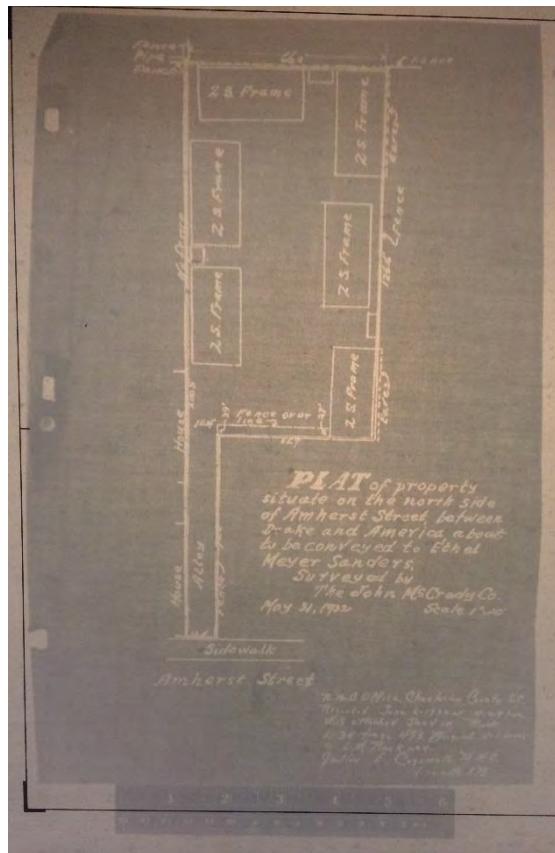


Image 5 – Plat showing the division of the property to include a small road.

After the Tobins

On December 14, 1936, the property is seized by Sheriff Poulnot and forfeited to the City of Charleston from the Estate of Lula R. Sanders. The property was seized due to delinquent lands from a defaulting taxpayer (Ms. Sanders/her Estate). The Deed states the property was advertised and sold at public action, with there being four buildings present on the property. Nathan Rosen purchased the property from the City Council of Charleston in 1938 for \$900. The Deed regarding the property states that it is located in Ward 9 and includes 22 & 24 Amherst Street. The property lines butt and bound with Ethel Meyer Sander's land to the north and west, Henry Walton Bail's land to the east and Amherst Street to the south. While Rosen owns the property, there is a small store located in the raised basement of 22 Amherst.¹³ The property is sold in 1986 to Marian Thomas Browne, in February 1991 to James Hamilton, in May 1991 to James Hamilton, Jr. (for the cost of \$10 + love and affection), in 1996 again to Marian T. Browne, in 1997 to Charleston Affordable Housing, Inc., in 2001 to W.E.H., Inc. and the last transaction in 2003 to Ebenezer Social Action & Community Development Enterprise.¹⁴

PHYSICAL ISSUES OVER THE YEARS

While the Earthquake of 1886 cause severe damage to buildings and structures on the peninsula, 22 Amherst was relatively unharmed. The only damage recorded in the City of Charleston's "Record of Earthquake Damages" was regarding downed chimney flues, with one being rebuilt. The voucher given to George Tobin (owner of the dwelling) was \$50. Additional comments regarding the state of 22 Amherst was that the house had a shingle roof, dimensions measuring 40' in length, 22' in width, and 38' in height, the walls were in good condition and nothing needed to be done to make the building safe to inhabit. Also, there is a note that states "house adjoins one on East and five feet from one on West."

There have been several fires at 22 Amherst over the years. The first one is mentioned in *The News and Courier* from May 20, 1907. The brief article mentions "An alarm of fire was sounded at 10 o'clock yesterday morning from Box 713, caused by the partial burning of the roof to the premises No 22 Amherst Street." Then on page 5 of the July 30, 1911 edition of *The Sunday News*, there is an article stating "An

¹³ The D&D Sweet Shop owned/run by Dorothy Dunmeyer is listed in the Charleston City Directory in 1990, 1985, 1980 and 1975. Mrs. Dunmeyer died in 1986 and her husband Herbert Dunmeyer is listed as the owner in the 1990 City Directory.

