

20 Water Street
Charleston, South Carolina



By
Bernard J. O'Brien
Prepared for HP 8090/HSPV 809
Historic Research Methods
Fall 2019

Table of Contents

Introduction.....	2
Architectural Description.....	3
History.....	4
From Creek to Street.....	4
The Nineteenth Century.....	6
The Twentieth Century & Women's Suffrage.....	9
Conclusion.....	12
Bibliography.....	13
Appendix A. Annotated Chain of Title.....	15
Appendix B. Images.....	20

Introduction

The history of 20 Water Street, located in Charleston, South Carolina, begins with the early settlement of the Colony of Carolina. From the City's very foundings in the late seventeenth century, the waterway and marshland that would develop into 20 Water Street would have a major impact on the formation of the city. This report provides a history of 20 Water Street from its beginnings to the present and provides insight not only in the development of this individual property but City of Charleston.

This report was completed through the Clemson-College of Charleston Graduate Historic Preservation program in the fall semester of 2019. The following report includes in research attained through several archives throughout the City of Charleston. Through thorough chain of title research at the Charleston County Office, nearly the entire succession of owners of 20 Water Street was attained. From there, maps and street histories were studied to better understand the development of Water Street and the surrounding neighborhood. Maps were accessible through both SCIWAY and Charleston Public Library, giving more context and insight into the development of the property. Owners and residents of the property found in chain of title research were further studied through various sources including, but not limited to, the South Carolina Room at the Charleston Public Library, written histories, and historic newspaper articles. This report consolidates these findings into a history of 20 Water Street.

Architectural Description

20 Water Street is a residential property located in the South of Broad Neighborhood, between Church Street and East Bay Street. The property is situated on a “L” shaped lot with the building being situated toward the northern end of the property. Because of the shape of the lot, 20 Water Street is difficult to fully see from the street as it is tucked behind the neighboring house to the east. A long driveway along the western boundary of the property leads up to the entrance of the house.

The relatively symmetrical, two story, five-bay structure was originally of brick construction, as shown in the 1884 Sanborn Fire Insurance map (fig. 1).¹ Additionally, this was confirmed by the 1886 Record of Earthquake Damage assessment.² The structure is later listed as wood frame construction in the 1888 Sanborn Fire Insurance Map (fig. 2).³ The building appears to rest on a continuous brick foundation. The principal façade, facing south, has a bi-level piazza. On the second level of the piazza, the southwest corner has been enclosed, creating a separate room. This is likely an addition created from the early twenty first century, as noted in the Board of Architectural Review archives.⁴

Windows throughout the house are four over four, double hung sash windows flanked by paneled shutters on the first floor and louvered shutters on the second floor, which are secured by

¹ Sanborn Map Company. *University of South Carolina: 1884*. (Scale 50ft = 1in). “Sanborn Fire Insurance Maps.” https://fims-historicalinfo-com.ezproxy.ccpl.org/FIMSSD.aspx?m=08124_1884 (Accessed September 20, 2019).

² Charleston County, *1886 Record of Earthquake Damages*, City of Charleston, 1886.

³ Sanborn Map Company. *University of South Carolina: 1888*. (Scale 50ft = 1in). “Sanborn Fire Insurance Maps.” https://fims-historicalinfo-com.ezproxy.ccpl.org/FIMSSD.aspx?m=08124_1884 (Accessed September 20, 2019).

⁴ City of Charleston, Board of Architectural Review, “Board of Architectural Review Application,” 20 Water St. 2003.

“S” shaped shutter dogs. The entirety of the exterior is clad in clapboard siding, while the low pitched side gabled roof is clad in metal, described as being “tin” in the 1886 Record of Earthquake Damage assessment.⁵

Attached to the east of the principal structure is an adjacent two bay addition. This adjacent addition creates a courtyard around the front of the house.

History

From Creek to Street

The first settlers arrived to the Colony of Carolina in 1670. Charles Town was settled in its current location between the Ashley and Cooper Rivers by 1680 in the form of a fortified settlement along the Cooper. This fortification was built around the city in order to defend it from an attack by the Spanish.⁶ Lying outside of the walled city to the south was a waterway from the Cooper River, which ran parallel to the southern city wall. This narrow channel can be seen in early maps such as the 1711 Edward Crisp map (fig. 3), which depicts what becomes known as Vanderhorst Creek stretching inward toward the center of the peninsula.⁷ The waterway received its name in the early to mid seventeenth century after Major John Vanderhorst, a local ship captain, whose family roots stem from Rotterdam, Zuid, Holland.⁸

The marsh land around Vanderhorst Creek was parceled off early in the settlement of Charles Town. The property that would eventually develop into 20 Water Street was first granted

⁵ Charleston County, *1886 Record of Earthquake Damages*, City of Charleston, 1886.

⁶ Jonathan Postan, *The Buildings of Charleston: A Guide to the City's Architecture* (Columbia: University of South Carolina Press, 1997), 17.

⁷ Edward Crisp, *A Compleat Description of the Province of Carolina in 3 Parts* (Edward Crisp, 1711). Map. Map. Retrieved from The Library of Congress, <https://www.loc.gov/resource/g3870.ct001123/>.

