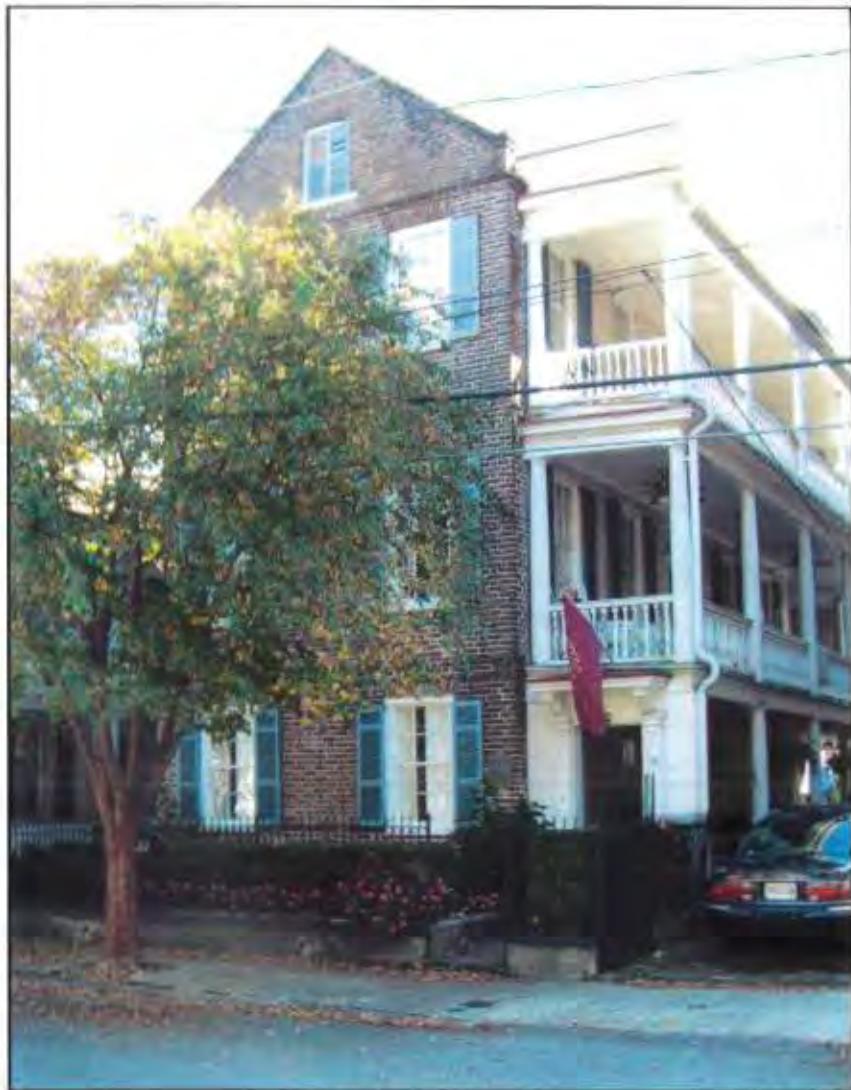


# *Simple Living*

THE HISTORY AND SIGNIFICANCE OF 15 WENTWORTH STREET,  
CHARLESTON, SOUTH CAROLINA



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HP 611 Research Methods

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## Introduction

The information in this paper is the result of a semester's worth of research done on the property located at 15 Wentworth Street in Charleston, South Carolina. The goal and purpose of the paper is to provide historical information about the property itself, and how its history relates to the social, political, architectural, and general history of Charleston and South Carolina. It seeks to show the significance and impact of previous occupants as well as outside forces such as war, natural disasters, and public policy. Additionally, important architectural features of the building will be documented.

This is by no means a complete history of 15 Wentworth Street. Research was compiled between the months of September and November 2008 for a Research Methods class taught by Katherine Saunders of Historic Charleston Foundation, an adjunct professor for the College of Charleston/Clemson University graduate program in Historic Preservation. Hopefully, the information provided in this paper will be of some use to those who wish to do their own research on 15 Wentworth Street, Ansonborough, the city of Charleston, and the state of South Carolina.

## Geographical Orientation and Physical Description

Wentworth Street is located on the southeast portion of the Charleston peninsula in South Carolina. The property, known as the Myers House, is located at 15 Wentworth Street and is situated on the south side of the road near East Bay Street [see Appendix, Figure 1]. Wentworth Street was originally known as Trott Street, and the house was also often listed as 13 Wentworth Street until around 1900. The Myers House is a three-story exposed brick building with a Flemish bond façade and three-and-one English bond on the south, east, and west elevations. The dimensions of the property are thirty-six feet wide facing Wentworth Street and one hundred and thirty feet deep on the east side. The dimensions of the lot have changed minimally over the years.

The exterior walls of the house are brick masonry. The exterior bricks of the west elevation are painted white. Records do not show exactly when the bricks were painted, but a letter found in a vertical file for the property suggests that it might have been done ca. 1965 as a result of Historic Charleston Foundation's Ansonborough Rehabilitation Project.<sup>1</sup> The windows are six over six double-hung sash with operable wood exterior shutters [see Appendix, Figure 2-6].

Wentworth Street is part of what is known as Ansonborough, Charleston's first suburb, formerly called "Bowling Green."<sup>2</sup> This area now includes the original Ansonborough as well as "the suburbs of Rhettsbury, Laurens Square, and Gadsden's Middlesex . . . plus the blocks

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<sup>1</sup> Letter to Mrs. S. Henry Edmunds of Historic Charleston Foundation from T.C. Edwards (General Contractor) about 15 Wentworth Street renovations. c. November 8, 1965. From property files accessed at the Historic Charleston Foundation Archives, Charleston, S.C.

<sup>2</sup> Jonathan Poston, *The Buildings of Charleston: A Guide to the City's Architecture* (Columbia, S.C.: University of South Carolina Press, 1997), 411.

between Meeting and King Streets.<sup>3</sup> Wentworth Street, along with Hasell and Pinckney Streets, could be found originally in Rhettisbury, which was divided from Colonel William Rhett's former plantation in 1767.<sup>4</sup> Henry Laurens, a Charleston merchant and rice planter, as well as a delegate and president of the Continental Congress, was one of the most prominent families living north of Ansonborough.<sup>5</sup> The marsh lot on which 15 Wentworth Street is now located was bounded on the north by the marsh lot of Henry Laurens.<sup>6</sup>

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<sup>3</sup> Jonathan Poston, *The Buildings of Charleston*, 411.

<sup>4</sup> Poston, *The Buildings of Charleston*, 413.

<sup>5</sup> Biographical Directory of the United States Congress, "Laurens, Henry, (1724-1792)," <http://bioguide.congress.gov/scripts/biodisplay.pl?index=L000121>, accessed 12 November 2008.

<sup>6</sup> Charleston County, Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book B8, p. 47.

## HISTORICAL BACKGROUND

### Edward and Sarah Eliza Winslow, James H. Ancrum, and the “undivided marsh lot”

In 1809, a Marriage and Schedule Settlement between the newly married Edward and Sarah Eliza Beery Winslow and James H. Ancrum established the joint ownership of an “undivided marsh lot” near East Bay Street.<sup>7</sup> To those living on the sea coast of South Carolina, salt and fresh water marshes were considered to be just as important as owning a field or pond in the Upcountry. Between 1670 and 1965, South Carolina marsh land was “granted, held, and conveyed as real property,” and plats were an essential component to the granting system [see Appendix, Figure 7, 8, and 9]. Once a prospective buyer applied to the Land Granting Officials, the land was surveyed and a plat was created to specify the dimensions of the marsh. Surveyors would often mark notches in trees to signify the lot’s boundaries.<sup>8</sup>

After paying the sum of ten shillings to the Winslows, Ancrum received one half of all the real estate Sarah Eliza was entitled to before her marriage to Edward. However, even though the marsh lot was granted to Ancrum, the settlement states that the land was to be used by him only during Sarah Eliza’s lifetime, and upon her death, she retained the right to decide who would inherit the property [see Appendix, Figure 10].<sup>9</sup> While there was no evidence found that stated the exact relationship between Sarah Eliza and James Ancrum, it is possible that Ancrum might have been her father or some other close relation to have the opportunity to use the land at such a low cost.

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<sup>7</sup> RMC, Charleston, S.C. Deed Book B8, p. 47.

<sup>8</sup> Agnes Leland Baldwin, *Marsh Granting Practices in South Carolina* (Summerville, S.C.: The Committee for Preservation of Privately-Owned Marshlands, 1976), 1, 3, and 8.

<sup>9</sup> RMC, Charleston, S.C. Deed Book B8, p. 47.

Edward Winslow was a Charleston merchant by trade, and his business was associated with the wharves down by the bay.<sup>10</sup> He owned a series of two-story brick row houses directly to the east of 15 Wentworth Street. Very little is known about the use of the houses, but there is a plat surveyed by Robert Pinckney in 1841 which shows the divided lots of the row houses known as "Winslow Row" [see Appendix, Figure 11 and 12].<sup>11</sup>

Sarah Eliza's union with Edward Winslow was her third marriage. Because the property was included in her inheritance prior to this marriage, future ownership of the property was hers to decide. However, when Edward petitioned the Court of Equity for the District of Charleston after Sarah Eliza's death around 1837, the Master in Equity James W. Gray decided to sell the property in a public auction.<sup>12</sup> The property was sold to Catharine Anne McKay for one thousand dollars.<sup>13</sup> This deed states that the lot is located on a plat by Joseph Purcell in the survey of 1799 by the number fifty-three, but all searches for this plat were unsuccessful.

Female ownership of land was not unheard of in early America, especially in the South. In *Land of Their Own: Land Grants to Women in the Lower Colonial South*, Lee Ann Caldwell Swann references Laurel Thatcher Ulrich who concluded that "Southern women operated . . . with even greater autonomy." Swann goes on to say that married women, or *feme covert*, had a greater ability to protect the property from previous marriages "through the pre-marriage agreement, a development that legal historian Richard Morris attributed to

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<sup>10</sup> James Hagy, ed., *Directories for the City of Charleston, South Carolina: for the years: 1830-31, 1835-36, 1836, 1837-38, and 1840-41* (Baltimore, M.D.: Genealogical Publishing Co., Inc., 1997), 30, South Carolina Room, Charleston County Public Library, Charleston, S.C.

<sup>11</sup> Robert Pinckney, Plat of "Winslow Row," McCrady Plat Collection, Charleston, S.C. Plat no. 07195, original 1841, [microfilm], South Carolina Room, Charleston County Public Library.

<sup>12</sup> RMC, Charleston, S.C. Deed Book B8, p. 47.

<sup>13</sup> RMC, Charleston, S.C. Deed Book W11, p. 145.

Protestantism, which viewed marriage more as a legal contract."<sup>14</sup> It is apparent that the land on Wentworth Street was the sole property of Sarah Eliza as it was unavailable to Edward after her death.

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<sup>14</sup> Lee Ann Caldwell Swann, *Land of Their Own: Land Grants to Women in the Lower Colonial South* (Ann Arbor, M.I.: University Microfilms International, 1986), 5.

## The Fire of 1838

According to deed research, the Myers House was constructed sometime during the ownership of Charles A. Scanlan who was a ship smith.<sup>15</sup> Scanlan bought the house from William A. Berry in 1848 for one thousand two hundred dollars and sold it to John S. Biggs for six thousand dollars in 1852. The deed of the 1852 conveyance is the first time a "three-story brick building" is referenced.<sup>16</sup> Because the house was not built till sometime after 1848, it did not suffer any damages as a result of the fire of 1838 which ravaged much of the Ansonborough neighborhood.

