



34 Hanover Street: A House Belonging to Two Butchers

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Researching Historic Properties

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Charleston's East Side is a working class neighborhood located between Meeting and East Bay Streets in downtown Charleston. Traditionally, this area has housed many mechanics, laborers, stevedores, and other skilled tradesmen. When this area was laid out in 1769 however, it was a much different story. Hampstead Borough, as the East Side was known, was intended to be an upper-class suburb to escape the crowded and uncomfortable conditions of the lower peninsula. Indeed, the label *East Side* doesn't appear until after World War II. It's proximity to downtown Charleston, just outside of the city's contemporary wall, still provided an easy egress in and out of the town. For Henry Laurens, the man responsible for this plan, it meant that important business could be conducted, even in the miserable months of Summer.

From the outset, Hampstead Borough was rocked by tumultuous events. The Siege of Charleston during the Revolutionary War burned a swath through the peninsula. This area was under constant artillery and mortar fire, and was defended by a Continental garrison. Earthworks ran through the neighborhood as well. By the time of the Civil War, a large number of German, Irish, and Free Blacks lived in the homes here. Charleston was beginning to swallow the neck as the city expanded outward. By 1865, the Union Navy was actively shelling the city, but Hampstead remained just out of range of their guns. The original square, still somewhat intact today, was used to bivouac Confederate troops. While it was spared the apocalyptic devastation seen in a few corners of the peninsula, the earthquake wasn't as merciful. A great deal of damage was incurred, with many fallen chimneys and facades. As the damage was reported and repaired, the city kept excellent records of this catastrophic 1886 event. After 1945, a new challenge came along. As many whites moved from dirty, cramped urban centers, many boroughs were left to fallow and slowly decay. During the 1950's and 1960's, there was an unprecedented rise in

crime and building dereliction. This trend can be seen on a national scale, and the East Side was not spared. The East Side's rough-and-tumble past can be seen reflected in its residents, both past and present. There is a certain "life-hardened" temperament to the people that live here.

Charleston, being a port city, has a past deeply rooted in both industry and especially agriculture. The first commercial railroad in America, the Charleston & Hamburg Railway, ran along the center axis of the peninsula and terminated near Mary Street. In the 1850's, the railroad opened some repair shops and a station on Line Street. While these shops are located just outside the east side's southern border, its impact on this area has been profound. The railroad built some of the first company housing to come to the East Side. Blacksmiths, brass and iron founders, machinists, mechanics and various woodworkers would have lived in the areas surrounding this vital artery into the city. The occupation "mechanic" referred to the many men needed to maintain steam engines, whether they were locomotives, ship engines, or stationary engines powering local industry. Charleston also began producing steam engines for agricultural use beginning in the antebellum period. This put the foundries to work producing parts, and also brought in boilermakers. The arrival of a cotton factory on Bay Street (today *East Bay Street*) brought an influx of workers and company housing, this time in the 1880's. Around 1910, this large brick textile building was bought by American Tobacco Company and became known as the *Cigar Factory*. This prominent structure still occupies the block between Columbus and Blake Streets, bordered to the north and south by East Bay and Drake.

Ever since there was a shift toward becoming a working class area, the East Side has been home to many stevedores and dock workers. This trend continues to this very day, with Charleston's bustling port located merely blocks away. While the cargo has changed, some parts

of the job have not. There is still an element of danger. The hours can be long, and ships come in almost any time during the night or day. These people who pry the docks and ships are part of the most important element; the human history. The East Side is even home to one of Charleston's modern legends: blacksmith Philip Simmons. While Philip passed away in 2009, his home and shop still remain, where works of iron are still being produced. His life's work has even been featured internationally in art and design publications. Philip Simmons also provided Charleston a tangible connection to its working past, one that his nephew Carlton continues to teach. There is something to be said for the grittiness seen on the East Side's streets.

Gentrification threatens to dislodge many longtime residents and, for better or worse, undo the neglect and poor preservation choices of the past 50-years. This is a neighborhood of hardworking people without much luxury, and it is ingrained into the physical character of the built environment.