¹⁴ See the *Annotated Chain of Title* in the *Appendix* for additional information on property owners and sales transactions.

alarm of fire was sent in by telephone yesterday, calling the department to No 22 Amherst Street." The article (*Image 6*) describes a small blaze in the room of a cottage.

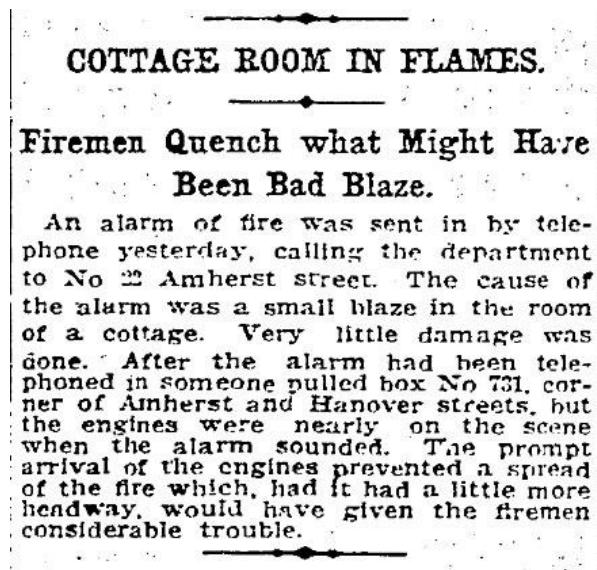


Image 6 – Article from The Sunday News

22 Amherst was mentioned as being in dangerous condition several times throughout the 20th century, and the City Engineer and the Police Department was asked to look into the matter. The owner at the time was Nathan Rosen, and he was told to repair the building by the City.¹⁵

In addition, in the Scrapbooks of Charleston, South Carolina Architectural Inventory of 1973, 22 Amherst is listed as a structure in mostly poor condition. The mantel, doors and windows are listed at the time as being "period," the floors are stated as "original". The Inventory also mentions that there were no significant outbuildings at the time and the building was for commercial and residential use.¹⁶

PROPERTY CONFLICTS

¹⁵ July 29, 1942 *Charleston Evening Post*, pg. 2 and May 27, 1974 *Charleston Evening Post*, page 13

¹⁶ Information regarding the Scrapbooks of Charleston were found in the Vertical File at the South Carolina Room.

With regard to the recent history for 22 Amherst, there was quite a bit of conflict in the early 2000s between the preservation groups in Charleston and the owners of 22 Amherst. According the file at the Board of Architectural Review, the issues ranged from the stabilization, dismantling and rebuilding of the historic chimneys to the removal of historic materials by the contractor. There are several letters back and forth between: Eddie Bello – Administrator/Preservation Officer for the City of Charleston, Roger Stroup – State Historic Preservation Officer, Harold R. Pratt-Thomas – President of Historic Charleston Foundation, Cynthia Cole Jenkins – Executive Director for the Preservation Society, Charleston Affordable Housing and several others. The concern for the houses at 22 and 24 Amherst was the removal of the historic fabric of the house when Charleston Affordable Housing and their contractors were gutting the houses and planning to renovate them for use in their housing program. There were articles in the *Post and Courier* in August of 2000 that expressed the concerns and criticisms of local organizations with regard to how Charleston Affordable Housing was conducting the renovations. By request of Historic Charleston Foundation, the project was re-inspected by the State Historic Preservation Officer.¹⁷ One of the letters written by Harold R. Pratt-Thomas on behalf of 22 Amherst can be seen in *Image 7* below.

¹⁷ Additional information regarding the conflict can be found in the B.A.R. file, as well as at HCF's Archives and the Vertical File in the South Carolina Room.