However, according to a map that shows the extent of damage in Ansonborough after the fire, there was a building on the property that is shaped much like the existing Myers House [see Appendix, Figure 13].<sup>17</sup> This evidence should not be considered definitive proof of an earlier building, but it is possible that there was a building on the property during the ownership of Sarah Eliza and Edward Winslow. When Catharine Ann McKay purchased the property in 1841, the deed still referred to the property as a "lot" without mention of any buildings.<sup>18</sup> Sarah Eliza's death around 1837, and the subsequent fire of 1838 which could have resulted in damage to the house, might have been two factors that led to the selling of the property. No further information on the first building was found while researching this property and further research would need to be done to prove the existence of a previous building.

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<sup>15</sup> James Hagy, ed., *Directories for the City of Charleston, South Carolina for the years: 1849, 1852, and 1855* (Baltimore, M.D.: Genealogical Publishing Co., Inc., 1998), 38, South Carolina Room, Charleston County Public Library, Charleston, S.C.

<sup>16</sup> RMC, Charleston, S.C. Deed Book S12, p. 351 and 352.

<sup>17</sup> Ansonborough Fire of 1838 map, date unknown, From property files accessed at the Historic Charleston Foundation Archive, Charleston, S.C.

<sup>18</sup> RMC, Charleston, S.C. Deed Book W11, p. 145.

In centuries past, many cities have had to deal with the destructive threat of fire. "On April 24, 1838, a fire broke out at King and Beresford (Fulton) Streets, spreading to the northeast and proving to be 'the largest and most distressing fire' in the city to that date."<sup>19</sup> The fire was devastating to the city of Charleston, destroying seven hundred acres of land including many historic homes.<sup>20</sup> There had been a law from the eighteenth century that mandated brick as the only approved building material, but the law had been mostly ignored.<sup>21</sup> Home owners were able to receive loans from the state of South Carolina in order to rebuild their residences. Understandably, the state only offered loans under the condition that the new residences must be built out of brick to avoid another ruinous fire.<sup>22</sup>

Even though the house currently located on the property did not suffer from fire damage, it is worth mentioning because its construction coincides with the building boom that occurred after the fire of 1838. Another mentionable detail is that the building is constructed with brick, which proves that city and state officials did not want to take any chances with the threat of another fire. The architectural ramifications of the fire of 1838 were significant to all of Charleston.

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<sup>19</sup> Poston, *The Buildings of Charleston*, 412.

<sup>20</sup> Jane H. Pease and William H. Pease, "The Blood Thirsty Tiger: Charleston and the psychology of fire," *South Carolina Historical Magazine*, October 1918, 281, From vertical files located at the South Carolina Room, Charleston County Public Library, Charleston, S.C.

<sup>21</sup> Pease, "The Blood Thirsty Tiger," *South Carolina Historical Magazine*, 284.

<sup>22</sup> Poston, *The Buildings of Charleston*, 412.

### The Myers House – Reverend Edward H. Myers and South Carolina Methodism

John S. Biggs sold the property to Leonard Chapin, a carriage manufacturer, on March 18, 1853 after only one year of ownership.<sup>23</sup> Chapin then sold the property to Reverend Edward H. Myers for eight thousand dollars on September 18, 1853.<sup>24</sup> Presumably, Edward H. Myers is where the “Myers House” gets its name. However, it is interesting to note that a plaque placed on the house by Historic Charleston Foundation after the house was purchased under the Ansonborough Rehabilitation Project in 1965 lists the house as the “Christopher Myers House” (see Appendix, Figure 14). No evidence was found during the research of this project, specifically in the chain of title, which made reference to a “Christopher Myers” or any other person with the name “Christopher.” The author assumes that the house’s name has some connection to Edward H. Myers.

According to the Charleston City Directories for 1859 and 1860, Reverend Edward H. Myers, who lived from 1816 to 1876, was an agent at the Methodist Publishing House, which was located at 18 and 19 Hayne Street, and was editor of the *Southern Christian Advocate* for seventeen years (see Appendix, Figure 15).<sup>25</sup> The *Southern Christian Advocate* was the newspaper of the South Carolina Conference of the Methodist Church. In *History of South Carolina Methodism*, Reverend Albert Deems Betts includes an excerpt from an 1836 paper which states that the newspaper was created to be the Charleston equivalent to the *Christian Advocate and Journal* (of New York) and the *Western Christian Advocate* (of

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<sup>23</sup> James Hagy, ed., *Directories for the City of Charleston, South Carolina, for the years: 1849, 1852, and 1855* (Baltimore, M.D.: Genealogical Publishing Co., Inc., 1998), 122, South Carolina Room, Charleston County Public Library, Charleston, S.C.

<sup>24</sup> RMC, Charleston, S.C. Deed Books N12, p. 189 and 190; and F14, p. 118.

<sup>25</sup> James Hagy, ed., *On the Eve of the Civil War: The Charleston, South Carolina Directories for the years 1859 and 1860 (with additional information from the city census of 1861)* (Baltimore, M.D.: Genealogical Publishing Co., Inc., 2000), 54 and 140, South Carolina Room, Charleston County Public Library, Charleston, S.C.

Cincinnati) "on the ground of its being necessary to an equal distribution of the benefits of the Church's press to all parts of her communion, and especially in view of the peculiar political aspects of the times."<sup>26</sup> The leaders of the General Conference of the Methodist Episcopal Church realized that the fifty thousand Methodists living in the Charleston readership area were an untapped resource. These leaders wanted the *Southern Christian Advocate* to be "zealously devoted to the promotion of good morals and religion," as well as an effective medium with which to spread their social and political views to all members of the church.<sup>27</sup>

Reverend Myers lived at 15 Wentworth Street from 1853 to 1864, which was a very interesting time in United States history. Southern Christians, including the Methodist Church, supported the Confederate desire to uphold slavery and secede from the Union during the Civil War. In his chapter that focuses on the Civil War, what he calls the "Confederate War," Reverend Betts states that the war was more of a "manful struggle for state's rights, or local autonomy" rather than a rebellion. Throughout this chapter, he talks about different sessions of the South Carolina Conference during the war, and what the thoughts and feelings were of the attending delegates. Whether passing prayerful resolutions to support a Confederate victory, or rationalizing the presumed loyalties of the slaves, the delegates upheld their belief that slavery was supported by Biblical scripture and the South deserved the right to govern themselves.<sup>28</sup>

Many Southern slave owners assumed their slaves would be loyal to them even when offered freedom by Union forces. According to Eugene D. Genovese, Southern Christians

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<sup>26</sup> Reverend Albert Deems Betts, *History of South Carolina Methodism* (Columbia, S.C.: The Advocate Press, 1952), 432.

<sup>27</sup> Betts, *History of South Carolina Methodism*, 432.

<sup>28</sup> Betts, *History of South Carolina Methodism*, 305.

believed that slavery was supported by the scriptures, but Southern slavery was in need of reform. Masters were encouraged to help bring their slaves to Christ in an effort to create a form of slavery that would be more acceptable.<sup>29</sup>

Even though a number of Southern slave owners most likely had slaves who remained loyal to them on some level, by November 1, 1865 (six months after the end of the war) the eightieth South Carolina Conference noted a small gain in white membership to the church, but a loss of over "16,000 colored members."<sup>30</sup> It is evident that the church's mission efforts in the slave community may not have been strong enough when faced with the opportunity of freedom from forced servitude. The South Carolina Conference conceded rule to the North after the war's end as a result of the South's failure to provide justice to its slaves, but they still believed that slavery had been ordained by God for a certain place and time.<sup>31</sup>

As was stated earlier, Reverend Myers was living in Charleston working as editor of the *Southern Christian Advocate* until 1864. Issue publication of the *Southern Christian Advocate* moves to Augusta, Georgia in April 1862, and again in 1865 to Macon, Georgia.<sup>32</sup> Reverend Betts's records mention that Reverend Myers is still the editor in 1865, so it is possible that he left Charleston after selling his home at 15 Wentworth Street to continue his work with the *Southern Christian Advocate* in Macon. Reverend Myers's work and presence in Charleston during such turbulent times in America's history earn him recognition as one of 15 Wentworth Street's most notable residents.

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<sup>29</sup> Eugene D. Genovese, *A Consuming Fire: The Fall of the Confederacy in the Mind of the White Christian South* (Athens, G.A.: The University of Georgia Press, 1998), 5.

<sup>30</sup> Betts, *History of South Carolina Methodism*, 310.

<sup>31</sup> Genovese, *A Consuming Fire*, 101.

<sup>32</sup> Betts, *History of South Carolina Methodism*, 312.

### A Charleston Tradition - Maurice J. Lynch

After four more conveyances of the property between 1864 and 1884, the house at 15 Wentworth Street was sold by Leopold Weiskopf to Maurice J. Lynch and his sister Miss Nora J. Lynch for four thousand eight hundred dollars.<sup>33</sup> As stated in the Charleston City Directory of 1884, Maurice J. Lynch is listed as the owner of a "saloon" on Anson Street on the northwest corner of Pinckney Street.<sup>34</sup> Today, a two-story, cream-colored painted brick and stucco building sits on the northwest corner of Anson and Pinckney streets. The building's address is 30 Pinckney Street and currently holds a bathroom design shop on the first floor and residences on the second [see Appendix, Figure 18].

According to Sanborn Fire Insurance maps from 1884 and 1888, this lot was a vacant cotton yard during these years [see Appendix, Figure 19]. Other buildings and structures at this intersection include a blacksmith and grocery store. The Palmetto Brewery does show up on the 1888 Sanborn map, but there is no saloon to be found around the corner of Anson and Pinckney streets.<sup>35</sup> It would be interesting to know if the city directory's information was entirely correct. Very little is known about Lynch's saloon because of the lack of a specific address or business name, and what is known is inconclusive, but there is information available on the related topics of the early taverns, coffee houses, and breweries of Charleston.

The late Charleston historian Samuel Gaillard Stoney was quoted in a 1971 article for *Preservation Progress* saying:

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<sup>33</sup> RMC, Charleston, S.C. Deed Book B20, p. 127.

<sup>34</sup> *Charleston City Directory, 1882-1884* [microfilm], South Carolina Room, Charleston County Public Library, Charleston, S.C.

<sup>35</sup> *Sanborn Fire Insurance Maps, Pinckney Street, Charleston, S.C., May 1884 and June 1888*, <http://www.sc.edu/library/digital/collections/sanborn.html> [accessed November 18, 2008].

"The people of Charleston lived it up. They wined and they dined, they wenched and they dueled, they raced horses and pulled geese, they fought cocks and they tilted and they were quite a different breed from that rather dull bunch of bluenoses who settled in the back country."<sup>36</sup>

In the eighteenth century, a tavern was considered an establishment that served multiple purposes. As expected, the men of Charleston would come to taverns to take their leisure either drinking or reading, but they also conducted business and held public meetings there. The popularity of traditional English taverns began to wane by the end of the eighteenth century to be replaced with the French coffee house. Tavern owners did not warm to the idea of the coffee house, and claimed that coffee was bad for a man's health.<sup>37</sup>

Charleston has been brewing beer in the city since before the Revolutionary War. "In the mid-1800s, Claussen Brewing Co. operated out of buildings that occupied a block bordered by Hayne, Anson, Church, Guignard and Pinckney streets. By the 1880s, Palmetto Brewing Co. succeeded Claussen."<sup>38</sup> The Old Palmetto Brewery building, located at 12 Anson Street, is no longer there, but it is the current site of the Anson Restaurant [see Appendix, Figures 20 and 21]. It is interesting to note that the Sanborn map of 1888 shows the location of the brewery building to be at the corner of Anson and Pinckney streets, and not at 12 Anson Street.<sup>39</sup> Reasons for this discrepancy are not known. Even though the exact address of Lynch's saloon is unknown, it is possible that it was located near the block

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<sup>36</sup> John G. Leland, "Early Taverns in Charleston," *Preservation Progress* 16, no. 3 (1971), From vertical files located at the South Carolina Room, Charleston County Public Library, Charleston, S.C.

<sup>37</sup> W. H. J. Thomas, "Tavern had an active role in life of old Charleston," *The Post and Courier*, March 10, 1969, From vertical files located at the South Carolina Room, Charleston County Public Library, Charleston, S.C.