Hanover Street stretches just under a mile from South Street in the East Side up the neck to Huger Street near the Ravenel Bridge. This street was part of the original design dating back to Hampstead Borough.

Captain Daniel Wood was born in England on April 30th, 1803. He came to the United States when he was barely a teenager. It is not known where he attained the title of *Captain*, but he may well have been a commissioned officer in the state militia. Whatever his title may be, multiple sources list him as being a planter. His wife, Mary, shows up in

[illegible]

the city's Ward Books from 1852 - 1857.<sup>1</sup> City directories of the period also show Daniel Wood residing at various addresses along Hanover Street. It is possible that he bought a large swath of land on the East Side, encompassing what is now Hanover Street. On September 18th, 1886, Daniel Wood willed the property to John W. and Sarah Gordon.<sup>2</sup> Daniel died on August 23rd, 1887. Almost a year after he recorded the grantee of the property, the will was then "proven." It is apparent at this point that Daniel had been ill for at least a year, and made his final will and

NAME Wood, Capt. Daniel vol 60-1281  
 Age 84 yrs Mar. Sin. Wid. White  
 Place of Birth England  
 Pl. Re-idence Hanover St. Occupation Planter  
 Disease Paralysis of Stomach & Bowels  
 Physician Dr. C. Bailey Place of Interment Magnolia  
 Date of Death August 23 - 1887  
 Remarks \_\_\_\_\_

testament. At 84-years-old, he passed away from "paralysis of the stomach and bowels." However, the city's 1887 death certificate differs from the card here slightly, with the attending physician writing "croupal laryngitis."<sup>3</sup>

Whatever the circumstances of his death, both Daniel and Mary are interred at Magnolia Cemetery.



The lot is recorded in every deed as being 30-feet in width and 100-feet in breadth. It was probably built by authority of John and Sarah Ann Gordon. John is listed as a mulatto butcher in various city directories in the

ge 129.

<sup>1</sup>Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book A4, p.633.

<sup>3</sup> City of Charleston. Death Card: Wood, Capt. Daniel.



1890's. His butcher shop was at 37 Hanover, on the southeast corner with the intersection at Columbus Street. However, John W. Gordon owned 34 Hanover only for a brief period. A deed dated April 18th, 1889 shows the sale of 34 Hanover from the Gordons to Susan E. Thorne for \$480. Less than a decade later, on September 8th, 1897, John W. Gordon died from "senile debility" at the age of 74-years.<sup>4</sup> Sarah died shortly thereafter on December 26th, 1902 (aged 70-years). They are both buried at the Humane and Friendly Society Cemetery in Charleston, with a monument erected by their children.



The present day house at 34 Hanover was built sometime around 1890.<sup>5</sup> Susan E. Thorne likely owned the property during the time of its construction. Unfortunately, there is very little information about her to be found. All that is known about her is that on March 30th, 1910, she sold the house to J. J. Horres. She is states as being a resident of the city in the deed itself.<sup>6</sup>

John Jacob Horres, and his wife, Alice, occupied 34 Hanover sometime after acquiring it in 1910. The 1920 census shows them moving from 41 Nassau to the Hanover address. J.J. is listed as a retail merchant in various directories and censuses. A Charleston native, his father was French and his mother Swiss. According to his obituary, in addition to being a wood "dealer", he

<sup>4</sup> Death Certificate for John W. Gordon, 8 September 1897, South Carolina State Board of Health.

<sup>5</sup> South Carolina Department of Archives and History. Survey Card for 34 Hanover Street.

<sup>6</sup> Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book S25, p.149.

was also a butcher. Is it possible he owned Gordon's former shop at 37 Hanover? John Jacob and Alice had four children, three daughters and a son. According to a 1930 city directory, his son had become a shop manager for a machine shop on meeting street. In 1934, J.J. was 77-years-old



and retired. They are pictured to the left in 1932.

