

64 BOGARD STREET
TMS# 460-8-1-149

Date.....c.1852-1872
Square Footage of Lot.....3,264
Square Footage of Building.....approx. 900
Zoning.....DR2F
Rating.....4
Status.....Vacant, Boarded. Owner: Joseph B. Heyward
Value.....Appraised value unknown *

This house is just one of several vacant, boarded up and delapidated houses on the street. This single house is another structure for which Historic Charleston Foundation's standard single house plans and specifications could be utilized recreating a single family residence with sensitive rehabilitation work.

* post-it note (removed): as of 4/15/1997
\$45,000

Chain-of-Title Record

Seller Buyer

Property Address: 64 Bogard
Date:

Date	Book & Page	Grantor	Grantee	Type	Lot Size	Plat	Comments
1-7-77	H111/26	Edna W. Pecksen	Joseph B. Heyward		32x102x32x102		8,000
10-67	A89/206	John A. Pecksen	Edna W. Pecksen		' '		7,600
8-31-1916	W26/489	William F. Pecksen	John A. Pecksen				
8/31/1916		Alexina S. (Gibbs) Holmes	William F. Pecksen				All that lot or parcel of land w/ buildings thereon \$10.00
2/25/1887	K20/444	James S. Gibbs	Alexina (J. Gibbs) Holmes	Wife of James S.			* Note - lot dined. changed orig. lot 218' deep - before subdiv.
2/25/1887	W18/269	Master G.H. SASS	James S. Gibbs	CONVEY	32x218		Horse & lot \$10.00
		George E. Gibbs	Master G.H. SASS				
15 May 1872	C16/253	James S. Gibbs	George E. Gibbs	Settlement marriage			Kimberly not Bogard St.

REAL PROPERTY RECORD

CHARLESTON COUNTY, S. C.

1. T. M. No. 460 — 8 — 1		LOT 149		GEOGRAPHICAL AREA		CITY OF CHARLESTON		TAX DISTRICT NO. 7-1	
2. TITLE OF OWNERSHIP				DATE OF MO. DAY YR.	DEED BOOK	DEED PAGE	INDICATED PURCHASE PRICE	C O D E	MAILING ADDRESS
3. PEECKSEN, John N., Trustee u/w/o Wm. F. PEECKSEN, deceased; Harlie H. STEVENS, Trustee u/w/o *									
4. PEECKSEN, Edna W.				10-67v	A89	206	7,600	11	14 Oph. Dr. 294107
5. HEYWARD, Joseph B.				1-7-77	H111	26	8,000		
6.									
7.									
8.									
9.									
10. PROPERTY LOCATION 64 BOGARD STREET				SUBDIVISION:					
11. Lot		Block		Tract No		Parcel No		Other 64 BOGARD	
12. ACREAGE: High Land		Marsh Land		Total Acres		ACREAGE TAKEN FROM: DEED (), PLAT (), COMPUTATIONS ()			
13. MEASUREMENTS: Road Frontage		32 x 162		x 55		x 162		x 55	
14. PLATS RECORDED IN:				COPY OF CURRENT PLAT IN TAX MAP WORK SHEET FOLDER					
15. 11/16 N BOGARD 64									
16. YEAR ASSESSMENT FOR: 1969				COMPUTERIZED 5/8/95 JBS					
17. LAND ASSESSMENT \$									
18. BUILDING ASSESSMENT \$									
19. TOTAL ASSESSMENT \$				700					
20. NUMBER OF BUILDINGS				1					
21. TOTAL APPRAISED VALUE \$									
22. BUILDING PERMIT ISSUING AUTHORITY		PERMIT NUMBER		DATE OF MO. DAY YR.		DESCRIPTION OF WORK		ESTIMATED COST AS TAKEN FROM PERMIT \$	
23.								1960-68 TAX MAP CODE	
24.								TMS 93 BLOCK 2 LOT 32	
25.				"X" IN LAST COLUMN, SEE REVERSE SIDE FOR ADDITIONAL REMARKS					

14 1887
The State of South Carolina,
County of Chatham, COURT OF COMMON PLEAS.

Form No. 300-MASTER TITLE.