<sup>38</sup> Adam Ferrell, "Local breweries tap into history of Charleston beermaking," *The Post and Courier*, July 31, 2003, From vertical files located at the South Carolina Room, Charleston County Public Library, Charleston, S.C.

<sup>39</sup> Sanborn Fire Insurance Maps, Pinckney Street, Charleston, S.C., May 1884 and June 1888, <http://www.sc.edu/library/digital/collections/sanborn.html> [accessed November 18, 2008].

occupied by the Palmetto Brewing Company. Lynch's connection with the Charleston tavern and brewery tradition adds color and personality to the history of 15 Wentworth Street.

## The Earthquake of 1886

Around 9:50 p.m. on August 31, 1886, an earthquake shook the city of Charleston in a series of damaging tremors. Barely half of the city's buildings escaped injury, resulting in between five and six million dollars worth in damage to real estate and two million dollars for repairs. Buildings that were organized in rows, such as on King Street, fared better during the quake because the neighboring buildings provided support.<sup>40</sup> The Palmetto brewery survived the earthquake, and even offered an "Earthquake Beer" in the aftermath.<sup>41</sup>

The three-story brick house at 15 Wentworth suffered considerable damages as a result of the earthquake. According to a money voucher for work done after the earthquake of 1886, the house sustained extensive damages and received one thousand dollars from the city for building repairs [see Appendix, Figure 22].<sup>42</sup> A survey of damages around the city compiled by engineers after the earthquake stated that the north elevation walls were cracked and the gable end and chimneys had fallen down. A total of three hundred and seventy-eight damages were recorded [see Appendix, Figure 23].<sup>43</sup>

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<sup>40</sup> *City Yearbook 1886 City of Charleston, South Carolina* (Charleston: Walker, Evans, and Cogswell Company, 1886), 102, 25, and 417.

<sup>41</sup> Ferrell, "Local breweries tap into history of Charleston beermaking," *The Post and Courier*, July 31, 2003.

<sup>42</sup> Earthquake Voucher for 13 Wentworth Street, c. 1886, From vertical files accessed at the South Carolina Room, Charleston County Public Library, Charleston, S.C.

<sup>43</sup> *Materials on the Charleston Earthquake of 1886*, p. 58, [microfilm], From the South Carolina Room, Charleston County Public Library, Charleston, S.C.

## The Ansonborough Rehabilitation Project

Historic Charleston Foundation (HCF) began its Ansonborough Rehabilitation Project in 1959. Prior to this date, the neighborhood surrounding 15 Wentworth Street had increasingly depreciated as many of the buildings were transformed into tenement housing. John F. Rafferty, whose family lived at 15 Wentworth Street from 1900 to 1946, was the last owner to live in the house as a single family residence.<sup>44</sup> The Myers House eventually became a single family dwelling once more, and has been gradually restored by subsequent owners.<sup>45</sup>

As a result of the Ansonborough Rehabilitation Project, many of the houses purchased by HCF were placed under restrictive covenants when they were sold to new owners. The Myers House was purchased by HCF in 1965 for fourteen thousand three hundred and ten dollars, and was placed under a restrictive covenant when William Polk Cheshire purchased the house from HCF in 1966 for twenty-two thousand three hundred and eighty dollars. The covenant places stipulations on any alterations with respect to the exterior of the building, and requires that the owners consult HCF if they wish to sell the property. The covenant is effective for seventy-five years after the date in which the building was initially purchased from HCF [see Appendix, Figure 25].<sup>46</sup>

Some of the changes made to the building during the ownership of HCF were detailed in a November 8, 1965 letter to HCF from general contractor T.C. Edwards [see Appendix, Figure 26]:

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<sup>44</sup> RMC, Charleston, S.C. Deed Books 023, p. 94; and J44, p. 584.

<sup>45</sup> Background information on 15 Wentworth Street, Unpublished Manuscript, c. 1981, From property files accessed at the Historic Charleston Archive, Charleston, S.C.

<sup>46</sup> Restrictive Covenants, Unpublished manuscript, date unknown, From property files accessed at the Historic Charleston Archive, Charleston, S.C.

"Remove steps from 2<sup>nd</sup> to 3<sup>rd</sup> floor and floor over stairwell to 3<sup>rd</sup> floor. Remove room on 1<sup>st</sup> floor porch & restore porch to match existing 1<sup>st</sup> floor porch.  
Remove addition on south end of 1<sup>st</sup> floor porch & install round wood columns under 2<sup>nd</sup> floor porch & room.  
Remove addition on second floor rear beyond gutter spout and weatherboard back end section.  
Tear down garage.  
Paint new work two (2) coats.

Total Cost of Work to be Performed . . .  
One Thousand Forty Five and 00/100 . . . \$1,045.00<sup>47</sup>

The Ansonborough Rehabilitation Project was very influential in reviving downtown Charleston. The Myers House's presence in Ansonborough places it among the other significant buildings in the Charleston historic district.

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<sup>47</sup> Letter to Historic Charleston Foundation from T.C. Edwards (General Contractor) regarding estimated costs for renovations done to 15 Wentworth Street, c. November 8, 1965, From property files accessed at the Historic Charleston Archive, Charleston, S.C.

### 1983 Renovations – William and Tomi Youngblood

In 1978, William and Tomi Youngblood bought 15 Wentworth Street from Shirley M. Gibson for seventy-two thousand five hundred and forty-five dollars and fifty-five cents. By 1983, they began renovations to their home hiring Herbert A. De Costa, a prominent African American general contractor in Charleston. A letter to De Costa from William Youngblood in 1983 explains the various alterations to be made to the property: “

1. Painting and repair of the tin roof.
2. Replacement of gutters and drains.
3. Repointing the brick on the east wall and façade.
4. Replacing window sashes where rotted.
5. Installation of storm windows and doors.
6. Scraping and painting of porches and other exterior woodwork.
7. Removing on interior wall between the kitchen and breakfast room, if possible.
8. Finishing off a first floor work room and installation of a bathroom.”<sup>48</sup>

In addition to this work, the Youngbloods also decided to remodel their existing kitchen [see Appendix, Figure 28]. This work involved removing current cabinets and installing new ones, repairing sheetrock, installing plastic laminate countertops and all new kitchen appliances. Existing electrical wiring was adjusted to fit the city electrical code, and there were extensive repairs done to the piazzas and other exterior woodwork. According to the final billing for the entire project, total renovations cost thirty-four thousand one hundred and seven dollars [see Appendix, Figure 29].<sup>49</sup> The Youngbloods sold the house to Lawrence F. and Linda O. Jones in 1986 for two hundred and twenty-five thousand dollars.<sup>50</sup>

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<sup>48</sup> Letter to Herbert A. De Costa from William Youngblood regarding 15 Wentworth Street renovations, c. March 22, 1983, From De Costa property files accessed at the Avery Research Center Archive, Charleston, S.C.

<sup>49</sup> Letter to William Youngblood from Randolph F. Martz representing the De Costa Company, c. April 8, 1983; and Final Billing sheet for the 1983 Myers House renovation project, c. February 4, 1984, From De Costa property files accessed at the Avery Research Center Archive, Charleston, S.C.

<sup>50</sup> RMC, Charleston, S.C. Deed Book U152, p. 170.

## Distinctive Exterior Architecture

The Myers House is significant for not only its history, but also its architecture. It is a fine example of the traditional Charleston single house. The masonry used in its construction is a local brick especially prominent in the city of Charleston's historic district. The house is typical of the Greek revival style townhouses that were built in Ansonborough after the great fire of 1838 destroyed much of the neighborhood.

The decorative wrought ironwork found in the gates in front of the north elevation is also significant. The ironwork was installed during the ownership of John F. Rafferty in the first half of the twentieth century [see Appendix, Figure 30].<sup>51</sup> Decorative ironwork is considered to be one of the best expressions of Charleston art, architecture, and culture.

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<sup>51</sup> Interior and exterior details of 15 Wentworth Street, Unpublished Manuscript, c. 1981, From property files accessed at the Historic Charleston Foundation Archive, Charleston, S.C.

## Changes Over Time

Historic maps, such as the Sanborn Fire Insurance maps, show several changes to Myers House property. In 1884, the piazza spans the entire length of the west elevation and was at least one story. The northern portion of the house is three stories while the southern portion of the house is only two stories. The northern portion has windows on the first and second stories, and the southern portion has windows on the first story. The one-story dependency, a shed, is located on the southwest side of the lot. By 1888, the piazza has become three stories tall. Windows have been added to the second and third stories on the east elevation as well as the first and second stories on the west elevation.<sup>52</sup>

In 1902, the piazza was removed from the southern portion of the house, and the one-story shed dependency was removed from the property. By 1944, a two-story piazza has been re-built on the southwest elevation, and a one-story three-car garage was built in the southeast corner of the lot. According to the letter from T. C. Edwards in 1965, the garage was torn down during the Ansonborough Rehabilitation Project.<sup>53</sup> The Sanborn maps are listed in chronological order in the Appendix Figures 31 through 34.<sup>54</sup>

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<sup>52</sup> Sanborn Fire Insurance Maps, Wentworth Street, Charleston, S.C., May 1884, June 1888, <http://www.sc.edu/library/digital/collections/sanborn.html> [accessed November 16, 2008].

<sup>53</sup> Letter to Historic Charleston Foundation from T.C. Edwards (General Contractor), c. November 8, 1965, From property files accessed at the Historic Charleston Archive, Charleston, S.C.

<sup>54</sup> Sanborn Fire Insurance Maps, Wentworth Street, Charleston, S.C., 1902 and 1944, <http://www.ccpl.org/content.asp?name=Site&catID=10222&parentID=5406> [accessed September 3, 2008].

## **Significance**

The history and architecture of the Myers house may not be as exciting or grand as other buildings in Charleston, but it is ideal in its simplicity. Its solid and resilient construction mirrors the real, everyday people who lived the house throughout the years. The three-story brick building at 15 Wentworth Street is noteworthy for many things, but most of all for its faithful representation of Charleston's unique culture. Charleston's historic district is full of smaller neighborhoods with buildings that have a story to tell, and all of these stories combine to create Charleston's distinctive narrative.

## **APPENDIX**

FIGURE 1

## Charleston Historic District Map



"Charleston Historic District," Map, c. 1986, South Carolina  
Department of Archives and History,  
<http://www.state.sc.us/scdah/hpchashistdist.htm> [accessed on  
November 16, 2008].

FIGURE 2



Photograph taken of 15 Wentworth Street, Charleston, S.C., north and west elevation, by author November 2008.

FIGURE 3



Photograph of 15 Wentworth Street, Charleston, S.C., west elevation, taken by author September 2008.