He passed away two-years later from myocarditis, leaving his property to Alice in a will dated May 11th, 1928. In the probate court's petition to prove will from February 3rd, 1934, there are two properties listed in his former ownership; 4 Line Street (valued at \$1,000) and 34 Hanover Street (valued at \$1,200).<sup>7</sup> All of this was recorded in the city's probate court. Before John Jacob's death, the couple had moved into a retirement home. It is unclear what year they moved, but Alice retained 34 Hanover for several

years after her spouse's death.

A deed dated June 25th, 1937 shows the sale of 34 Hanover from Alice to a Mr. Robert H. Duryea.<sup>8</sup> Robert H. Duryea & Son was actually a real estate and insurance company here in Charleston, with an office at 88 Broad Street.<sup>9</sup> The house was sold to them for a palatable \$1,300. There is no record of the relatively wealthy Duryea's living here during the 11-year period that

<sup>7</sup> State of South Carolina. Petition to Prove Will. In Re-Estate of: John J. Horres. February 3rd, 1934.

<sup>8</sup> Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book W39, p.40.

<sup>9</sup> City of Charleston Directory. 1930.

they owned it. It is not hard to believe it wasn't sold before then; The Depression had taken a toll on the housing market, followed by the Second World War. It is possible that it could have been rented out, but once again, this conjectural.

After the war, Lottie Brown purchased the property from Robert Duryea for \$3,200. The sale, dated June 7th, 1948, takes place in the midst of a post-war housing crisis. Besides the deed,

#### Lottie Lee Brown



In Loving Memory Of LOTTIE LEE BROWN Jan. 25, 1925 ~ Sept. 11, 2001 A Rose For My Mother If roses grow in heaven, Lord please pick a bunch for me, place them in my mother's arms and tell her they're from me. Tell her I love her and miss her and when she turns to smile place a kiss upon her cheek and hold her for awhile. Because remembering her is easy, I do it everyday but there's an ache within my heart that will never never go away. Sadly missed by your Daughter Georgetta

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there is little mention of this particular Lottie Brown to be found anywhere. An obituary entry, published September 11, 2011, commemorates a Lottie Lee Brown born in Charleston in 1925. She died September 11th, 2001, though it is not clear where or how. On the 1985 survey card for 34 Hanover, Lottie's address is recorded as 1014 Magnolia Road.

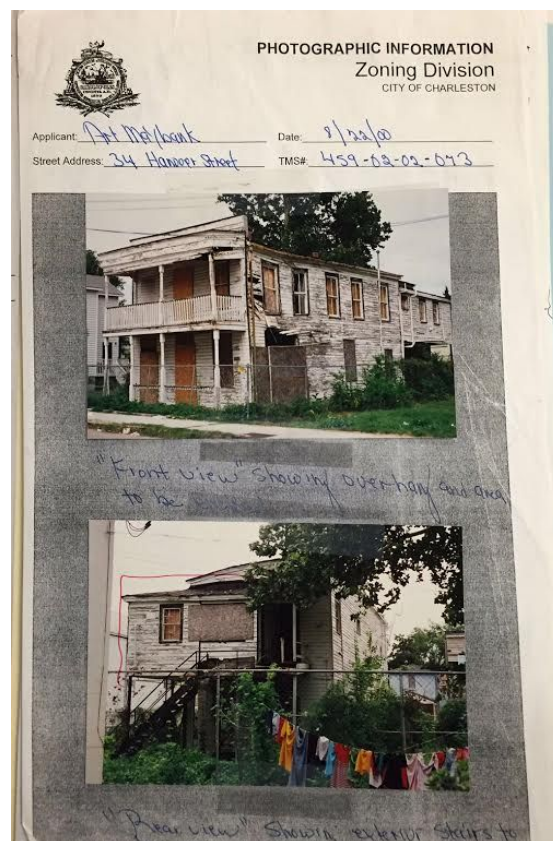
While Lottie Brown may have owned 34 Hanover for almost 40-years, a document in the Board of Architectural Review's files tells a slightly more