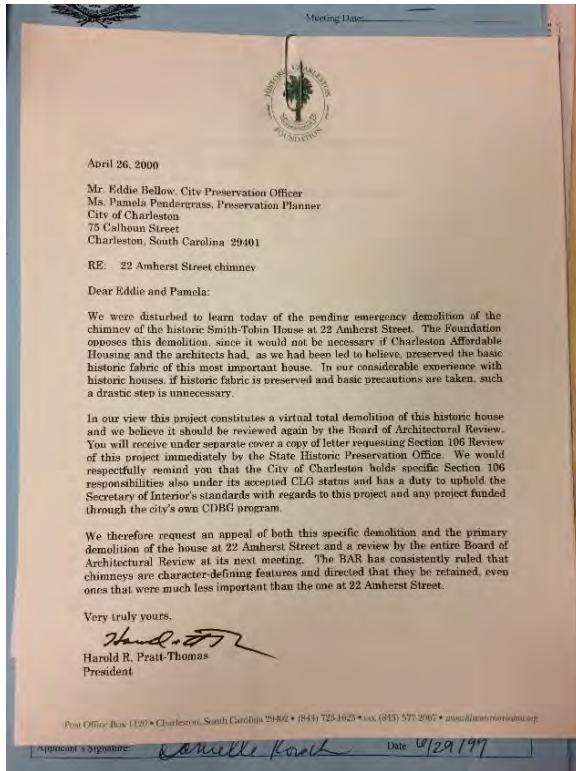


Image 7 – Letter to City Preservation Officer, Eddie Bello

CONCLUSION

Throughout its long history in Charleston, 22 Amherst (and at times 24 Amherst) has had its share of stories. This Greek Revival Charleston Single House has been through natural disasters, changes in ownership, a multitude of boarders and renters, abandonment and disrepair, and rehabilitation. The changes in the landscape and population on the Eastside, and most importantly at 22 Amherst are a part of the broader patterns in American history. The first owners and inhabitants were immigrants from Ireland who raised their family and made a place for themselves in the neighborhood. Later, 22 Amherst was home to an array of people from all walks of life. Those that worked hard in disciplines ranging from shop owners, to farmers, machinists, stevedores, laundresses, dressmakers, carpenters, clerks and even those who were employed at the Naval Shipyard. The people that lived, worked and visited 22 Amherst helped give this simple house on the Eastside of Charleston a multitude of stories they may never be fully understood. There will always be more stories to tell and more information to find. Here's to another 200 plus years of history.

APPENDICES*Annotated Chain of Title*1. October 14, 1801

- a. Book & Page: F7-69
- b. Grantor: James Bampfield
- c. Grantee: Thomas Brandford Smith
- d. Type: Conveyance
- e. Lot Size: 80' x 200'
- f. Price: 100 pounds sterling
- g. Comments: Lot No. 13, "Release for a lot of land in the Village of Hampstead Plan"; late of the late William Bampfield – Merchant; last Will and Testament of William "divided and allotted amongst his children ... Lot 13 = James Bampfield"

2. April 15, 1816

- a. Book & Page: O8-163
- b. Grantor: Francis Mott (Executor) for Thomas Brandford Smith (deceased)
- c. Grantee: Mary Ann Smith
- d. Type: Will
- e. Lot Size: 80' x 200'
- f. Price: \$2,500
- g. Comments: Originally known as Lot No. 13. Land of the late William Bampfield – Merchant.

3. September 3, 1822

- a. Book & Page: K9-367
- b. Grantor: Charles T. Brown and Elizabeth S. Brown
- c. Grantee: Mary A. Smith (of St. George Parish – Dorchester)
- d. Type: Conveyance
- e. Lot Size: 80' x 200'
- f. Price: \$1,000
- g. Comments: Originally known as Lot No. 12, deed mentions a Sarah O. Brown (wife of Charles Brown) releasing her rights to the property.