⁸ Mary Preston Foster, *Charleston: A Historic Walking Tour* (Arcadia Publishing, 2005), 45.

to Robert Gibbes. Gibbes was born on January 9, 1644 in Sandwich in County Kent, England. At an early age he immigrated to Barbados, and by 1672 landed in South Carolina. With him, he brought several slaves and a warrant for several hundreds of acres of land in the new colony.⁹ Gibbes, while also owning the lot number 77 also owned property along Goose Creek and was a member of the "Goose Creek Men," a group of settlers to the Carolina colony that came from the West Indies, namely Barbados.¹⁰ These men were known for their:

"old-world elegance and frontier boisterousness. Ostentatious in their dress, dwellings, and furnishings, they liked hunting, guns, and dogs, military titles, like "Captain" and "Colonel," a big midday meal, and a light supper...In sum the Barbadian well-to-do worked and played hard, drank and ate too much, spent recklessly, and often died young."¹¹

Gibbes was a prominent leader in the early Carolina Colony. In 1683 he was commissioned sheriff of Berkeley County, in 1692 elected to the first assembly, and in 1699 was a proprietor's deputy and a member of the grand council. Gibbes also was declared Governor of the colony in 1710, but in January, 1711, the proprietors of the colony found Gibbes guilty of bribery in order to win the election and refused to give him a salary for the position. Gibbes handed over the governorship to the proprietors selection for governor, Charles Craven, in 1712.¹²

Robert Gibbes traded the parcel recognized as number 77 in 1693/4 to James Stanyarne for land further north in the City of Charleston.¹³ Stanyarne was a native born in Carolinian. By 1710 was elected to the Commons House, and went on to serve in the Fifteenth Assembly

⁹ Walter B. Edgar, N. Louise Bailey, and Elizabeth Ivey Cooper, *Biographical Directory of the South Carolina House of Representatives* (Columbia: University of South Carolina Press, 1974), 272-273.

¹⁰ Walter J. Fraser, *Charleston! Charleston!: The History of a Southern City* (Columbia: University of South Carolina Press, 1989), 10

¹¹ *Ibid.*, 5

¹² Walter B. Edgar, N. Louise Bailey, and Elizabeth Ivey Cooper, *Biographical Directory of the South Carolina House of Representatives* (Columbia: University of South Carolina Press, 1974), 272-273.

¹³ Charleston County, Records of the Register Mense of Conveyance (RMC), Charleston, S.C. Deed Book B, p.151.

representing Berkely and Craven Counties where he petitioned the crown for relief from the proprietors of the colony.¹⁴ Stanyarne left his property, including lot number 77, to his wife, Jane Godfrey, after his death in 1717. The widowed Jane Stanyarne then married Gerald Monger, and together sold the property to John Watkinson, a merchant from London on February 2, 1721.¹⁵

With the expansion of Charleston beyond the city walls, Vanderhorst Creek and its surrounding marsh lands began to be seen as usable land. The 1739 Iconography Map shows a small bridge over the waterway that would be underwater during high tide (fig. 4).¹⁶ This bridge was a continuation of Church Street and became the division between lower and upper Church Street, and would shape the layout of the street up to the present day. The creek became channelized over the remainder of the eighteenth century, and by 1788 much of Vanderhorst Creek was infilled and became a mooring place for boats.¹⁷ When examining the 1788 Iconography Map (fig. 5) it can be seen that much of the waterway has been infilled and replaced partially with a street designated on the map as “Water Street.”¹⁸

The Nineteenth Century

¹⁴ Walter B. Edgar, N. Louise Bailey, and Elizabeth Ivey Cooper, *Biographical Directory of the South Carolina House of Representatives* (Columbia: University of South Carolina Press, 1974), 635.

¹⁵ Charleston County. Records of the Register Mense of Conveyance (RMC), Charleston, S.C. Deed Book B, p.151.

¹⁶ George Hunter and William Henry Toms, *The Ichnography of Charles-Town at High Water* (B. Roberts and W. H. Toms, 1739). Map. Retrieved from The JCB Library, <https://jcb.lunaimaging.com/luna/servlet>

¹⁷ The City of Charleston Office of Tourism Management and The Historic Charleston Foundation, *The City of Charleston Tour Guide Training Manual* (Charleston: City of Charleston, 2011), 475.

¹⁸ E. Petrie, *Ichnography of Charleston, South Carolina: at the request of Adam Tunno, Esq., for the use of the Phoenix Fire Company of London, taken from actual survey, 2d August 1788* (E. Petrie, 1790). Map. Retrieved from The Library of Congress, <https://www.loc.gov/resource/g3914c.ct000423/?r=-0.255,-0.023,1.633,0.812,0>.

By 1844 Vanderhorst Creek was entirely filled in as seen in the 1844 Plan of the Neck of City of Charleston Map (fig. 6).¹⁹ With the filling in of the creek and the completion of Water Street, development began to occur on the former marsh land. The first structure on the property that was designated number 77, occurs a deed dated February 26, 1821. The document is a conveyance in trust where Isaac E. Holmes is given a property from William A. Holmes, a physician, for one dollar, to hold for William's sons Edgar Henry Holmes and Edward Holmes. This deed describes a "two story brick" house on the property.²⁰

The Holmes family has possession of the property in the mid to late nineteenth century beginning with William A. Holmes, then to his sons Edgar and Edward by 1821, and to Mary Edward Holmes who owned the property until 1852, and left the property to J. J. Holmes et. al. in 1883. Perhaps the most prominent of the Holmes is Isaac E. Holmes who held onto the property for William A. Holmes, as stated in the deed dating from 1821.²¹ Isaac Edward Holmes was born in Charleston, South Carolina and attended Yale University at the age of fifteen, where he graduated from by 1815. He returned to Charleston where he passed the bar in 1818. Isaac Holmes, interested in politics, associated with extreme southern political groups, and aided by the support and friendship of his friend John C. Calhoun, Holmes won the 1838 election for Congress, in which he served for twelve years. Holmes delivered eulogies at the memorial services of both John Quincy Adams in 1848, as well as John C. Calhoun in 1850. With the

¹⁹ William Keenan, *Plan of the City Neck of Charleston S.C.* (W. Keenan, 1844). Map. Retrieved from David Rumsey Map Historical Map Collection, <https://www.davidrumsey.com/luna/servlet/detail/RUMSEY~8~1~182~10039:Charleston,-S-C->

²⁰ Charleston County. Records of the Register Mense of Conveyance (RMC), Charleston, S.C. Deed Book G9, p. 388.