FIGURE 4



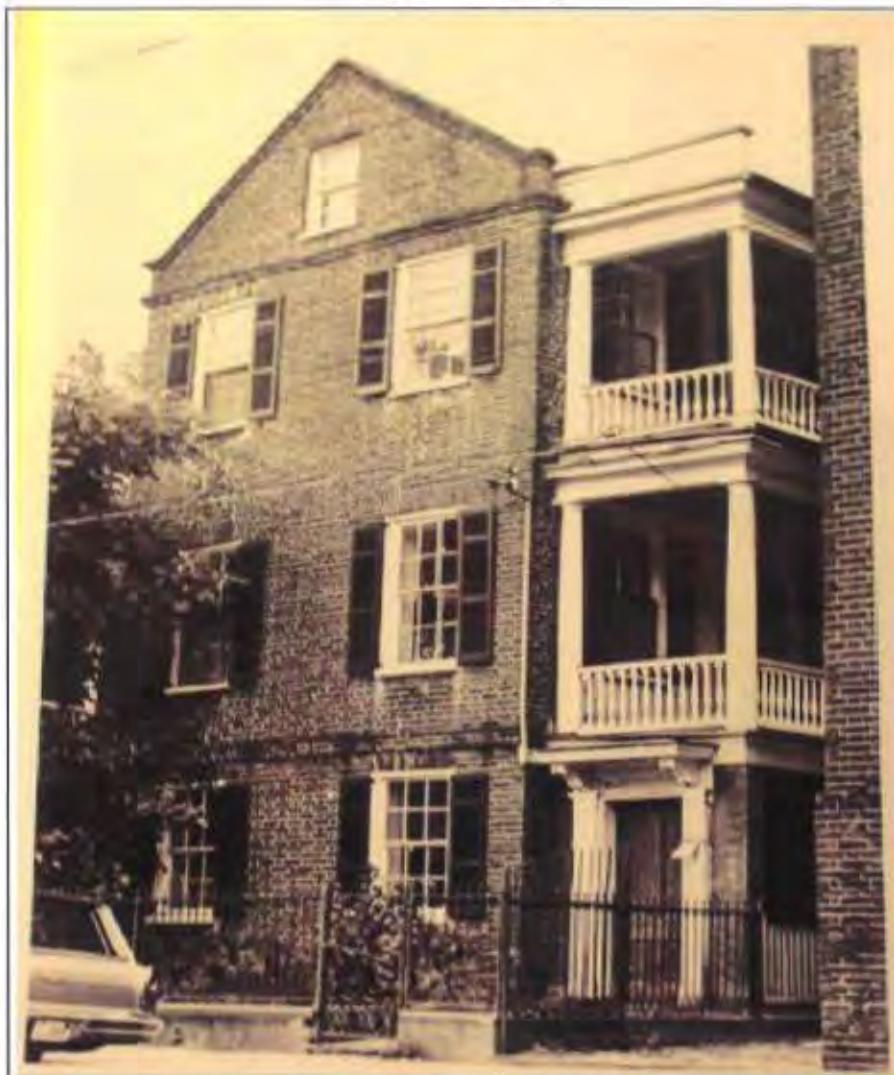
Photograph of 15 Wentworth Street, Charleston, S.C., north elevation, taken by author September 2008.

FIGURE 5



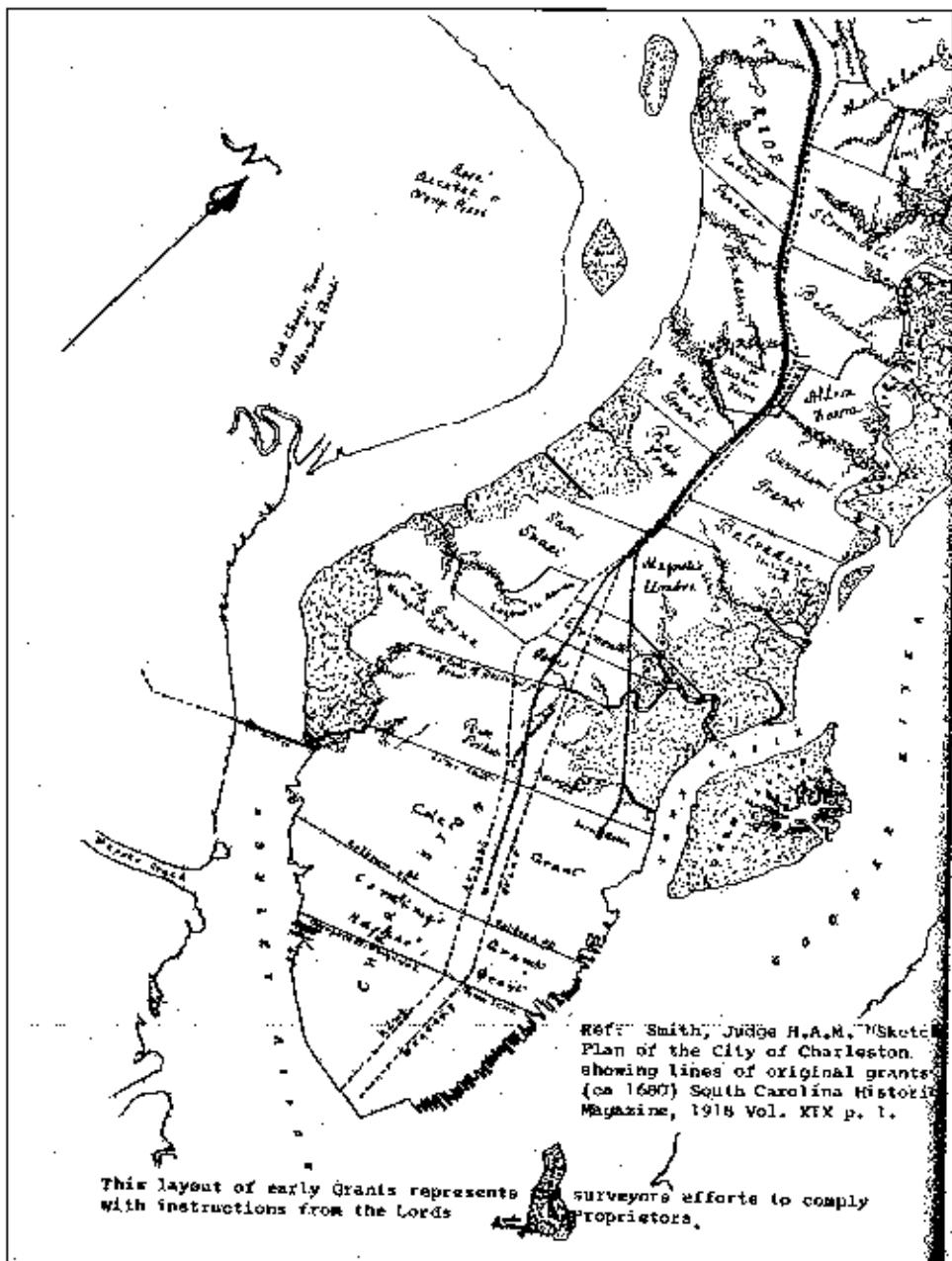
Photograph taken of 15 Wentworth Street, Charleston, S.C., east elevation, by author September 2008.

FIGURE 6



Photograph of 15 Wentworth Street, Charleston, S.C., date unknown, From property files accessed at the Historic Charleston Foundation Archive, Charleston, S.C.

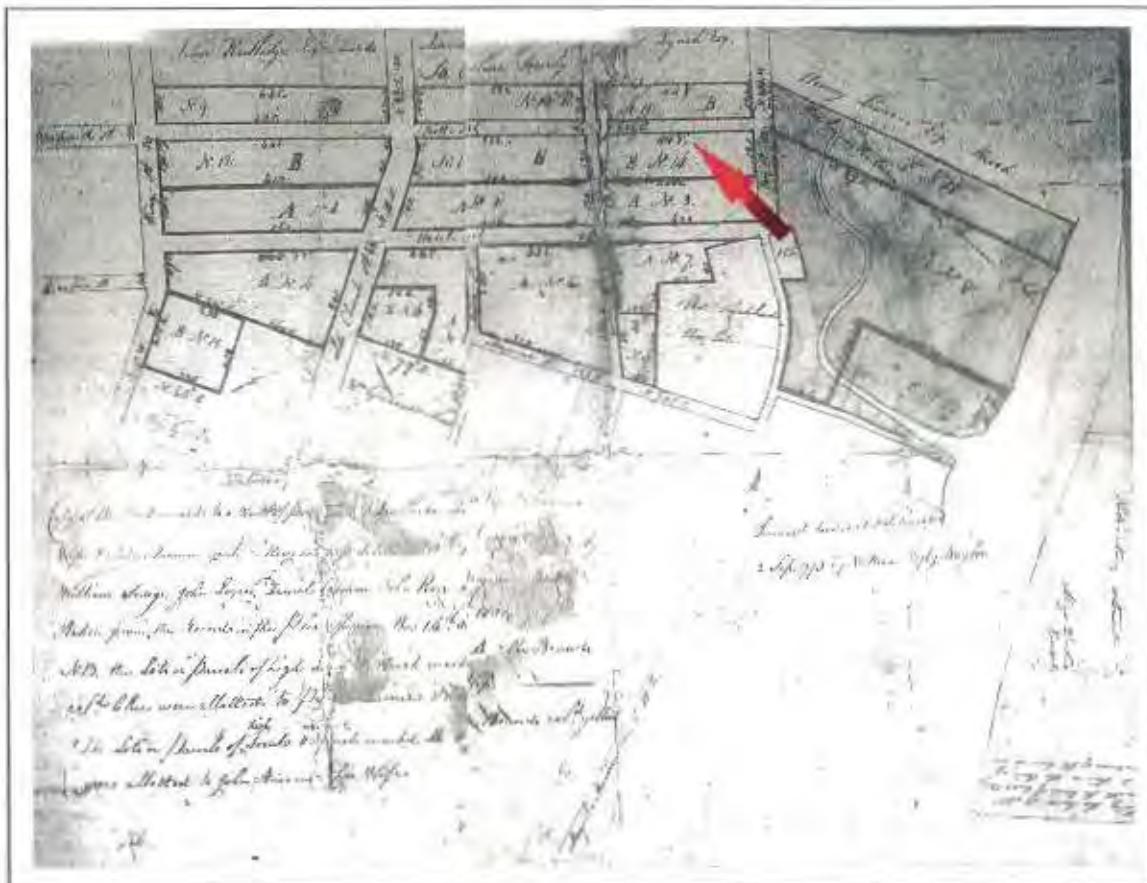
FIGURE 7



**This sketch plan of Charleston shows the lines of original marsh grants on the peninsula c. 1680.**

From the *South Carolina Historic Magazine*, 1918 Vol. XIX p. 1, referenced in *Marsh Granting Practices in South Carolina* by Agnes Leland Baldwin (Summerville, S.C.: The Committee for Preservation of Privately-Owned Marshlands, 1976), 7.

FIGURE 8



The plat represents the ownership of land by letters and colors (in the original). John Ancrum's land is represented by the letter "B" and the color yellow.

William Rigby Naylor, Plat of John Ancrum's land, McCrady Plat Collection, Charleston, S.C.  
Plat no. 03614, 1773, [microfilm], South Carolina Room, Charleston County Public Library.

**FIGURE 9**



The red arrow is pointing to the lot on Wentworth Street where the Myers House is now situated.