School District No.	20	Tax District	71	Date	22 October 1979
Name and Address of Owner of the Real Estate	Mrs. Lesse Mack - 34 Hanover St.				
Location of Building	34 Hanover St. between Hampton Square and Columbus Street				
Lot No.	Block No.	Subdivision	Size of lot		
Zone District					
BUILDING					
Feet Front	Feet	Depth	Side Yard Depth, Right		
Front Yard Depth	Feet	Depth	Side Yard Depth, Left		
Nature of Work: Erect ( ) ;	Alter ( ) ;	Repair (x) ;	Add to ( ) ;	Move ( ) ;	Paint ( ) ;
Demolish ( )	Sidewalk Bond Required: Yes ( ) ; No ( )				
Architect or Engineer	Gamble Contractors		Address	5055	
Contractor/Builder	James Gamble		City License	State License	
Estimated Cost of Construction \$	3,300.00		Fee \$	32.00 (Double Fee)	
Est. Enclosed Total Floor Area in Sq. Ft.	Est. Month of Completion				
Type of Construction: Brick ( ) ;	Wood Frame ( ) ;	Conc. Blk. ( ) ;	Stone ( ) ;	Adobe ( ) ;	
Structure ( ) ;	OTHER: _____				
Kind of Roof	No. of Stories	No. of Rooms	No. of Baths		
No. of Bedrooms _____ No. of Kitchens _____					
Type Heat: Oil ( ) ;	Gas ( ) ;	Elec. ( ) ;	Wood or Coal ( ) ;	Other: _____	
Type Heating System: Furnace with Duct Heat ( ) ;	Floor Furnace ( ) ; Circulator ( )				
Remarks: Exterior repairs and painting.					
STATE OF SOUTH CAROLINA { SS. COUNTY OF CHARLESTON { James Gamble being duly sworn, deposes and says that he is the owner (or agent) of the building above referred to and that the facts set forth in the foregoing application are true and correct as he verily believes.					
Sworn to and subscribed before me, this 22nd day of October 1979			Notary Public		
Examined and approved by me, this the 22nd day of October 1979			Permit Officer		
Building Inspector BOARD OF ASSESSMENT CONTROL					
Aerial Photo No. _____ or Tax Map _____ Block _____ Lot _____ Area _____					



complex story. In 1979, exterior painting and repairs were approved. A document from the 22nd of October, 1979, shows Lesse Mack as the “owner”, though she may have just been a tenant.<sup>10</sup>

It is probably not coincidence then, that on August 5th, 1994, Lottie Brown sells the house to Michael R. Mack. It is likely that that the Mack’s, and Lottie, are related, as the sale price was \$9. Michael also had the 1014 Magnolia Rd. address in the local phone book from 1998 until 2002. After Michael owned it for only 4-years, it was then sold to some other members of the Mack clan. Arnold and Sara Mack bought 34 Hanover for a much more steep \$14,000 on October 9th, 1998. Two years later, a photographic survey was conducted by the zoning division. The house was totally boarded up, and the white paint terrible weathered. The two story-porch off of the front was also sagging and showing structural distress. After these initial steps were taken, the Mack’s went before the BAR to begin rehabilitating the building in 2002 and 2003. There would be non-structural demolition in the interior (essentially “gutting” the house), and the exterior would require extensive repair. In November of 2003 a paint color schedule was issued for the project.<sup>11</sup> After the restoration was finished, the



<sup>10</sup> City of Charleston. Repairs: 34 Hanover Street. October 22nd, 1979

<sup>11</sup> City of Charleston. Board of Architectural Review: Application. 34 Hanover Street. March 14th, 2003.

house was brought to its present state in 2004 with the addition of a new fence, approved by the BAR.<sup>12</sup>

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<sup>12</sup> City of Charleston. Board of Architectural Review: Application. 34 Hanover Street. March 22nd, 2004.