269

TO ALL TO WHOM THESE PRESENTS SHALL COME:

I. 14 1887 Master in and for the County aforesaid, send GREETING.

WHEREAS,

Henry S. Geller Executor of the Estate of
George E. Geller deceased
deceased

on or about the 10th day of October in the year of our Lord eighteen hundred
and eighty six exhibited his complaint in the Court of Common Pleas for the County
aforesaid, against The City of Chatham and others.

demanding judgment in relation to the Real Estate hereinafter mentioned and described;
and the cause being at issue, came on to be heard on the 24th day of February of the
1887 and such proceedings were had therein as resulted in a decree of the said Court,
whereby it was adjudged and decreed that the said Real Estate hereinafter mentioned and described,
be sold by G. H. Fass Master, in and for the County aforesaid, on the terms and for the purposes mentioned in the said decree, as by reference
thereto on file in said Court, will appear; and the said Master, after having duly advertised the said Real Estate
for sale by public outcry, on the 24th day of March in the year of our Lord eighteen hundred and
eighty seven did then openly and publicly, and according
to the custom of auction, sell and dispose of the same unto

James S. Geller for the sum of \$100.00 Dollars, being at that price the
highest bidder therefor; NOW, THEREFORE, Know all Men by these Presents, that I,
Master, in and for the County of Chatham, aforesaid, in consideration
of the sum of \$100.00 Dollars, to me paid by the said
James S. Geller

the receipt whereof is hereby acknowledged, HAVE GRANTED, bargained, sold, and released, and, by these presents, DO
GRANT, bargain, sell, and release unto the said

James S. Geller & all the heirs, etc.
And intent to remain do of George E. Geller set out to
the Estate of George E. Geller deceased that in the
City of Chatham there is a lot of land containing
13 and 1/2 Acres of land and more or less
by Survey of 1880 and more or less
dimensions, more or less.

3/28/87

James S. Tilton }
 Alexander J. Tilton } Comyns

State of South Carolina

I, J. J. Tilton, the younger, of the City of Beaufort in said State, and Georgia

Althous by and under the Will of the late Jacob S. Tilton deceased in the Office of the Judge of Probate for Charleston County in Will Book C page 247 the property therein described was devised unto the said James S. Tilton the younger for and during the term of his natural life and after he doth unto George Evans Tilton his heir and assigns forever Althous Henry & Adams Executor of the Estate of the said George Evans Tilton deceased the 17th day of October A.D. 1851 executed his Will of Comyns in the County of Beaufort State for the County of Charleston against the City Council of Beaufort in and other witnesses the said James S. Tilton the younger being present and the said George Tilton his heir and assigns being present and the said James S. Tilton the younger being present and the said George Tilton his heir and assigns being present

That Althous by and under the Will of the late Jacob S. Tilton deceased in the Office of the Judge of Probate for Charleston County in Will Book C page 247 the property therein described was devised unto the said James S. Tilton the younger for and during the term of his natural life and after he doth unto George Evans Tilton his heir and assigns forever Althous Henry & Adams Executor of the Estate of the said George Evans Tilton deceased the 17th day of October A.D. 1851 executed his Will of Comyns in the County of Beaufort State for the County of Charleston against the City Council of Beaufort in and other witnesses the said James S. Tilton the younger being present and the said George Tilton his heir and assigns being present and the said James S. Tilton the younger being present and the said George Tilton his heir and assigns being present

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she with Louis S. Parker witnessed the execution thereof.
Sworn to before me this 19th day of August A.D. 1916. *Clare D. Hochev.*

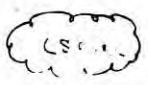
Wm. Henry Parker, Notary Public S.C.
State of South Carolina
County of Charleston

Renunciation of Dower.

I *Wm. Henry Parker*, Notary Public for S.C. do hereby
certify unto all whom it may concern that *Mrs. Sabrena*
(also known as *Daisy*) *Frost* did this day appear before me
and upon being privately and separately examined by me,
did declare that she does freely, voluntarily, and without
any compulsion dread or fear of any person or persons whom-
soever, renounce, release and forever relinquish unto the
within named *Peter M. Frost*, his heirs and assigns, all
interest and estate, and also all her right and claim of dower
of, in or to all and singular the premises within mentioned
and released.

Given under my hand and Seal this 19th day of August
Anno Domini 1916.

Wm. Henry Parker
Not Public S.C.



Sabrena Frost.

State of Massachusetts
County of Essex

Personally appeared *Florence E. Preston* who being
duly sworn says that she saw the within named *Josephine*
Frost, in... real and as her Act and Deed deliver the with-
in written Deed; and that she with *Amy C. Frost* witnessed
the execution thereof.

Sworn to before me this 21st day of August A.D. 1916. *Florence E. Preston.*



John M. Darney, Notary Public for Mass.