²¹ Ibid.

ordinance of secession passed in Charleston, Holmes strongly supported the Confederacy, and strongly advocated for the institution of slavery. Isaac Holmes died in 1867 at the age of 71.²²

The ownership of this property by the Holmes family ceased with the selling of the property by J. J. Holmes et. al., acting as executors for Mary Edward Holmes, to Sarah A. Beesley in 1883.²³ Beesley owned the property, recognized as 18 ½ Water Street, until 1893. During this time, earthquake damage from the earthquake of 1886 damaged the structure of the building standing on the property. The City of Charleston's report of earthquake damages lists John Beesly as living at 18 ½ Water Street and living in a brick building with a tin roof.²⁴ The city's *Executive Relief Committee for the Earthquake of 1886 Money Vouchers for Work Done* lists Sarah Ann Beesley as the owner of 18 ½ Water Street, and paying for \$700.00 for "plastering badly done and carpentry very roughly done."²⁵ Additionally, Sanborn Fire Insurance Map from 1884(fig. 1) shows what is 18 ½ Water Street, although numbered 14 ½ Water Street, as being a two story brick structure.²⁶ The subsequent Sanborn Fire Insurance Map from 1888 (fig. 2) shows 18 ½ Water Street, as numbered, as a two story frame dwelling.²⁷ It is clear that during the occupancy of the Sarah and John Beesley, the house situated on the property went from a two story brick structure, as it had been described since the ownership of William A. Holmes, to a two story wood frame building.

²² Holmes, Biographical Essay for Isaac Holmes, 1928-1936, *Dictionary of American Biography*, Holmes, Charleston County Public Library, South Carolina Room, Charleston S.C.

²³ Charleston County. Records of the Register Mense of Conveyance (RMC), Charleston, S.C. Deed Book Z19, p. 245.

²⁴ Charleston County, *1886 Record of Earthquake Damages*, City of Charleston, 1886.

²⁵ Charleston County, *1886 Record of Earthquake Damages*, City of Charleston, 1886.

²⁶ Sanborn Map Company. *University of South Carolina: 1884*. (Scale 50ft = 1in). "Sanborn Fire Insurance Maps." https://fims-historicalinfo-com.ezproxy.ccpl.org/FIMSSD.aspx?m=08124_1884 (Accessed September 20, 2019).

²⁷ Sanborn Map Company. *University of South Carolina: 1888*. (Scale 50ft = 1in). "Sanborn Fire Insurance Maps." https://fims-historicalinfo-com.ezproxy.ccpl.org/FIMSSD.aspx?m=08124_1884 (Accessed September 20, 2019).

The ownership of 18 ½ Water Street was sold by Sarah A. Beesley to Mary, otherwise known as Margaret, Fleming in 1893.²⁸ Fleming soon sold the property in 1894 to Mary E. O'Hagan.²⁹

The Twentieth Century & Women's Suffrage

With the arrival of the turn of the century, 20 Water Street was changing hands. By 1915, Mary E. O'Hagan's husband, William J. O'Hagan, had the property surveyed by the Charleston Surveyor, DC Barbot. 18 ½ Water Street is designated on a plat map (fig. 7) with the letter "B". Mary O'Hagan passed away in 1916 and William J. was left as the executor of her estate. He sold the property in 1916 to Mary H. Barnwell.³⁰

During the early ownership of Mary H. Barnwell, the City of Charleston was leading the nation in the Women's Suffrage Movement. Major female figures in Charleston, including Susan Pringle Frost amongst others, were leading the fight for the right for women to vote. Perhaps one of the most major events of the movement was the Prison Special. The Prison Special was held at the Academy of Music in Charleston, and featured various leaders of the Women's Suffrage Movement who had served time in jail for their efforts in protesting for the right to vote³¹. At this event the spotlighted women wore their prison garb, and wore unique pins that depicted a cell prison cell door and a chain.³² One of the major guests that attended the event was Mrs. Francis

²⁸ Charleston County. Records of the Register Mense of Conveyance (RMC), Charleston, S.C. Deed Book A22, p. 14.

²⁹ Charleston County. Records of the Register Mense of Conveyance (RMC), Charleston, S.C. Deed Book A22, p.49.

³⁰ Charleston County. Records of the Register Mense of Conveyance (RMC), Charleston, S.C. Deed Book X27, p. 109.

³¹ News Article, "Big Meeting at Academy Monday: Women with Jail Records Will Address Public on Suffrage," The Charleston Evening Post, February 6, 1919, <https://infoweb-newsbank-com.ezproxy.ccpl.org>.

³² News Article, "Prison Badge of Honor: Suffragists With Jail Records Wear a Significant Pin," The Charleston Evening Post, February 13, 1919, <https://infoweb-newsbank-com.ezproxy.ccpl.org>.

