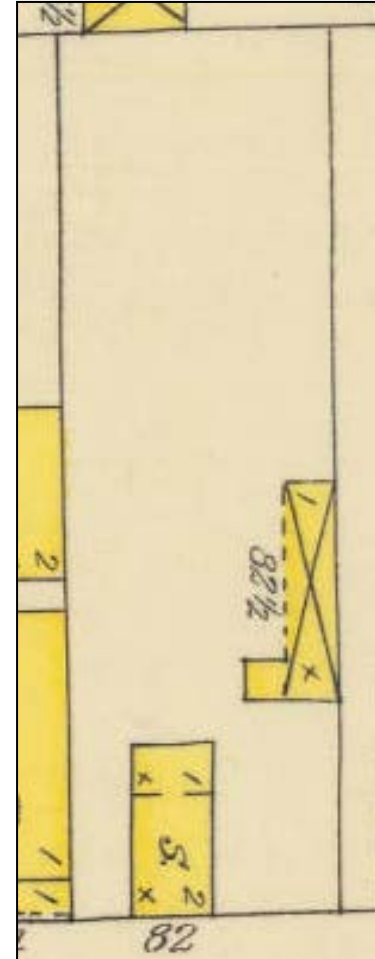


## 82 Cannon Street and 82 ½ Cannon Street

Both 82 and 82 ½ Cannon Street were built by the Cahills in the early 20th century on the site of a small, 19th century house. The original two-story house appears on the undivided lot in the 1888 Sanborn map. The two existing houses shared that same lot until well into the 20th century when their lot was finally split in half and the houses were sold as separate properties.

**Benjamin Carpenter** sold all of of much larger Lot 4 of the Daniel Cannon tract to **James C. Carpenter** in May 1835.<sup>1</sup> Mr. Carpenter died in 1845 and left the property to his wife, Maria Carpenter, for the rest of her life. She died on August 14, 1877, and the property passed according to Mr. Carpenter's original estate plan to **Huley Mulloy, Michael Mulloy, Catherine Norwood (nee Mulloy), John C. Stecker,**<sup>2</sup> **Amanda Burnes (nee Gullatt), James E. Gullatt, and Henry Gullat.** The heirs joined in selling the property to Charles W. Seignious on March 26, 1878 for \$925.<sup>3</sup>

Mattie E. Seignious, who apparently received the property from Charles's estate, died in September 1904, and left the property to her sister, Emma Isadore Beckman, on the condition that Emma Beckman cancel an \$800 debt owed. Emma Beckman agreed to cancel the debt and received the property. An advertisement appearing on April 10, 1906, announced that the property would be auctioned a week later.<sup>4</sup>



**By TRISTRAM T. HYDE, Auctioneer.**  
**82 CANNON STREET—AN UNUSUALLY**  
**FINE BUILDING LOT.**  
Will be offered for sale at old Postoffice  
**TUESDAY, April 17, 1906, at 11 o'clock A.**  
**M.**  
Splendid **BUILDING LOT** on north side  
Cannon street, opposite Smith street, with  
small Building thereon, measuring 50x175  
feet, more or less.  
Terms—Cash. Purchaser to pay all  
taxes payable in 1906 and T. T. H. for  
papers.

<sup>1</sup> Deed book I10, page 313

<sup>2</sup> Mr. Stecker had died in 1846, leaving his sisters Serena Beckman and Ann Cobia to take his share in his place.

<sup>3</sup> Deed book K17, 433

The notice of the sale specifically advertised the property not as a possible dwelling but instead as “an unusually fine building lot.” The notice did, however, recognize the existence of a “small Building” on the 50 by 175 foot property. The small building had been included in the 1888 and 1902 Sanborn map; it was a small, two-story dwelling located immediately on, but to the west of, what would become the property line between 82 and 82 ½ Cannon Street. (A second outbuilding was labelled 82 ½ in the 1888 Sanborn map, but it was gone by 1902.)

The small house and building lot sold for \$1050 on May 30, 1906 to **Ellen M. Cahill**.<sup>5</sup> It appears that Ms. Cahill razed the small house and built the first of the two new houses.

The new house was listed in a detailed real estate advertisement on September 2, 1909.<sup>6</sup> The description of the house—“A delightfully situated Modern Residence” with eight rooms and a stable — clearly refers to 82 and not 82 ½ Cannon Street. That same ad described the house as being less than five years old; apparently, the Cahills built 82 Cannon Street soon after having bought the undivided property in 1906.