Recorded August 26, 1916. Original delivered to *Wm. H. Parker*, being first endorsed as recorded by County Auditor
Julius E. Cogswell R.M.C. *per ch. R.M.C.*

Alexina J. C. Holmes
to
William F. Peckeen
Title To Real Estate

The State of South Carolina.
To All Whom These Presents Shall
Come, I, *Alexina J. C. Holmes*, for-
merly *Alexina J. Gibbs* wife of
the late *James S. Gibbs* the
Younger, of the City of Charleston

in the State aforesaid, Send Greeting
Whereas under the last Will and Testament of the late
Judith H. Elliott of record in the Probate Court for the County
of Charleston in the State aforesaid in Will Book P. page 403, the
premises herei after described were devised to my husband
James S. Gibbs the Younger for and during the term of his
natural life and from and after his death unto *George Evans*
Gibbs, his heirs and assigns forever.
And whereas the said *George Evans Gibbs*, who
was alive at the time of the probate of the last Will

and Testament of the said Juliette S. Elliott, departed this life on or about the — day of —, 19 — leaving of full force and unrevoked his last will and Testament dated the 2^d day of May 1882 and of record in the Probate Court for Charleston County in Will Book R — page 8 — wherein, among other things, he nominated, constituted and appointed Henry S. Holmes as Executor thereof and who duly qualified as such on the — day of —, and who on or about the 17th day of October 1886 instituted in the Court of Common Pleas for the County of Charleston in the State of South Carolina an action as such Executor against the City Council of Charleston and others praying, among other things, for a sale of the interest in remainder of the Estate of the said George Evans Hibbes in and to the premises hereinafter described and which said interest under a Decree of the said Court dated February 25th, 1887 was sold at public auction on March 24th, 1887 by B. L. Saxe, Master, to the said James S. Hibbes, Jr., and a Deed therefor was executed in his favor by the said Master dated March 24th 1887, and recorded in the R. M. C. C. for Charleston County on March 25th 1887 in Book W-18, page 269, the said conveyance to the said James S. Hibbes the Younger of the interest of the Estate of the said George Evans Hibbes together with the life interest devised to him under the Will of the said Juliette S. Elliott as aforesaid thereby constituted him the owner and holder in fee simple of the premises hereinafter described.

And Whereas, the said James S. Hibbes the Younger by Deed dated March 25th, 1887 and recorded in the R. M. C. C. for Charleston County in Book K 20, page 444, conveyed unto me the said Alexina J. C. Holmes, at that time Alexina J. Hibbes, the said premises hereinafter described now known All men By These Presents that the said Alexina J. C. Holmes for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to me in hand paid at and before the execution and delivery of these Presents by William F. Pecksen, the receipt whereof is hereby acknowledged have granted, bargained, sold and released and by these Presents do Grant, bargain, sell and release unto the said William F. Pecksen - his heirs and assigns, the following described property:

"All that lot or parcel of land with the buildings thereon, situate, lying and being on Bogard Street in the City of Charleston known at present by the number 64, measuring in front on Bogard Street Thirty-Two (32) feet, and same on each side by Two Hundred and Eighteen (218) feet deep, by the said dimensions more or less."

Together with all and singular the Rights, Membrs, hereditaments and Appurtenances to the said Premises hereon, or in any way incident or ap-

Notarial Seal

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To Have And To Hold all and in quiet the premises hereinafter mentioned and described unto the said William F. Pickett his heirs and assigns forever.

And I do hereby bind myself and my heirs, executors and administrators to warrant and forever defend the said premises unto the said William F. Pickett his heirs and assigns from and against me and my heirs, executors, administrators and assigns and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand and Seal this 31st day of August in the year of our Lord one thousand nine hundred and sixteen and in the one hundred and forty-first year of the Sovereignty and Independence of the United States of America.

Signed, Sealed And Delivered

In the Presence of:

Gordon Miller

Wm C. Bissell

State of South Carolina,

County of Charleston.

Alexina J. C. Holmes (W.F.)

U.S. 92

\$1.50

Stamps

Personally appeared before me Wm C. Bissell and made oath that he saw the within named Alexina J. C. Holmes sign, seal and as her Act and deliver the within written Deed; and that he with Gordon Miller witnessed the due execution thereof.

Sworn to before me this 31st

Wm C. Bissell

Notary Seal

Day of August A.D. 1916.

E. Henry Cappelmann, Notary Public for South Carolina

Recorded September 1, 1916. Original delivered to J. D. Cappelmann

Julius E. Cogswell

R. M. C.

perch 2 m.m.