Edmund Beatty who, at the Prison Special, was given first tier box seats. Also listed as a significant guest was Mr. and Mrs. N.B. Barnwell.³³ more research needs to be conducted in order to find whether or not that if Mrs. N.B Barnwell is Mary H. Barnwell. However, if there is a connection, there is perhaps a connection to Mrs. Francis Edmund Beatty.

Mrs. Frank Edmund Beatty, whos real name was Lelia Russell Meem Peachy, was the wife of Rear Admiral Frank Edmund Beatty (fig. 8). Beatty, born in Jefferson County, Wisconsin, in 1853 and graduated in 1875 from the United States Naval Academy. The Rear Admiral served a distinguished military career serving aboard several ships, including the USS Wisconsin in 1908, on which, he completed a world tour. Other positions Beatty held included commandant in the Washington D.C. Navy Yard, commander of the First Division, Atlantic Fleet aboard the USS Florida in 1914, and commander to at the Navy Yard in Norfolk, Virginia in 1915. Beatty retired in 1915 only to be called back to active duty in 1917 with the United State's involvement in World War I. During this time he was assigned as commandant, 6th Naval District in Charleston, and would remain there for the duration of the war. Rear Admiral Frank Edmund Beatty died on March 16, 1926, and he and his wife were buried at Arlington National Cemetery together.³⁴ It would have been during Beatty's station in Charleston during World War I where his wife would have attended the Prison Special and been associated with Mary H. Barnwell, the owner of 18 ½ Water Street.

It should be noted that it was difficult in searching for information on Mrs. Francis Edmund Beatty. More information was found about her husband and his military success. This

³³ News Article, "Big Meeting at Academy Monday: Women with Jail Records Will Address Public on Suffrage," The Charleston Evening Post, February 6, 1919, <https://infoweb-newsbank-com.ezproxy.ccpl.org>.

³⁴ Michael Robert Patterson, "Frank Edmund Beatty, Rear Admiral, United States Navy," Frank Edmund Beatty, Rear Admiral, United States Navy, April 22, 2010, <http://www.arlingtoncemetery.net/fbeatty.htm>.

may simply be because of the time and the role women were thought to supposed to play in society. Information that was found on F. E. Beatty include social events, one of which include a piano recital where she was patroness. The event was meant to help benefit Poland, which was being impacted by WWI.³⁵

Mary H. Barnwell owned 18 ½ Water Street until 1948, but by the time the property was sold she was married and her name became Mary H. Bailey. She sold the property to Frances G. Gibbs, who owned the property until 1961 when it was sold to Jane Baker.³⁶

By the end of the twentieth century the property was sold once more to Charles J. III and Elizabeth B. Baker from Jane Baker in 1990.³⁷ They then sold the property to Frank and Anne Galbreath-Jenkins in 2000. In 2001 the property was given to Anne Galbreath-Jenkins through a Quit claim deed.³⁸ Anne Galbreath sold the property that was then designated as 20 Water Street in 2005 to Oelmer Augustus Jr.³⁹ The final and most recent sale of the 20 Water Street took place in 20014 when Oelmer Augustus Jr. sold the property to the Alice B. Wyatt Trust, who continues to own the property.⁴⁰

³⁵ News Article, "For Benefit of the Poles: Miss Edith S Sullivan to Give Recital Friday Evening," The News and Courier, Wednesday Morning, March 12, 1919, <https://infoweb-newsbank-com.ezproxy.ccpl.org>.

³⁶ Charleston County. Records of the Register Mense of Conveyance (RMC), Charleston, S.C. Deed Book Z72, p.246.

³⁷ Charleston County. Records of the Register Mense of Conveyance (RMC), Charleston, S.C. Deed Book Y194, p. 094.

³⁸ Charleston County. Records of the Register Mense of Conveyance (RMC), Charleston, S.C. Deed Book A378, p.896.

³⁹ Charleston County. Records of the Register Mense of Conveyance (RMC), Charleston, S.C. Deed Book R532, p.591

⁴⁰ Charleston County. Records of the Register Mense of Conveyance (RMC), Charleston, S.C. Deed Book O408, p.767.

Conclusion & Further Areas of Research

20 Water Street has roots stemming back to the early settlement of the colony of Carolina and Charles Town. The property's ownership began Robert Gibbes when the land was a marsh on the edge of Vanderhorst Creek. Through the eighteenth century the waterway was filled in as Charleston expanded beyond the walled city and the need for development drove the infill of the creek to create more buildable land. The city eventually spread in all directions and development covered the entirety of the peninsula.

There are several areas of research that should be continued in the study of 20 Water Street. One piece of information that deserves more study is the ownership and chain of title for the property between 1721, when parcel number 77, the area that is now 20 Water Street, was sold John Watkins, and 1821 when William A. Holmes has possession of the property. This information could not be found after thorough research through cross indexes. Research using direct indexes beginning with John Watkinson in the Charleston Historic Deed Office may result in a more complete chain of title.

Another part of this research that should be continued is the connection between F. E. Beatty and Mary H. Barnwell. Because no information could be found connecting the two women, who likely both attended the Prison Special, in 1919, Beatty can not be connected

directly to 20 Water Street. Census information or city directories from 1919 may be beneficial to the determination of where the Beattys were residing in Charleston. This further research will create a better understanding of the history and residents of 20 Water Street.