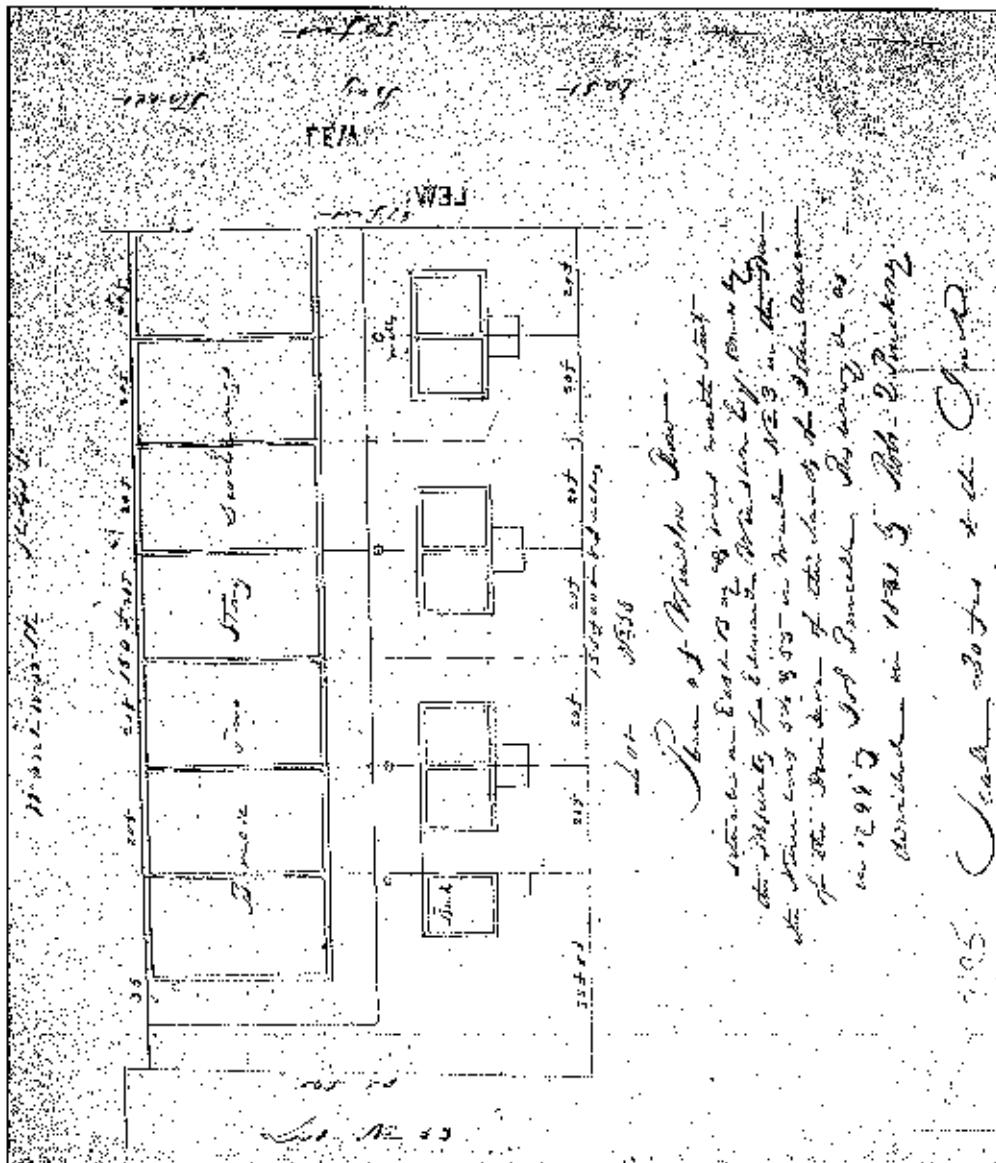
Plat of Wentworth Street, no. 3606, date unknown, From property files accessed at the Historic Charleston Foundation Archive, Charleston, S.C.

FIGURE 10



This settlement establishes the "undivided marsh lot" (located where the Myers House now sits) as belonging to  
**Sarah Eliza Berry Winslow.** The land was hers to dispose of as she willed before her death.  
Charleston County, Records of the Register Mesne Conveyance, Charleston, S.C. Deed Book B8, p. 47.

FIGURE 11



**"Winslow Row" consisted of six or seven two-story brick row houses owned by Edward Winslow that are situated directly to the east of 15 Wentworth Street. Edward was a Charleston merchant who owned the lot where the Myers House is now situated.**

Robert Pinckney, Plat of "Winslow Row," McCrady Plat Collection, Charleston, S.C. Plat no. 07195, original 1841, [microfilm], South Carolina Room, Charleston County Public Library.

FIGURE 12



**Above:** Photograph of 7, 9, 11, & 13 Wentworth Street ("Winslow Row"), c. 1973, From property files accessed at the South Carolina Room, Charleston County Public Library, Charleston, S.C.



**Above:** Photograph of 7, 9, 11, & 13 Wentworth Street ("Winslow Row"), taken by author November 2008.

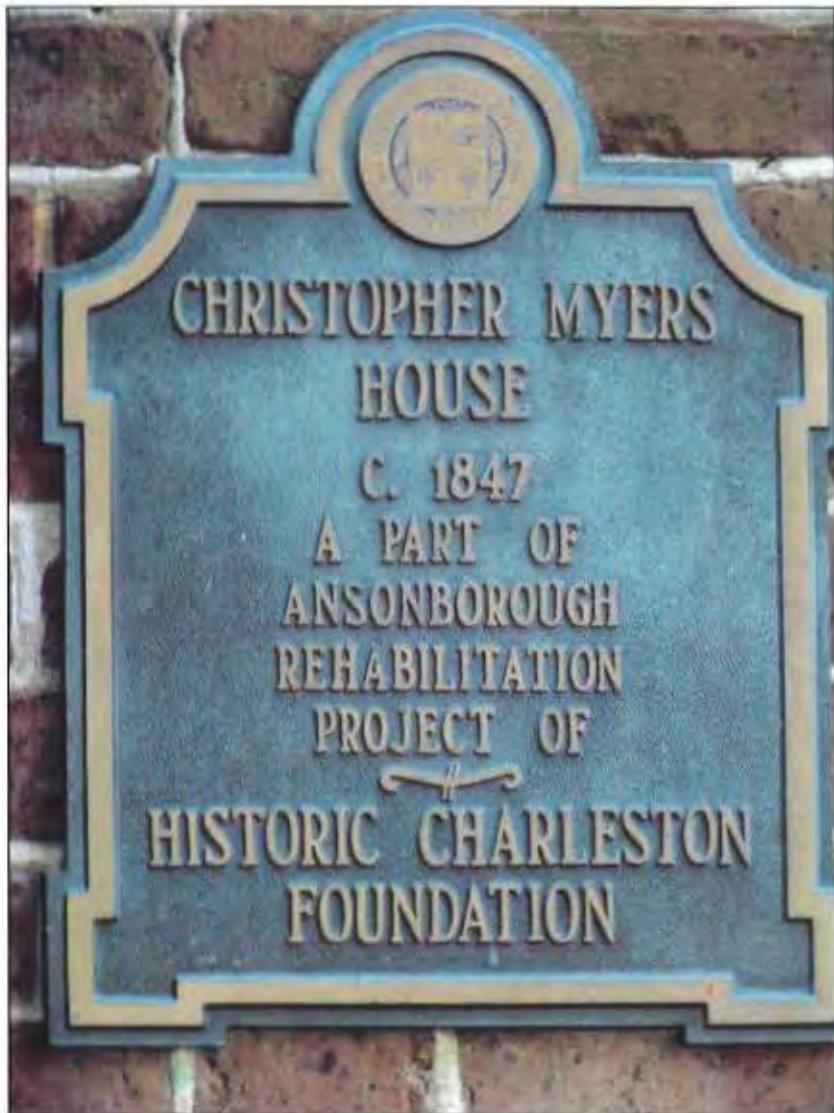
FIGURE 13



**This map shows the area of Ansonborough that was damaged by the fire of 1838. According to the map, there was a building located on the lot before the fire (shown by the red arrow). No information is known about the original building beyond its presence on this map.**

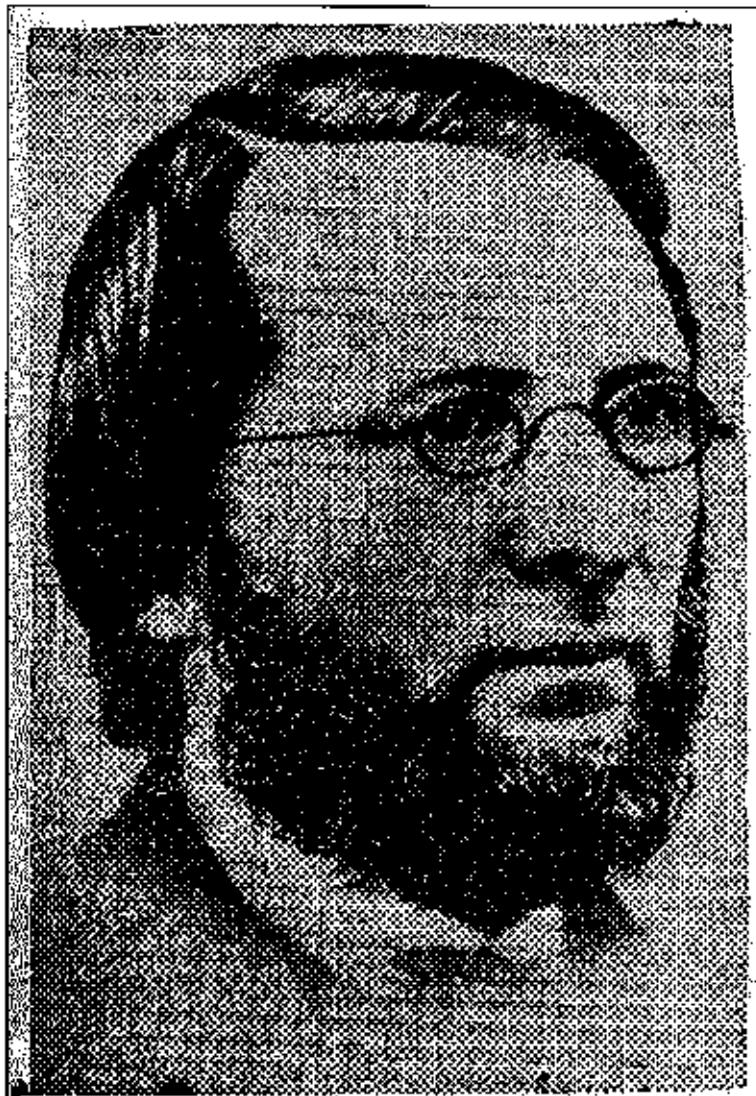
Ansonborough Fire of 1838, Map, date unknown, From property files accessed at the Historic Charleston Foundation Archive. Charleston, S.C.

FIGURE 14



Photograph of 15 Wentworth Street, Charleston, S.C., plaque on north elevation, taken by author September

FIGURE 15



**REV. E. H. MYERS, D. D.**  
**1816-1876. Born in N. Y. Joined Ga.**  
**Conference 1841**  
**17 Years Editor of S. C Advocate**

Photograph of Reverend E. H. Myers in *History of Methodism in South Carolina* by Reverend Albert M. Shipp (Nashville, T.N.: Southern Methodist Publishing House, 1884), 375.

**FIGURE 16**



The Myers House is shown here beneath the red arrow.

"An Original Map of the City of Charleston, South Carolina," Surveyed by R. P. Bridges and P. Allen, Published by Hayden Brother & Co., c. 1852, From the map collection of the South Carolina Room, Charleston County Library, Charleston, S.C.

FIGURE 17



**This 1872 map shows a view of Charleston drawn from above. The Myers House is pictured with three stories facing Wentworth Street beneath the red arrow.**  
"Bird's Eye View of Charleston, S.C." Drawn and published by Camille Drie, c. 1872, From the map collection of the South Carolina Room, Charleston County Public Library, Charleston, S.C.

FIGURE 18



Photographs of 30 Pinckney Street, Charleston, S.C., current location of the Complete Bathroom Design shop, possible site of Maurice J. Lynch's saloon in the 1880's, taken by author November 2008.