At first, railroad agent Laurence J. Cahill<sup>7</sup> and his wife, Ellen Cahill, occupied 82 Cannon Street, but they appear to have built a second house on their lot. There was no mention of a second house in the 1909 real estate listing. However, by the time of the federal census in April 1910, Laurence and Ellen had moved into 82 ½ Cannon Street with their three daughters, and the larger house at 82 Cannon Street was occupied by William and Geraldine Cahill. It therefore seems that the smaller house at 82 ½ Cannon Street was built between September 1909 and April 1910.

Mr. and Mrs. Laurence Cahill remained at 82 ½ Cannon Street until Mr. Cahill died in 1912, and his widow remained for three more years thereafter. It seems that both house were used at times as rental properties, and many different families were listed as occupants.

Mrs. Ellen Cahill sold the 50x175 foot lot with both buildings to bookkeeper **Gertrude B. Touhey**<sup>8</sup> on April 1, 1920.<sup>9</sup> It was Ms. Touhey who was responsible for

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<sup>4</sup> Charleston News & Courier, Apr. 10, 1906, at 5

<sup>5</sup> Deed book U24, page 489

<sup>6</sup> Charleston News & Courier, Sept. 2, 1909, at 5

<sup>7</sup> (b. abt. 1863)

<sup>8</sup> (b. abt. 1891)

dividing the property into two separate addresses when she sold the two dwellings separately for the first time. Ms. Touhey sold off the eastern half of the lot with 82 Cannon Street, a two-apartment unit, to **Nicholas Margiotta** on July 8, 1921.<sup>10</sup> She then sold just the western half with 82 ½ Cannon Street to **Meta Kuck** on January 2, 1922.<sup>11</sup> (Ms. Touhey specifically created a shared 1.5" strip between the two properties which continues to be shared.) Thereafter, the houses have had separate existences.

## 82 Cannon Street c. 1906



The traditional two-story, wooden house at 82 Cannon Street has a two-story porch across the full width of the house. The house has a gable roof and two-over-two windows.

After buying the house in 1921 to Mr. Nicholas and Mrs. Mary Margiotta, the manager of the Singer Sewing Machine branch, the couple lived in the house throughout their ownership. In addition, they seem to have rented out at least part of their house to another family. Real estate listings consistently

advertised a second floor apartment through the 1920s.

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<sup>9</sup> Deed book E30, page 70

<sup>10</sup> Deed book T30, page 117

<sup>11</sup> Deed book H29, page 307

The next owners all used the house as a rental:<sup>12</sup> realtor **Edward Perry David Touhey**<sup>13</sup> (purchased on May 18, 1929);<sup>14</sup> **Julia Swint** (purchased on May 11, 1943, for \$4500);<sup>15</sup> and **Walter L. Franks** (purchased on April 26, 1949 in a transfer that referred to love and affection, suggesting a family relationship between the parties).<sup>16</sup>

Mr. Franks sold 82 Cannon Street to **Amby Corp.** for \$6150 on July 18, 1950.<sup>17</sup> The corporation had been formed on May 27, 1947. During the 1960s, the house was specifically marketed as a rental for black residents.<sup>18</sup> When the corporation liquidated, its property, including 82 Cannon Street, was transferred to a new partnership, also known as **Amby**<sup>19</sup> on February 1, 1973.<sup>20</sup>

**James P. and Louise P. Diggs** bought it from the partnership on March 7, 1975.<sup>21</sup> By 1978, the house was in very poor condition, and the couple was given 90 days to repair their house. In 1980, the case against the couple was dropped because they had done substantial repairs.<sup>22</sup>

## No 82 Cannon St.

A delightfully situated Modern  
Residence, less than a block from  
Rutledge Avenue.

This House is less than five years old,  
is well built and modern. Has every  
modern convenience, bath room, gas  
and water throughout. Two rooms,  
each 15 by 17 feet; four rooms, each  
15 by 14 feet; two rooms, 11 by 9 feet.  
Cistern of 6,000 gallons capacity. Large  
One and a Half-story Stable, chicken  
and wood houses on premises. Iron  
fence on front street.

Lot 30 feet front by 175 feet deep.