Bibliography

- Charleston County. Records of the Register Mense of Conveyance (RMC), Charleston, S.C. Deed Book A22, p. 14.
- Charleston County. Records of the Register Mense of Conveyance (RMC), Charleston, S.C. Deed Book A22, p. 49.
- Charleston County. Records of the Register Mense of Conveyance (RMC), Charleston, S.C. Deed Book A378, p.896.
- Charleston County. Records of the Register Mense of Conveyance (RMC), Charleston, S.C. Deed Book B, p.15.
- Charleston County. Records of the Register Mense of Conveyance (RMC), Charleston, S.C. Deed Book G9, p. 388.
- Charleston County. Records of the Register Mense of Conveyance (RMC), Charleston, S.C. Deed Book O408, p.767.
- Charleston County. Records of the Register Mense of Conveyance (RMC), Charleston, S.C. Plat Book S40, p.117.
- Charleston County. Records of the Register Mense of Conveyance (RMC), Charleston, S.C. Deed Book R532, p.591
- Charleston County. Records of the Register Mense of Conveyance (RMC), Charleston, S.C. Deed Book X27, p. 109.
- Charleston County. Records of the Register Mense of Conveyance (RMC), Charleston, S.C. Deed Book Y194, p. 094.
- Charleston County. Records of the Register Mense of Conveyance (RMC), Charleston, S.C. Deed Book Z19, p. 245.
- Charleston County. Records of the Register Mense of Conveyance (RMC), Charleston, S.C. Deed Book Z72, p.246.
- Charleston County. *1886 Record of Earthquake Damages*. City of Charleston, 1886.
- City of Charleston, Board of Architectural Review, "Board of Architectural Review Application," 20 Water St. 2003.
- The City of Charleston Office of Tourism Management and The Historic Charleston Foundation, *The City of Charleston Tour Guide Training Manual*, Charleston: City of Charleston, 2011.
- Crisp, Edward. *A Compleat Description of the Province of Carolina in 3 Parts* (Edward Crisp, 1711). Map. Map. Retrieved from The Library of Congress, <https://www.loc.gov/resource/g3870.ct001123/>.

- Edgar, Walter B., N. Louise Bailey, and Elizabeth Ivey Cooper. *Biographical Directory of the South Carolina House of Representatives*, Columbia: University of South Carolina Press, 1974.
- Foster, Mary Preston. *Charleston: A Historic Walking Tour*, Arcadia Publishing, 2005.
- Holmes. Biographical Essay for Isaac Holmes. 1928-1936. *Dictionary of American Biography*, Holmes, Charleston County Public Library, South Carolina Room, Charleston S.C.
- Hunter, George and William Henry Toms. *The Ichnography of Charles-Town at High Water* (B. Roberts and W. H. Toms, 1739). Map. Retrieved from The JCB Library, <https://jcb.lunaimaging.com/luna/servlet>.
- Keenan, William. *Plan of the City Neck of Charleston S.C.* (W. Keenan, 1844). Map. Retrieved from David Rumsey Map Historical Map Collection, <https://www.davidrumsey.com/luna/servlet/detail/RUMSEY~8~1~182~10039:Charleston,-S-C->
- News Article, "Big Meeting at Academy Monday: Women with Jail Records Will Address Public on Suffrage," The Charleston Evening Post, February 6, 1919, <https://infoweb-newsbank-com.ezproxy.ccpl.org>.
- News Article, "For Benefit of the Poles: Miss Edith S Sullivan to Give Recital Friday Evening," The News and Courier, Wednesday Morning, March 12, 1919, <https://infoweb-newsbank-com.ezproxy.ccpl.org>.
- News Article, "Prison Badge of Honor: Suffragists With Jail Records Wear a Significant Pin," The Charleston Evening Post, February 13, 1919, <https://infoweb-newsbank-com.ezproxy.ccpl.org>.
- Petrie, E., *Ichnography of Charleston, South Carolina: at the request of Adam Tunno, Esq., for the use of the Phoenix Fire Company of London, taken from actual survey, 2d August 1788* (E. Petrie, 1790). Map. Retrieved from The Library of Congress, <https://www.loc.gov/resource/g3914c.ct000423/?r=-0.255,-0.023,1.633,0.812,0>.
- Postan, Jonathan. *The Buildings of Charleston: A Guide to the City's Architecture*, Columbia: University of South Carolina Press, 1997.
- Patterson, Michael Robert. "Frank Edmund Beatty, Rear Admiral, United States Navy," Frank Edmund Beatty, Rear Admiral, United States Navy, April 22, 2010, <http://www.arlingtoncemetery.net/fbeatty.htm>.
- Sanborn Map Company. *University of South Carolina: 1884*. (Scale 50ft = 1in). "Sanborn Fire Insurance Maps." https://fims-historicalinfo-com.ezproxy.ccpl.org/FIMSSD.aspx?m=08124_1884 (Accessed September 20, 2019).
- Sanborn Map Company. *University of South Carolina: 1888*. (Scale 50ft = 1in). "Sanborn Fire Insurance Maps." https://fims-historicalinfo-com.ezproxy.ccpl.org/FIMSSD.aspx?m=08124_1884 (Accessed September 20, 2019).

Appendix A. Annotated Chain of Title

March 1, 1681

Grantor:

Grantee: Robert Gibbes

Book & Page: N1 Pg. 162

Type: Grant

Lot: 77

Robert Gibbes receives a grant for lot number 77.

March 16, 1693/4

Grantor: Robert Gibbes

Grantee: James Stanyarne

Book & Page: --

Type: Conveyance

Lot: 77

Robert Gibbes trades lot number 77 with James Stanyarne for land further north in Charles Town.