4. March 27, 1847

- a. Book & Page: X11-406
- b. Grantor: Mary Ann Smith
- c. Grantee: Alexander Black
- d. Type: Conveyance
- e. Lot Size: 160' x 200'
- f. Price: \$3,000
- g. Comments: Originally two lots (80' x 200'): one belonging to Mary Ann Smith = Lot No. 13 (O8-163), and the other to Mary Ann Smith/Elizabeth Smith (deceased) = Lot No. 12 (K9-367). The lot has buildings and is bordered by Lot 13 to the East, Lot 15 to the North, Lot 10 to the West and Amherst Street to the South.

5. January 24, 1840

- a. Book & Page: V11-431
- b. Grantor: Alexander Black
- c. Grantee: Richard Tobin

- d. Type: Conveyance
- e. Lot Size: 66' x 200'
- f. Price: \$1,200
- g. Comments: Lot is north on Amherst, the western part of the lot was originally known as No. 12, to the east is the property of Alexander Black.
- 6. According to the Ward Books, Richard Tobin was the owner of the property from at least 1852 to 1904. The lot size remained the same and the value of the property was between \$2,000-\$4,000.
- 7. January 28, 1904
 - a. Book & Page: S24-15
 - b. Grantor: Master G.H. Sass
 - c. Grantee: Emma Tobin, Richard T. Tobin, Lula R. Sanders (with equal shares)
 - d. Type: --
 - e. Lot Size: 66' x 200'
 - f. Price: \$1,000
 - g. Comments: Complaint against George W. Tobin (Executor of the Estate of Catherine Tobin – deceased); judgment regarding real estate which was sold by G.H. Sass; sale to public. The lot is on the north side of Amherst, the western part of the lot was originally Lot 10, other lands on the east are property of Alexander Black, the northern part of the lot was originally Lot 15.
- 8. January 20, 1917
 - a. Book & Page: E28-289
 - b. Grantor: Richard T. Tobin and Emma Tobin
 - c. Grantee: Lula R. Sanders
 - d. Type: Conveyance
 - e. Lot Size: 66' x 200'
 - f. Price: \$3,333.33
 - g. Comments: Western part of the lot originally numbered 12. Measuring in front from a fence dividing the land from Alexander Black.
- 9. May 28, 1932
 - a. Book & Page: L34-493
 - b. Grantor: Estate of Lula R. Sanders (by Probate Judge Clarence F. Lunz)
 - c. Grantee: Ethel Meyers Sanders
 - d. Type: Conveyance
 - e. Lot Size: See plat (No. 8 in Additional Information)
 - f. Price: \$1,600
 - g. Comments: Deed contains the plat and a note of debts to be paid. Petition against: Gladys Sanders Morrison and other heirs – responsible for paying the debts of Lula R. Sanders.
- 10. December 14, 1936
 - a. Book & Page: Z38-337
 - b. Grantor: Joseph M. Poulnot (Sheriff)/Lula R. Sanders
 - c. Grantee: City Council of Charleston
 - d. Type: --
 - e. Lot Size: See plat
 - f. Price: \$289.14

g. Comments: Property seized from Lula R. Sanders by Sheriff Poulnot and put up at auction. Lands were forfeited/delinquent lands because of a defaulting taxpayer, which led to the sale of the property. The property was advertised and sold to the public at auction. There was one lot and four buildings mentioned in the sale.

11. March 31, 1938

a. Book & Page: E40-251
b. Grantor: City Council of Charleston
c. Grantee: Nathan Rosen
d. Type: --
e. Lot Size: 56' x 75' x 56' x 75'
f. Price: \$900
g. Comments: Property was seized from previous owner and sold at auction. A meeting was held on March 8, 1938 to grant property to Rosen. Property is mentioned as being located in Ward 9 and includes 22 & 24 Amherst, butting and bounding to the west with Ethel Meyer Sander's land, to the north with Ethel Meyer Sander's land, to the east with Henry Walton Bail's land and to the south was Amherst Street. Derivation clause = Estate of Lula R. Sanders conveyed by Joseph M. Poulnot.