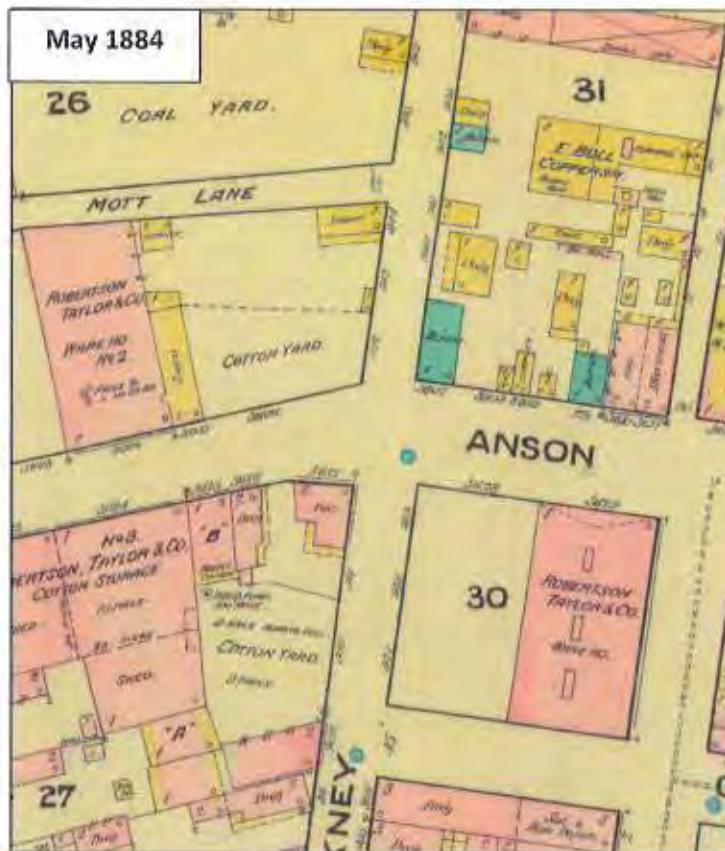
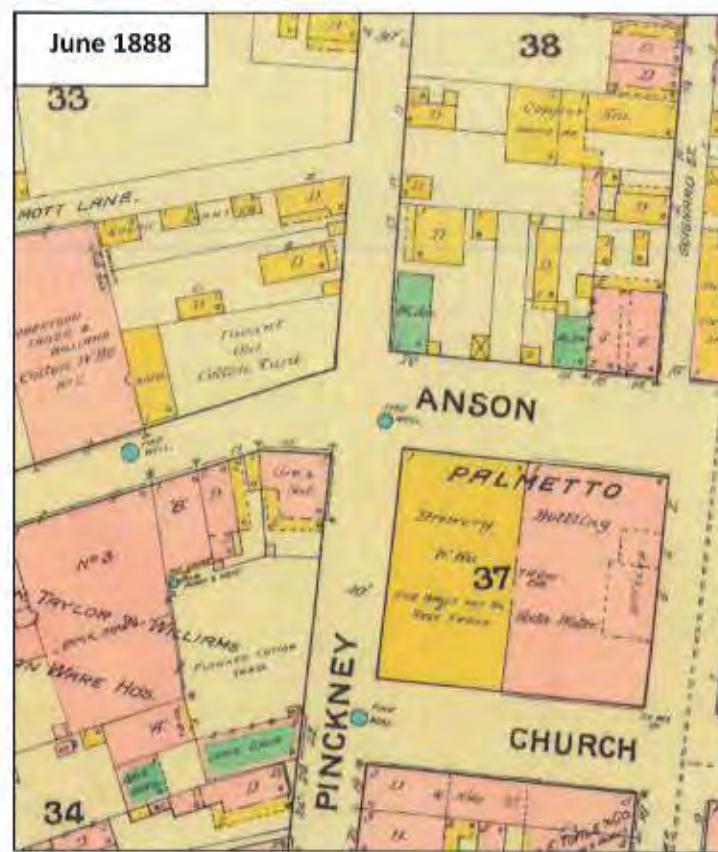


FIGURE 19

The northwest corner of Anson and Pinckney streets does not show a saloon, or any building. Instead, there is a vacant cotton yard. The 1888 map does show the presence of the Palmetto Brewery. Sanborn Fire Insurance Maps, Pinckney Street, Charleston, S.C., c. May 1884 and June 1888, <http://www.sc.edu/library/digital/collections/sanborn.html> [accessed November 18, 2008].



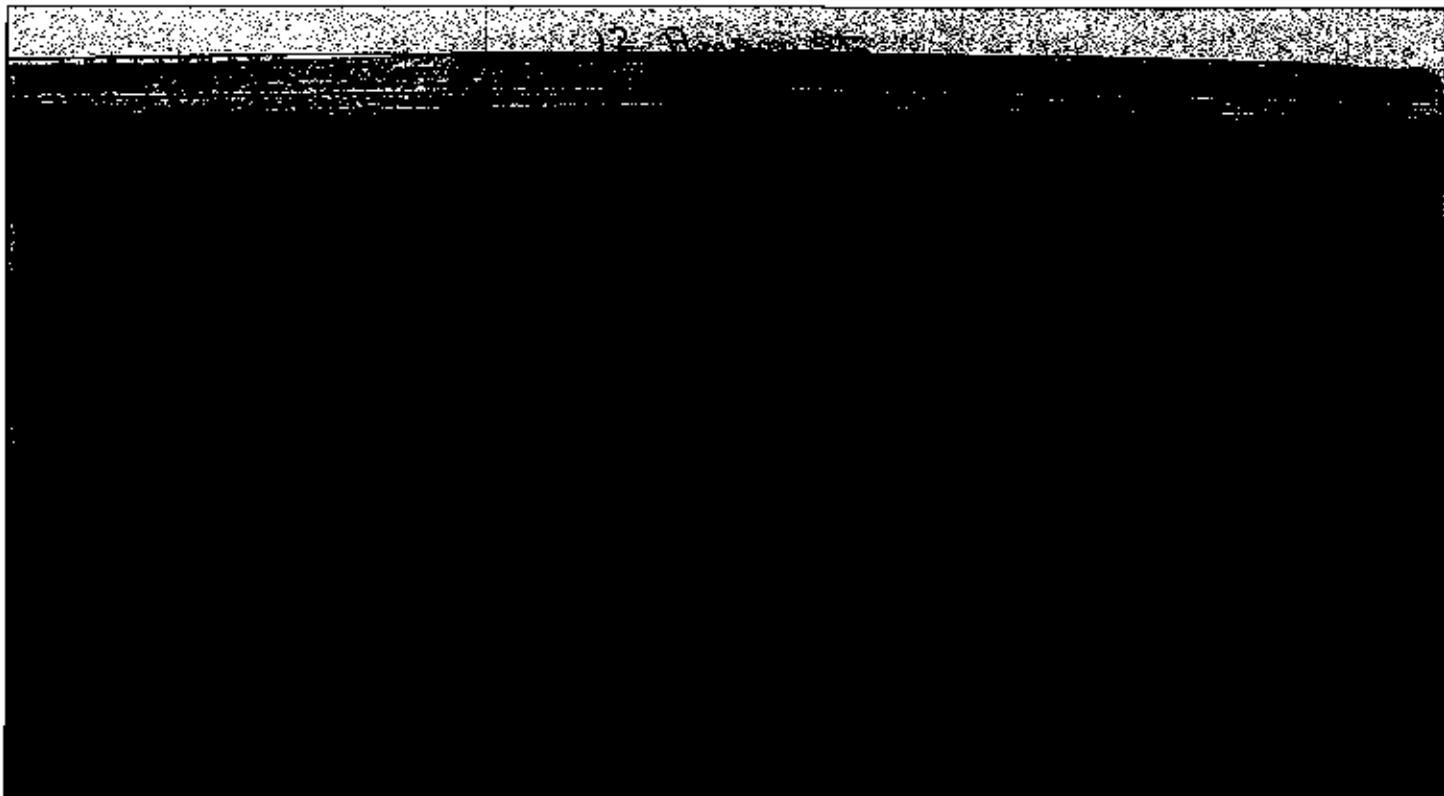


FIGURE 20

The caption on this photograph reads: *"Prospects of legal beer in South Carolina are whetting thirsts in Charleston and reviving memories of 'the good old days' as pictured above at the Palmetto Brewery, Hayne and Anson streets, now the Southern Ice company plant. The picture was made in 1888 and shows the late J. H. Doscher, president of the company in the center, with his hand on the white dog, and a number of employees and visitors sampling the brew. The above photograph is reproduced by courtesy of the Standard Barber shop, 6 Broad street, where it has been on display."*

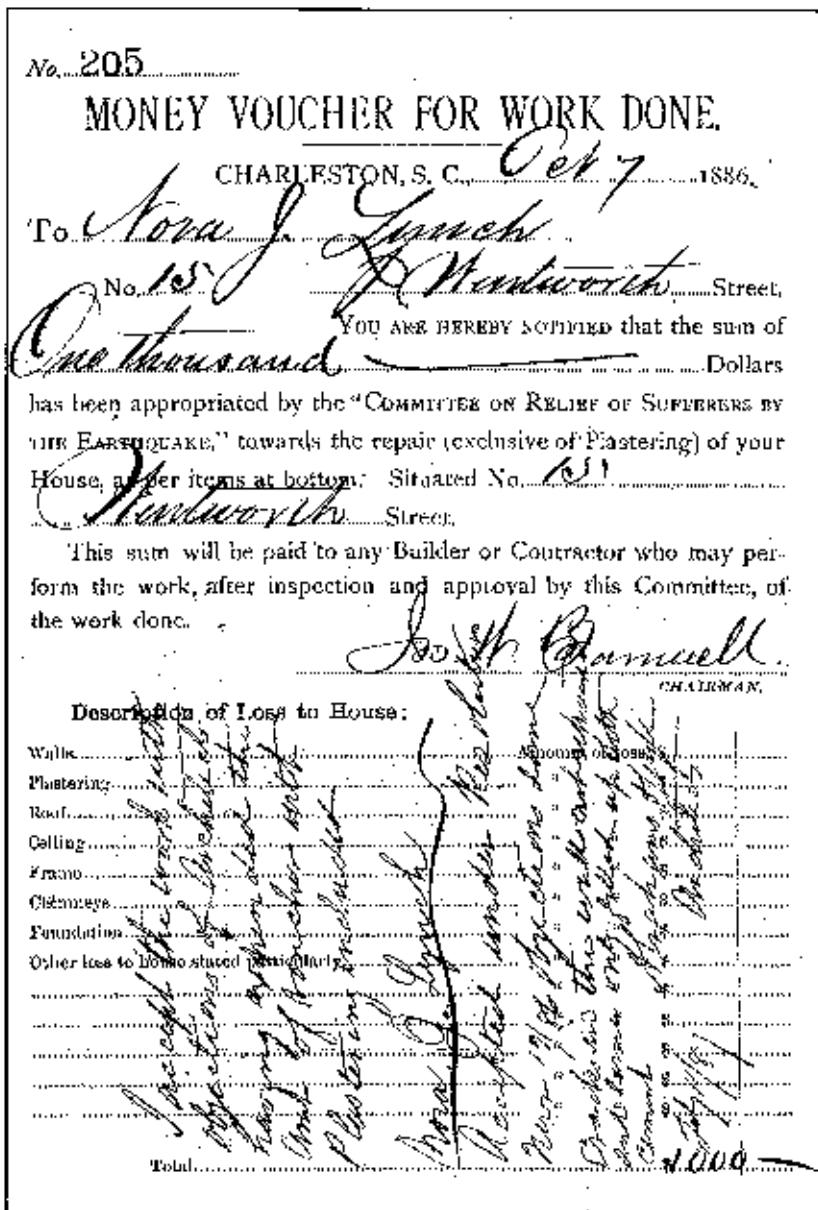
*"Happy Days of the 1880's in Charleston Pictured at the Old Palmetto at Anson and Hayne Streets,"* Photograph, *The Post and Courier*, April 2, 1933, From vertical files accessed at the South Carolina Room, Charleston County Public Library, Charleston, S.C.

FIGURE 21



Photograph taken of 12 Anson Street, current site of the Anson Restaurant, possible former site of the Old Palmetto Brewery building, taken by author November 2008.

FIGURE 22



The city of Charleston provided citizens with vouchers with which they could receive money to pay for damages done to their homes and businesses during the earthquake of 1886. The Myers house received \$1,000 for damages. Citizens were also able to write comments on their vouchers after the construction work was done. Miss Nora J. Lynch, owner of the Myers house, mentions problems with the architect and there being cracks in the wall a year after the earthquake.

Earthquake Voucher for 13 Wentworth Street, c. 1886, From vertical files accessed at the South Carolina Room, Charleston County Public Library, Charleston, S.C.