V. R. Bonal
to
Seaboard Air Line Railway Co.
Conveyance of Real Estate.

State of South Carolina
(Charleston County)
Know All Men by These Presents,
That I, V. R. Bonal, for and in consideration of the sum of Five Dollars and other valuable consideration

to me in hand paid by Seaboard Air Line Railway Company (the receipt whereof is hereby acknowledged), do hereby grant, bargain, sell, release and convey unto the said Seaboard Air Line Railway Company, its successors and assigns forever, all those certain strips of land one hundred (100) feet wide, extending fifty (50) feet on each side of and at right angles to the center of a track or roadbed of a railroad, as the same have been surveyed located and staked over and upon the following tracts of land, situate, lying and being in the County and State aforesaid, described as follows, to wit:

First: All that tract of land situate, lying and being in the County and State aforesaid, and bounded and described as follows, to wit: North by lands of Toney Blake, East by lands of Lewis Brown, South by lands of Lewis Brown, West by lands

North River

✓ 400
✓ 400
✓ 400
✓ 400
✓ 400
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✓ 400

✓ James Larkin 20 70 ✓ 140
✓ J. E. Burns 20 70 ✓ 140
✓ Mont Tumbull 20 70 ✓ 140
— Samuel H. —
✓ 1 Simon Tumbull 70 100 ✓ 400
✓ 2 V. Montgomery 70 100 X
✓ John F. Robertson 35 90 1/2 900
2 Celia A. Leacock 100 90 1000
— ROSE LANE —

✓ 2 H. Larkin 20 100 ✓ 800
✓ Samuel H. 20 100 X 700
✓ Celia Larkin 20 100 X 1000
✓ Samuel B. Middleton 32 27 1/2 (in P. L. S.)
— Peter H. —
✓ Samuel B. Middleton 24 100 1/2 1000
✓ Julius E. Elliott 32 27 1/2 ✓ 700
D. 32 27 1/2 X

North Side of Burgard

Street.

No.	Name of Owner	Front	Depth	Value of Land	Value of House	TOTAL VALUE
		1871	1872	1873	1874	1875

Rose Lane
 11 - *Sutton* 2 30 100

12 - *Nelson* 2 30 100

13 - *Strang* 2 30 100

14 - *J. M. Wilson* 2 30 100

Porters Court
 15 - *Porters* 4 30 200

16 - *J. M. Wilson* 2 30 218

17 - *Do* 2 30 218

18 - *Do* 2 30 218

19 - *Do* 2 30 218

20 - *Do* 2 30 218

Rutledge Street

North side Brewsters Court from Union St

21 - *Do* 2 30 90

22 - *Do* 2 30 90

23 - *Do* 2 30 90

24 - *Do* 2 30 90

25 - *Do* 2 30 90

1871-75

End of Court

South

26 - *Do* 2 30 90

27 - *Do* 2 30 90

28 - *Do* 2 30 90

29 - *Do* 2 30 90

30 - *Do* 2 30 90

31 - *Do* 2 30 90

South SIDE OF

Bergard

STREET.

201

No.	NAME	DATE	AMOUNT	1871	1872	1873	1874	1875
1	H. Schaefer	2 11 115						700
	<i>35</i> A. C. L. Lane							
2	W. Goddard	2 30 1						800
	<i>35</i> W. J. Goddard							700
3	W. J. Goddard	2 32 100						700
4	W. J. Goddard	2 32 100						1000
5	W. J. Goddard	2 32 200						1000
6	W. J. Goddard	2 32 215						700
7	W. J. Goddard	2 32 215						700
8	W. J. Goddard	2 32 215						700
9	W. J. Goddard	2 32 215						700
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16	W. J. Goddard	2 32 215						700
17	W. J. Goddard	2 32 215						700
18	W. J. Goddard	2 32 215						700
19	W. J. Goddard	2 32 215						700
20	W. J. Goddard	2 32 215						700

St. Louis, Mo.

20

Carroll, John L.

24 Jan. 1950

205

O. H. Swarth

O. S. Francis & Co.

22/11/19

(1)

90

North side Brewsters Court - near Carving St.

✓	B. R. Brewster	2 60 90	✓	300	300	500
✓	D ^c	2 30 90	✓		400	350
✓	D ^c	2 30 90	✓		400	350
✓	D ^c	2 30 90	✓			350
✓	D ^c	2 30 90	✓		400	350

1876-1880

End of book ✓
102004090

South Sea

J. C. R. Bruce

✓ *Q.*

✓ 20

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22 20

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