12. January 10, 1986

a. Book & Page: M151-451 (Also see M151-M151-459)
b. Grantor: Nathan Rosen (Estate)
c. Grantee: Marian Thomas Browne
d. Type: Conveyance
e. Lot Size: 56' x 75' x 56' x 75'
f. Price: See below
g. Comments: Owner died testate on January 21, 1980 causing the property to be divided between family members. Nathan Rosen's Will was dated July 21, 1960 and went to probate January 22, 1981. The Will gave half of the property to Yetta B. Rosen (widow) and Executrix of Estate (file No. 81-58) and the other half was divided between Alan H. Rosen, Baran S. Rosen and Russell Alvin Rosen. Alan H. Rosen sold his 1/6 interest to Marian Browne for \$4,666.67. In Deed M151-455 = Yetta B. Rosen's 2/3 share sold to Marian Browne for \$18,666.67. In Deed M151-459 = Baran S. Rosen's 1/6 share sold to Marian Browne for \$4,666.66. All derivation clauses point to E40-251.

13. February 22, 1991

a. Book & Page: P200-231
b. Grantor: Marian Thomas Browne (incorrectly shown as Brown)
c. Grantee: James Hamilton
d. Type: Conveyance
e. Lot Size: 56' x 75' x 56' x 75'
f. Price: \$20,500
g. Comments: Derivation clause = Marian Thomas Browne purchased property from Allen H. Rosen on January 10, 1986 (M151-451); Yetta B. Rosen and Russell Alvin Rosen on January 31, 1986 (M151-455) and Baran S. Rosen on January 8, 1986 (M151-459).

14. May 24, 1991

a. Book & Page: Z202-057
b. Grantor: James Hamilton
c. Grantee: James Hamilton, Jr.

- d. Type: Conveyance
- e. Lot Size: 56' x 75' x 56' x 75'
- f. Price: \$10 + love and affection
- g. Comments: He only received half of the interest of the property. Derivation clause = James Hamilton purchased from Marian Thomas Browne on February 22, 1991 (P200-234).

15. October 23, 1996

- a. Book & Page: R275-848
- b. Grantor: Roger M. Young (Master in Equity) for Charleston County and the Estate of James Hamilton
- c. Grantee: Marian T. Browne
- d. Type: Conveyance
- e. Lot Size: 56' x 75' x 56' x 75'
- f. Price: \$500
- g. Comments: Master's Deed; See Case No: 96-CP-10-0677 (property sold to Master in Equity); description includes: pieces, parcels, lots, buildings and improvements. The lot is located on the north side of Amherst, Nos. 22 & 24 Amherst, measuring 56' along its E/W boundaries and 75' deep N/S. Butting and bounding: to the south is Amherst, to the west and north are lands owned by Charleston Realty Co, and to the east are lands owned by Carlretta Poyas Wright. Derivation clause = James Hamilton purchased from Marian Thomas Browne on February 22, 1991 (P200-234).

16. December 12, 1997

- a. Book & Page: K294-076
- b. Grantor: Marian T. Browne
- c. Grantee: Charleston Affordable Housing, Inc.
- d. Type: Conveyance
- e. Lot Size: 56' x 75' x 56' x 75'
- f. Price: \$9
- g. Comments: Deed book unavailable at the RMC. The property was sold for a charitable contribution.

17. October 1, 2001

- a. Book & Page: R383-051
- b. Grantor: Charleston Affordable Housing, Inc.
- c. Grantee: W.E.H. Inc.
- d. Type: Conveyance.
- e. Lot Size: 56' x 75' x 56' x 75'
- f. Price: \$590,909
- g. Comments: Book unavailable at the RMC.

18. April 16, 2003

- a. Book & Page: S444-792
- b. Grantor: W.E.H., Inc.
- c. Grantee: Ebenezer Social Action & Community Development Enterprise
- d. Type: Conveyance
- e. Lot Size: 56' x 75' x 56' x 75'
- f. Price: \$338,115
- g. Comments: Book unavailable at the RMC.