FIGURE 23

EMERSON MAP.			Street No.	Door No.	Street No.	Name of Street	Owner and Occupant.	MATERIAL		DIMENSIONS			CONDITION OF WALLS.			Condition of Chimney or Flue.	Damages by Earthquake.	What should be done to make it safe.	Remarks.
Length	Width	A. Length	A. Width	A. Height	Walls	Front	End												
4	8	10	10	10	10	10	10	Frame	Tin	35	14	22	Good	Good	Good	Good		None	
8	8	10	10	10	10	10	10	Frame	Tin	35	14	20	Good	Good	Good	Good		None	
11-13	15	10	10	10	10	10	10	Frame	Tin	30	15	22	Good	Good	Good	Good		None	
15	15	10	10	10	10	10	10	Frame	Tin	30	15	22	Good	Good	Good	Good	100	None	None
17	17	10	10	10	10	10	10	Frame	Tin	30	16	22	Good	Good	Good	Down		None	None
18	28	10	10	10	10	10	10	Brick	Tin	60	18	24	Repaired	Repaired	Repaired	Rebuilt		None	None
21	28	10	10	10	10	10	10	Brick	Tin	60	18	20	Repaired	Repaired	Repaired	Rebuilt		None	None
24	28	10	10	10	10	10	10	Brick	Tin	60	18	20	Cracked	Division	Division	Cracked	450	None	None
25	28	10	10	10	10	10	10	Brick	Tin	60	18	20	Repaired	Division	Division	Cracked	250	None	None
27-8	28	10	10	10	10	10	10	Brick	Tin	60	26	20	Repaired	Repaired	Repaired	Repaired	150	None	None
22	28	10	10	10	10	10	10	Brick	Tin	40	18	20	Repaired	Repaired	Repaired	Repaired		None	None
28	28	10	10	10	10	10	10	Brick	Tin	40	18	18	Good	Good	Division	Good	150	Repaired	None
12	28	10	14	10	10	10	10	Brick	Slate	50	18	40	Repaired	Repaired	Repaired	Repaired		None	None
15	28	10	17	10	10	10	10	Brick	Slate	40	18	35	Good	Good	Good	Down	378	None	None
17	28	9	18	10	10	10	10	Brick	Slate	40	20	24	Repaired	Repaired	Repaired	Rebuilt	100	None	None
19	28	9	21	10	10	10	10	Brick	Slate	40	20	24	Repaired	Repaired	Repaired	Repaired	128	None	None

This document shows the extent of damages caused by the earthquake of 1886. Damages all over the city were recorded by engineers from a firm in Atlanta. The Myers House is listed as 13 Wentworth Street on this document, and was owned by Miss Nora J. Lynch at the time the information was compiled. A total of 378 damages were recorded including: North wall—"Gable end out; walls cracked," the chimneys had fallen down. The gable end and chimneys needed to be rebuilt, and the walls needed to be anchored in order to make the building safe again.

*Materials on the Charleston Earthquake of 1886*, p. 58, [microfilm]. From the South Carolina Room, Charleston County Public Library, Charleston, S.C.

FIGURE 24

ANSONBOROUGH

In the seventeen-twenties, Captain George Anson, of the Royal Navy, commanded an anti-slavery patrol stationed at Charles Town. While here, he allegedly won at cards a sizeable suburban property. Generally this included the land lying between King Street and the Cooper River and running south from Calhoun to a line half way between Society and Wentworth Streets.

Later, in the war with Spain, Anson conducted a brilliantly successful round-the-world raid on the enemy's treasure ships. In consequence he became an admiral, a baron, and First Lord of the Admiralty. Meantime he turned a tidy profit subdividing and selling his South Carolina suburb. The eastern portion went as acreage. The territory of the squares now lying on the two sides of Meeting Street was named Ansonborough. It was divided by street and sold off in lots. Two of these streets, George and Anson, still commemorate his lordship's names. The name "Ansonborough" later spread to include other parts of the neighborhood.

As now used by the Foundation in connection with its project, "Ansonborough" applies to a six-block area in the mid-city bounded by Hasell, Meeting, George, Laurens and East Bay Streets, plus the portion of East Bay between Laurens and Calhoun, and comprising parts of four of the historic suburbs - Ansonborough, Rhettisbury, Laurens' Lands and Gadsden's Lands.

This area was chosen by the Foundation as its first project primarily because it is one of Charleston's richest remaining concentrations of early architecture. It contains the oldest dwelling in the entire city (the 1712 William Shell House at 54 Hasell St.), a few other 18th century houses, and a number of very early 19th century houses in the highly sophisticated Adam style. But because of disastrous fire in 1838, most of its buildings date from the 1840's.

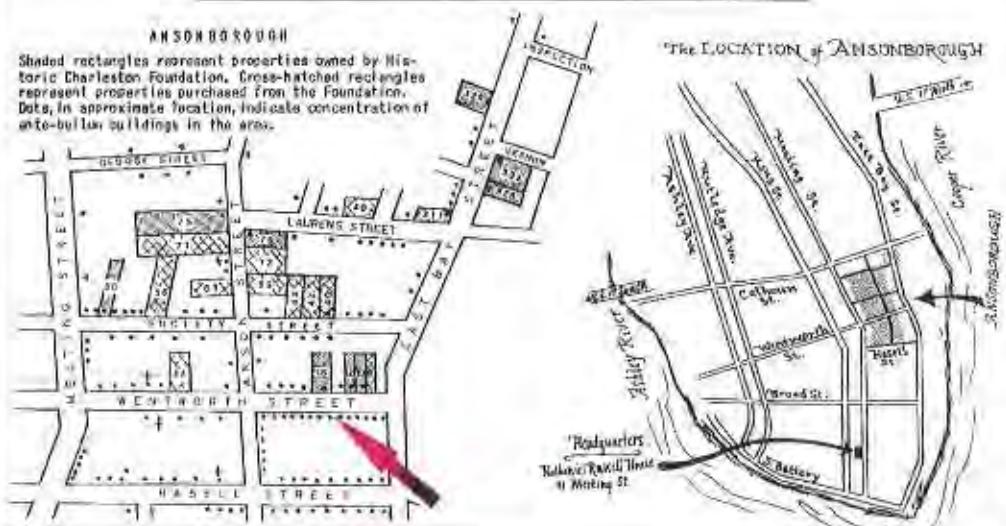
In all, it contains more than 100 pre-Civil War houses, plus four churches and one public building (the first public city high school, at 55 Society Street).

Another factor in the choice of the area was that, from one of the finest residential areas in ante-bellum Charleston, it had gradually declined to a point where tenements and slums were beginning to predominate. It was felt that a few more years of deterioration would have meant irretrievable loss of its fine architecture.

Other deciding factors were a large number of medium and small-sized houses which are especially adaptable to modern living, a general predominance of unusually large and shady yards, and proximity to the major shopping streets of Charleston. It was felt that these qualities provided excellent potential, not only for the preservation of the city's special character, but also for the creation of the kind of in-city residential areas so necessary to solution of the urban revitalization problems Charleston faces, in common with nearly every city in America today.

ANSONBOROUGH

Shaded rectangles represent properties owned by Historic Charleston Foundation. Cross-hatched rectangles represent properties purchased from the Foundation. Dots, in approximate location, indicate concentration of ante-bellum buildings in the area.



The Myers house is represented by a black dot, which indicates a concentration of ante-bellum buildings in the area.

Ansonborough, Unpublished Manuscript, date unknown, From property files accessed in the Historic Charleston Foundation Archive, Charleston, S.C.

FIGURE 25

RESTRICTIVE COVENANTS

The premises above described are hereby conveyed subject to the conditions, restrictions and limitations hereinafter set forth, which shall be considered as covenants running with the land, which the grantee, his heirs and assigns covenant and agree, in the event the premises are sold or otherwise disposed of, will be inserted in the conveyance or other instrument disposing of the premises, namely:

1. That with respect to the exterior of the buildings located on said premises, no alteration, no physical or structural change and no change in the color or surfacing shall be made or changed or altered without the written approval of Historic Charleston Foundation, which approval shall be evidenced by a Consent thereto duly executed by the Foundation under its corporate seal and signed by its duly authorized officers, nor shall any additional structure be constructed or permitted to be built upon the premises unless the plans and exterior designs for such structure have likewise been consented to in writing by Historic Charleston Foundation.
2. In the event of a violation of the above restrictions, Historic Charleston Foundation may institute a suit to enjoin such violation or for damages by reason of any breach thereof.
3. The grantee agrees that before he accepts any offer to sell the property he will advise the Director of Historic Charleston Foundation by registered mail, return receipt attached, of his intention to accept the said offer, giving the name and address of the purchaser and the Director of Historic Charleston Foundation shall have 96 hours after personal receipt of the registered letter (but the said Director shall not unreasonably delay receipt thereof and this time period in any event shall not exceed eight (8) days) to match the offer and the grantee agrees not to sell the property unless he gives Historic Charleston Foundation the opportunity to purchase same on the same terms and conditions as set out in the offer within the ninety-six (96) hours as aforesaid.
4. The above restrictions number (1) through (3) shall be binding on the parties hereto, their heirs, successors, and assigns for a period of seventy-five (75) years from the date hereof, but Historic Charleston Foundation reserves the right to modify or cancel any or all of the foregoing restrictions. It also reserves the right to change the same with the consent of the grantee, his heirs and assigns.
5. Here the number of dwelling units into which a property may be divided may be stipulated.

**The Myers House was placed under a restrictive covenant by Historic Charleston Foundation during the Ansonborough Rehabilitation Project. This document explains what is required of owners of buildings that are under restrictive covenants.**  
Restrictive Covenants, Unpublished Manuscript, date unknown, From property files accessed at the Historic Charleston Archive, Charleston, S.C.

**FIGURE 26**

J. C. Edwards  
GENERAL CONTRACTOR  
22 1/2 MARY STREET - CHARLESTON, SOUTH CAROLINA  
29403

November 8, 1965

Historic Foundation  
c/o Mrs. S. Henry Edmunds  
51 Meeting Street  
Charleston, South Carolina

Job  
15 Wentworth Street

I herein Estimate to furnish Labor & Materials to make the following improvements at #15 Wentworth Street:

Remove steps from 2nd to 3rd floor and floor over stairwell to 3rd floor.  
Remove room on 1st floor porch & restore porch to match existing 1st floor porch.

Remove addition on south end of 1st floor porch & install round wood columns under 2nd floor porch & room.

Remove addition on second floor rear beyond gutter spout and weatherboard back end section.

Tear down garage.  
Paint new work two (2) coats.

Total Cost of Work to be Performed...  
One Thousand Forty Five and 00/100 ..... \$ 1,045.00

Please Note: To rework front entrance to match entrance at 10 Wentworth Street and install new entrance door & hardware, will be an additional cost of One Hundred Eighty Dollars (\$180.00)

Respectfully Submitted,  
*J. C. Edwards*  
T.C. Edwards  
General Contractor

TCE/leg

Letter to Historic Charleston Foundation from T.C. Edwards (General Contractor) regarding estimated costs for renovations done to 15 Wentworth Street, From property files accessed at the Historic Charleston Archive, Charleston, S.C.