1717

Grantor: Jame Stanyarne

Grantee: Jane Stanyarne

Book & Page: --

Type: Will

Lot: 77

James Stanyarne dies in 1717 and leaves lot no. 77 to his wife, Jane Stanyarne. A deed has not been found, and further research needs to be completed.

February 18, 1721

Grantor: Gerald and Jane Monger
Grantee: John Watkinson
Book & Page: B 151
Type: Conveyance
Lot: 77

Gerald and Jane Monger sell the lot of land, known by the number 77, to John Watkinson, a merchant of London, for ten shillings. This deed notes that Jane Monger was the wife of the deceased James Stanyarne who traded the property with Robert Gibbes for land on the northern side of Charles Town. Jane Monger, formerly known as Jane Stanyarne, was left the property in he deceased husband's will.

February 26, 1821

Grantor: William A. Holmes
Grantee: Isacc Edward Holmes
Book & Page: G9 338
Type: Conveyance in Trust
Lot: --

William A. Holmes, a physician, conveys the property with a two story brick house to Isacc Edward Holmes for \$1.00. In this deed, William A. Holmes is giving the property to Isacc Edward Holmes to hold and then bequeath to his children Edgar Henry and Edward Holmes, and William will be allowed to live there for the remainder of his life. The deed describing William A. Holmes's purchasing of the property was unable to be found, and further research is needed.

November 22, 1852

Grantor: Edward and Edgar Holmes
Grantee: Mary Edward Holmes
Book & Page: S12 87
Type: Conveyance
Lot: 16

Edward and Edgar Holmes sell 16 Water Street to Mary Edward Holmes for the sum of \$1,750.00. The property dimensions are described as being 38'9" x 75'9".

November 13, 1883

Grantor: J. J. Holmes et. al.
Grantee: Sarah A. Beesley
Book & Page: Z19 245
Type: Conveyance
Lot: --

The property is sold by J. J. Holmes et. al to Sarah A. Beesley for the sum of \$1,800.00. J. J. Holmes et. al. comprises of James G. Holmes, Charles R. Holmes Jr., Elizabeth E Holmes, George S. Holmes, Edward Holmes, and John and Anna H. Wilcox. The lot dimensions are described as being the same as the previous deed. This group is acting as executors of the Estate of Mary E. Holmes, the former owner of the property who has died.

March 2, 1893

Grantor: Sarah A. Beesley
Grantee: Mary (Margaret) A. Fleming
Book & Page: A22 14
Type: Conveyance
Lot: 18 1/2

The property is sold by Sarah A. Beesley to Mary (Margaret) A. Fleming. The lot dimensions are described as being the same as the previous deed.

February 14, 1894

Grantor: Mary (Margaret) A. Fleming
Grantee: Mary E. O'Hagan
Book & Page: A22 49
Type: Conveyance
Lot: --

The property is sold to Mary E. O'Hagan for the sum of \$1,400.00. The property dimensions are described as being 12'6" along water Street, then north 33'9", east 17'10", south 4'6", east 7', north 42', west 38'9", then south to the starting point 75'9". The neighboring property to the southeast is described as being owned by Sarah A. Beesley, the former owner of the property.

January 1, 1916

Grantor: William J. O'Hagan
Grantee: Mary H. Barnwell
Book & Page: X27 109
Type: Conveyance
Lot: 18 1/2

William J. O'Hagan, acting as executor of the will of his deceased wife, Mary E. O'Hagan sells the property, but only for the sum of \$10.00. Dimensions are the same, and includes the 14'10"X3' parcel as part of the property.

May 10, 1948

Grantor: Mary H. Bailey (F/K/A Mary H. Barnwell)

Grantee: Frances G. Gibbs
Book & Page: C46 511
Type: Conveyance
Lot: 18 1/2

Property is sold for \$10.00. The property dimensions are the same, and still excludes the 14'10"X3' parcel.

May 19, 1961

Grantor: Frances G. Gibbs
Grantee: Jane McL. Baker
Book & Page: Z72 246
Type: Conveyance
Lot: 18 1/2

The property is sold to Jane McL. Baker for the sum of \$11,000.00. Dimensions are the same, and still excludes the 14'10"X3' parcel.

July 12, 1990

Grantor: Jane McL. Baker
Grantee: Charles J. III and Elizabeth B. Baker
Book & Page: Y194 094
Type: Conveyance
Lot: 18 1/2

The property is sold to Charles J. Baker III & Elizabeth B. Baker for sum of \$130,000.00. Dimensions are described as being the same as the previous deed, and still exclude the 14'10"X3' parcel.

May 4, 2000

Grantor: Charles J. III and Elizabeth B. Baker
Grantee: Frank and Anne Galbreath-Jenkins
Book & Page: Z346 435
Type: Conveyance
Lot: 18 1/2

The property is sold to Anne Galbreath-Jenkins and Floyd Ronald Jenkins Jr. for sum of \$405,000.00. Dimensions are described as being the same as the previous deed, and still exclude the 14'10"X3' parcel.

July 26, 2001

Grantor: Frank and Anne Galbreath-Jenkins
Grantee: Anne Galbreath-Jenkins

Book & Page: A378 896

Type: Conveyance

Lot: 18 ½

A "Quit Claim Deed" in Book R532 Pg. 585 concerning F.R. Jenkins Jr. (a.k.a Floyd Ronald Jenkins Jr.) transfers property into the name of Anne Galbreath-Jenkins, placing the property in her name. The property is referred to as 18 ½, and dimensions of the property are described as being the same as the previous deed, and still exclude the 14'10"X3' parcel.