Additional Information

1. Cover Image taken by Katie Martin in September 2016.
2. 22 & 24 Amherst Street Architectural History, prepared by Carrie Elizabeth Albee for HCF.
3. McCrady Plat #4126 – (*Image 1*) -- courtesy of HCF's file
4. 1801 Plan for the Village of Hampstead showing T.B.S.'s Plat – (*Image 3*) -- courtesy of HCF's file
5. 1861 Census for the City of Charleston
6. 1852 Bridgens & Allen Map – (*Image 4*) – courtesy of the Charleston County Public Library
7. Sanborn Fire Insurance Maps, 1902 with revisions in April 1944, Feb. 1951 and 1955
8. Plat Map -- (*Image 5*) -- referenced in a deed from May 31, 1932 (Book L34, Page 493)
9. Bird's Eye View of Charleston 1872
10. Unknown Plat with information regarding a Mr. R. Tobin and his property on Amherst Street from December 1859
11. Unknown Plat with information regarding a Mr. R. Tobin and his property on Amherst Street near the Cotton Factory Lots from 185¹⁸

¹⁸ The Unknown Plats from 1859 were found with Carrie Elizabeth Albee's Architectural History. Much of the information is hard to decipher, but the name R. Tobin and Amherst Street can be made out.

BIBLIOGRAPHY

“Alarm of Fire.” *The News and Courier* (Charleston, SC), May 20, 1907. Page 8.

Albee, Carrie Elizabeth. “22 & 24 Amherst Street Architectural History.” Research, Historic Charleston Foundation, April 2000.

Ancestry.com. *1900 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2004

Bridgens, R.P. and Robert Allen. *An Original Map of the City of Charleston, South Carolina* [map]. Hayden

Brother & Company. 1852. Charleston County Public Library.

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

Charleston (SC) City Council. *Census of the City of Charleston, South Carolina, For the Year 1861. Illustrated by Statistical Tables.* Charleston: Evans & Cogswell, 1861. University of North Carolina

<http://docsouth.unc.edu/imls/census/census.html> (accessed November 2016).

Charleston County. Records of the Register of Mesne Conveyance. Deeds, Mortgages & Miscellaneous Records 1719-present.

Charleston County Public Library. *Death Cards 1819-1926.* South Carolina Room, Charleston, SC.

City of Charleston, *City Tax Assessment Ward Books*, Charleston, SC Ward 7, 1852-1856, 1871-1874, 1876 1880; Ward 9 1901-1905.

City of Charleston, *Record of Earthquake Damages*. Atlanta: Winham & Lester, 1886.

“Cottage Room in Flames.” *The Sunday News* (Charleston, SC), July 30, 1911. Page 5.

Drie, C. *Bird’s Eye View of the City of Charleston*. C. Drie, 1872. Library of Congress.

<http://www.loc.gov/item/75696567/>. Accessed November 2016.

Letters of Administration, Testamentary and Guardianship, 1775-1869, Index, 1800-1927; Author: Charleston

County (South Carolina). Probate Judge; *Probate Place*: Charleston, South Carolina. (Found on Ancestry.com)

Menchaca, Ron. “S.C. preservationist review East Side work HISTORIC HOME.” *The Post and Courier*. (Charleston, SC), July 20, 2000. Page 1.

Rosengarten, Dale, Martha Zierden, Kimberly Grimes, Ziyadah Owusu, Elizabeth Alston, and Will Williams, III. *Between the Tracks: Charleston’s East Side During the Nineteenth Century*. Charleston: South Carolina Department of Archives and History, 1987.

Sanborn Map Company. *Insurance Maps of Charleston, South Carolina* [map]. Scale 50' = 1". New York:

The Sanborn Map Co, 1902, 1944, 1951, 1955. Charleston County Public Library.

War Department Corps of Engineers, U.S. Army *South Carolina Historical Topographic Maps: Charleston* [map]. Scale = 1:21, 120. Department of the Interior, 1918.

http://www.lib.utexas.edu/maps/topo/south_carolina/txu-pclmaps-topo-sc-charleston-1918.jpg