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For price and full particulars  
apply to

**Henry Schachte & Sons,**  
(INCORPORATED.)  
**Brokers.**

<sup>12</sup> Renters included Navy yard boilermaker Mr. Edward and Mrs. Margaret Hendricks (1930), G.C. Collins (1931), sheet metal worker Charles and Dora Mahn (1933-42), Archie T. Harbeson (1938), Mrs. T.O. Hollard (1942), Jack Ginsburg (1946), Cole L. Par (1948), Vinson Smalls (1954), Mrs. Ruth Smalls (1958), Ruth Smalls (1955-58), James Simmons (1955-58), Leroy Garrett (1961), Richard W. Hardy (1961), Audry Broughton (1968), Mrs. Eliza Brown (1968), John Bradley (1969-76), Janie Richardson (1969-78), Ralph Richardson (1979-87), Joseph Richardson (1979), James Jenkins (1984), Dennis Roberts (1989-90) Annie Barnett (1968-69), Jervey Barnett (1976), Lucy Youngblood (1991-96), Larry Ferguson (1997), Sharon Simmons (1997-2005), Eunice Brown (1998), John C. Frasier (1994-2010), James Holman (2014), and Ajaye Simmons (2015-16).

<sup>13</sup> (b. Dec. 23, 1884)

<sup>14</sup> Deed book K34, page 212

<sup>15</sup> Deed book B44, page 317

<sup>16</sup> Deed book Q50, page 83

<sup>17</sup> Deed book G52, page 619

<sup>18</sup> Occupants included.

<sup>19</sup> The partners were Sylvia Yaschik, Bonnie Y. Friedman, Marsha Y. Kronik, and Anne Y. Silverman.

<sup>20</sup> Deed book B101, page 385

<sup>21</sup> Deed book G106, page 342

<sup>22</sup> "Property Repairs Ordered," Evening Post, Nov. 8, 1980, at 12B

The house has continued to be used as a rental property.

## **82 ½ Cannon Street c. 1909**

The house at 82 ½ Cannon Street is a classic example of a housing form used in Charleston throughout the 19th century that continued into the early 20th century. The traditional cottage is two bays wide and sits on a raised foundation. An unusual feature of the house is that its piazza runs along the east side of the house; almost every other example in Charleston faces either west or south.



Meta Kuck sold 82 ½ Cannon Street to **Edward J. Doran** on March 1, 1923,<sup>23</sup> and members of his family apparently occupied the house. In the 1930 census, Mary Doran lived in the house with her extended family.

Edward Doran sold 82 ½ Cannon Street to **Ethel Veronica McLain** on July 1, 1931, for \$1675.<sup>24</sup> Post office clerk Charles and Ethel McLain occupied the house themselves for most of their ownership, but

James “Jack” Birmingham was already in the house in 1942 when **Mary E. Birmingham** bought it on May 18, 1943, for \$3500.<sup>25</sup> Ms. Birmingham’s family occupied the house during the 1940s.<sup>26</sup>

The next owners of the house seem to have used the house exclusively for rental purposes and did not occupy the house themselves.<sup>27</sup> Mary Weber (nee

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<sup>23</sup> Deed book P31, page 332

<sup>24</sup> Deed book E36, page 165

<sup>25</sup> Deed book B44, page 359

<sup>26</sup> Adam Weber occupied the house in 1948, and it was vacant in 1955.

<sup>27</sup> In 1958, it was vacant. Residents included Willie Bailey (1961), Mrs. Louise Washington (1968-85), and Swinton Frazier (1987).

Birmingham) sold it for \$4000 on March 1, 1957,<sup>28</sup> to **Peter Demetre**. Then, on January 23, 1963, **V. Albertha Donley** bought it and occupied it.<sup>29</sup>

**Kehvin P. Antwawn** bought it on December 1, 1999.<sup>30</sup>

**Kristen E. Brewer** bought it on June 28, 2002.<sup>31</sup> Kristen E. Brewer occupied the house for at least a few years, and Technical Event Co. (a special events company) was headquartered in the house in 2011-15.

**Peter Horry Brown** bought the house<sup>32</sup> and lived there in 2016.

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<sup>28</sup> Deed book D64, page 349

<sup>29</sup> Deed book O78, page 210

<sup>30</sup> Deed book L338, page 224

<sup>31</sup> Deed book P410, page 756

<sup>32</sup> Deed book 0427, page 520