April 6, 2005

Grantor: Anne Galbreath-Jenkins

Grantee: Oelmer Augustus Jr.

Book & Page: R532 591

Type: Conveyance

Lot: 20

The property is sold to Augustus Oelmer Jr. & Deborah G Warren for the sum of \$685,000.00. Dimensions of the property are described as being the same as the previous deed, and still exclude the 14'10"X3' parcel.

June 6, 2014

Grantor: Oelmer Augustus Jr.

Grantee: Alice B Wyatt Trust

Book & Page: O408 767

Type: Conveyance

Lot: 20

The property is sold to Alice B. Wyatt of the Alice B. Wyatt Trust for the sum of \$1,250,000.00. This deed lays out boundaries of the property known as 20 Water St. (f.k.a 18 ½ Water St.). The lot dimensions are detailed as being 12'8" along Water Street, then north 35', then east 14'10", north 3', east 10'11", north 38'2", west 40'2", south 24'7", east 6", then south to the starting point 51'7". A portion of the property measuring 14'10"x 3' was conveyed by Mary H. Bailey, formerly known as Mary H. Bamwell, Georgina Horry Townsend on August 17, 1938, as written in book S40 Pg. 117. The property is also described as being designated by the letter "B" on the plat of three lots of land formerly belonging to W. J. O'Hagan, made December 15, 1915 by the surveyor, DC Barbot.

Appendix B. Images

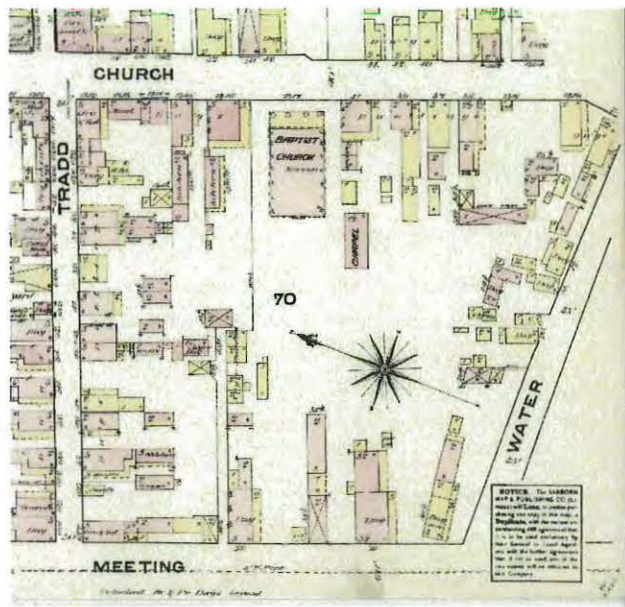


Figure 1. Sanborn Map Company. *University of South Carolina: 1884*. (Scale 50ft = 1in). "Sanborn Fire Insurance Maps." https://fims-historicalinfo-com.ezproxy.ccpl.org/FIMSSD.aspx?m=08124_1884 (Accessed September 20, 2019).

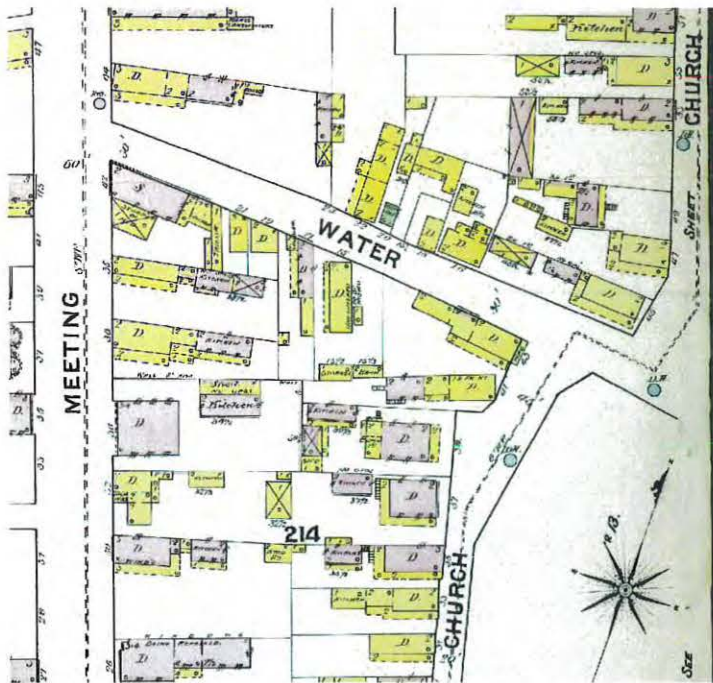


Figure 2. Sanborn Map Company. *University of South Carolina: 1884*. (Scale 50ft = 1in). "Sanborn Fire Insurance Maps." https://fims-historicalinfo-com.ezproxy.ccpl.org/FIMSSD.aspx?m=08124_1884 (Accessed September 20, 2019).

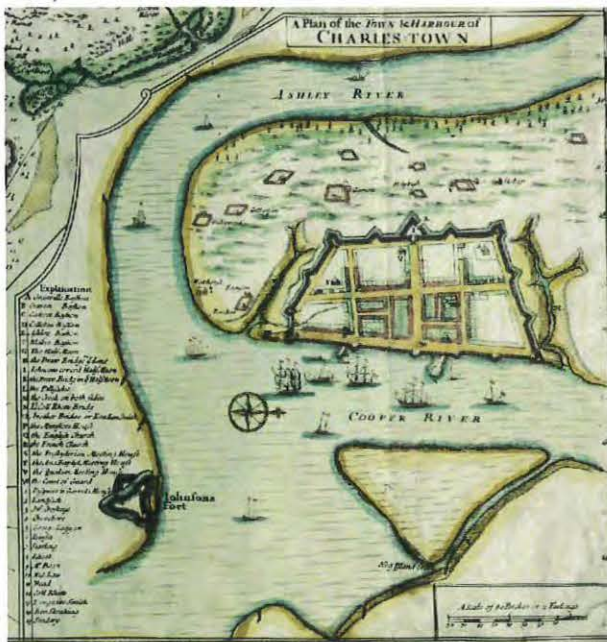


Figure 3. Edward Crisp, *A Compleat Description of the Province of Carolina in 3 Parts* (Edward Crisp, 1711). Map. Retrieved from The Library of Congress, <https://www.loc.gov/resource/g3870.ct001123/>.



Figure 4. George Hunter and William Henry Toms, *The Ichnography of Charles-Town at High Water* (B. Roberts and W. H. Toms, 1739). Map. Retrieved from The JCB Library, <https://jcb.lunaimaging.com/luna/servlet>



Figure 5. E. Petrie, *Ichnography of Charleston, South Carolina: at the request of Adam Tunno, Esq., for the use of the Phoenix Fire Company of London, taken from actual survey, 2d August 1788* (E. Petrie, 1790). Map. Retrieved from The Library of Congress, <https://www.loc.gov/resource/g3914c.ct000423/?r=-0.255,-0.023,1.633,0.812,0>.

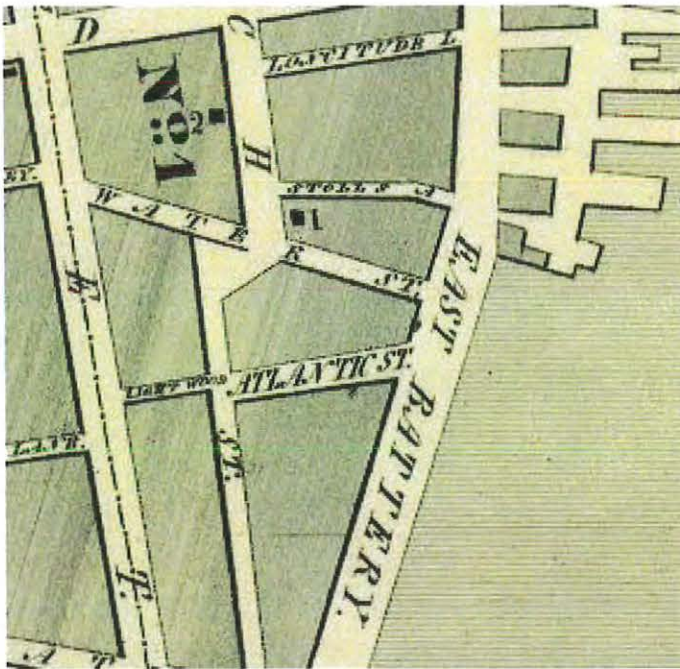


Figure 6. William Keenan, *Plan of the City Neck of Charleston S.C.* (W. Keenan, 1844). Map. Retrieved from David Rumsey Map Historical Map Collection, <https://www.davidrumsey.com/luna/servlet/detail/RUMSEY~8~1~182~10039:Charleston,-S-C->

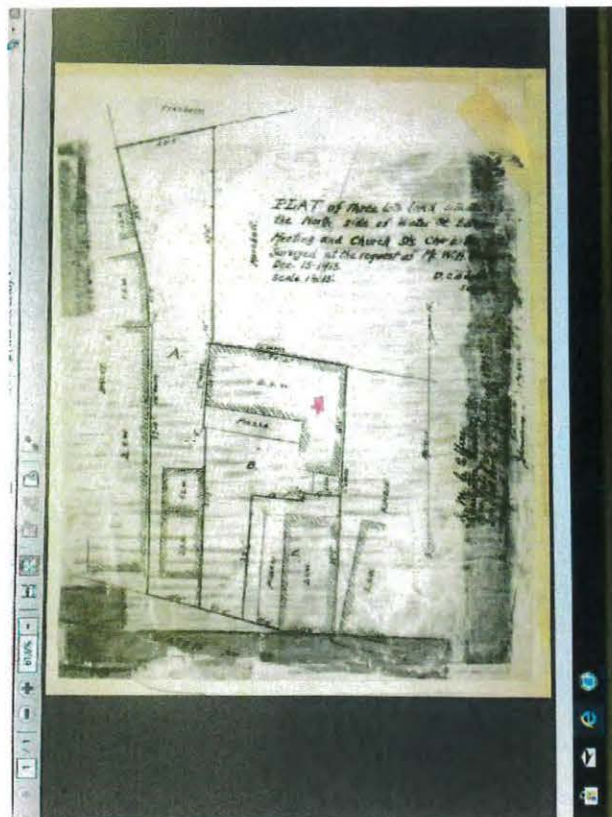


Figure 7. Charleston County. Records of the Register Mense of Conveyance (RMC), Charleston, S.C. Plat Book S40, p.117.



Figure 8. Gonyo, Bill, "Rear Admiral Frank Edmund Beaty," Library of Congress. Image.
<http://www.arlingtoncemetery.net/fbeatty.htm>