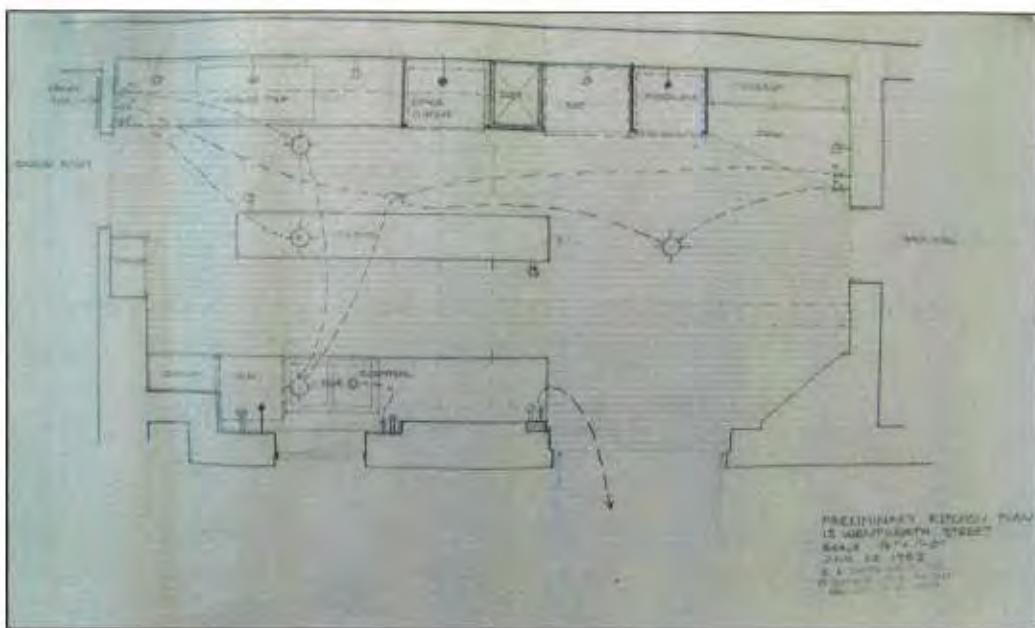
**FIGURE 27**



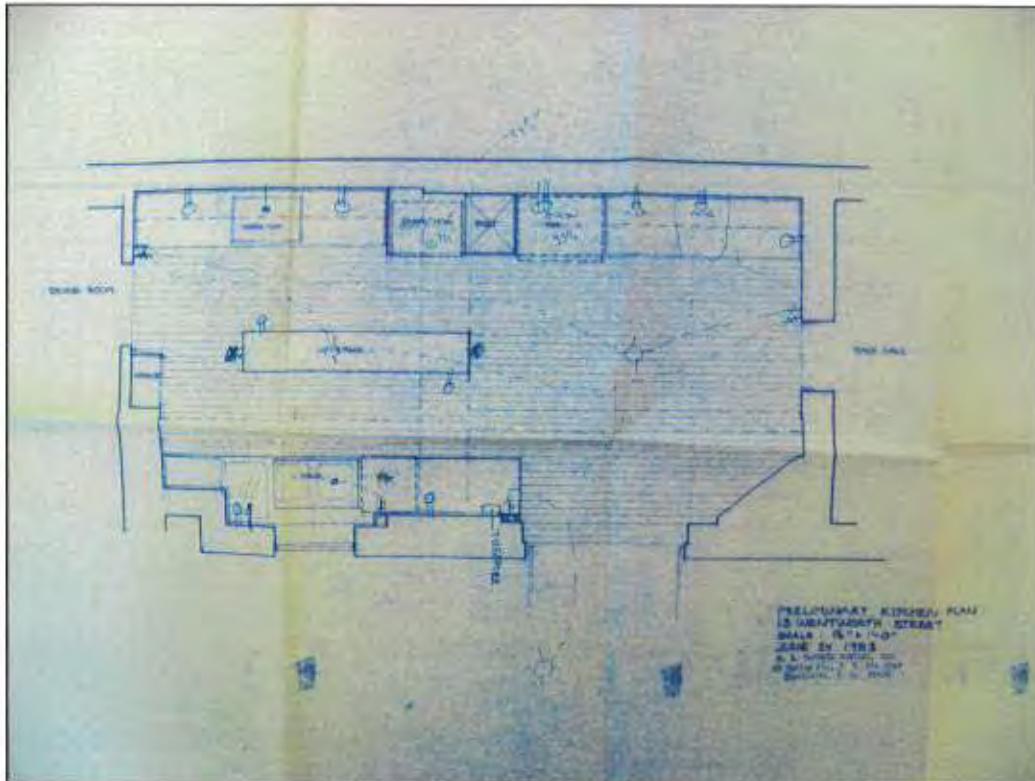
A brochure for properties in the Ansonborough district says this about 15 Wentworth Street: "Christopher Myers House, c. 1847. Three-story brick Charleston 'single' house with attached kitchen building. Sold to Mr. and Mrs. William P. Cheshire who have restored the house as

Ansonborough brochure, c. 1966-1968, From property files accessed at the Historic Charleston Foundation  
Archive. Charleston S.C.

FIGURE 28



Preliminary Kitchen Plans, 15 Wentworth Street, c. 1983, From De Costa property files accessed at the Avery Research Center Archive, Charleston, S.C.



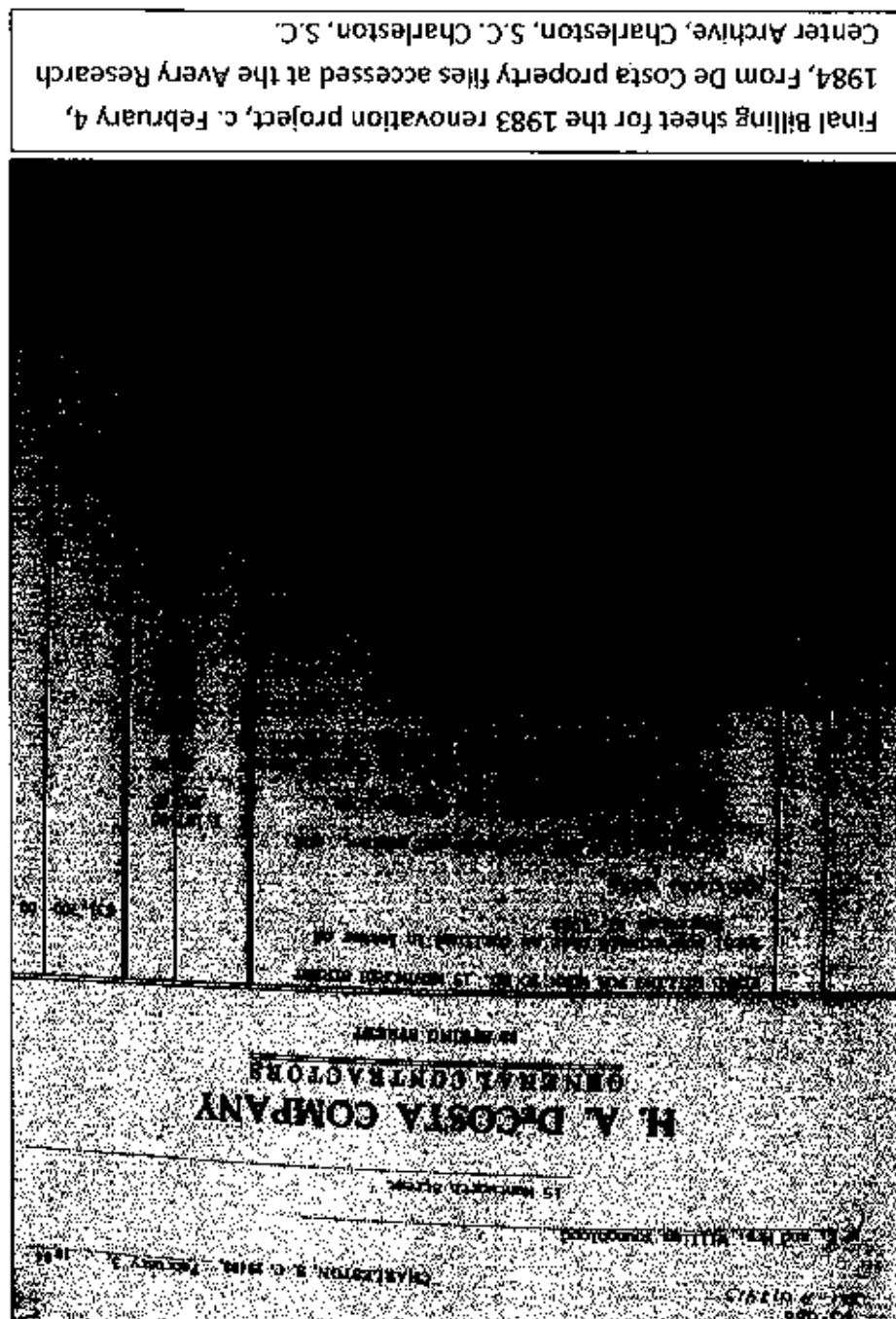


FIGURE 29

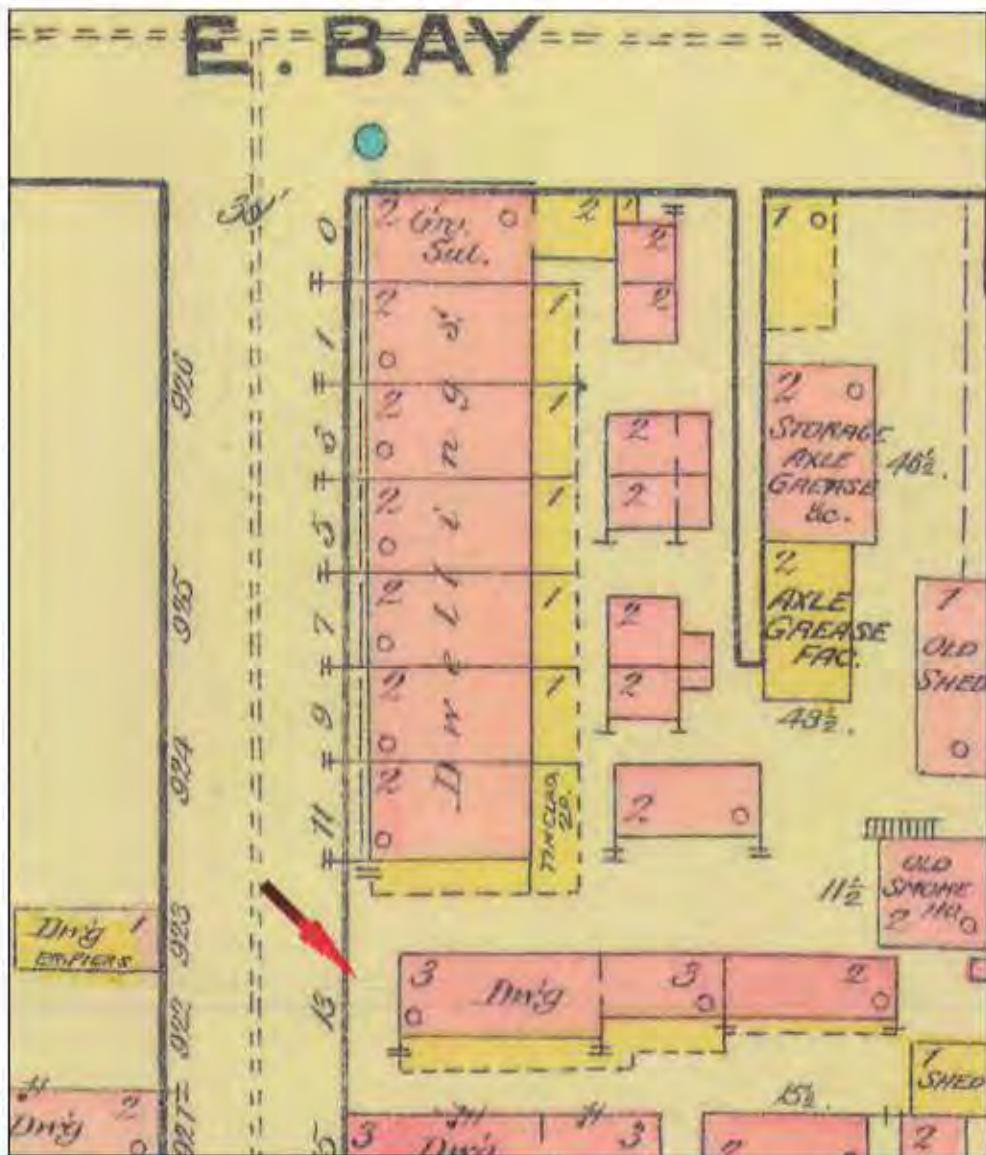
FIGURE 30



Photographs of 15 Wentworth Street, Charleston, S.C., decorative ironwork, door frame, and window on north elevation, taken by author September 2008 (above) and November 2008 (below).



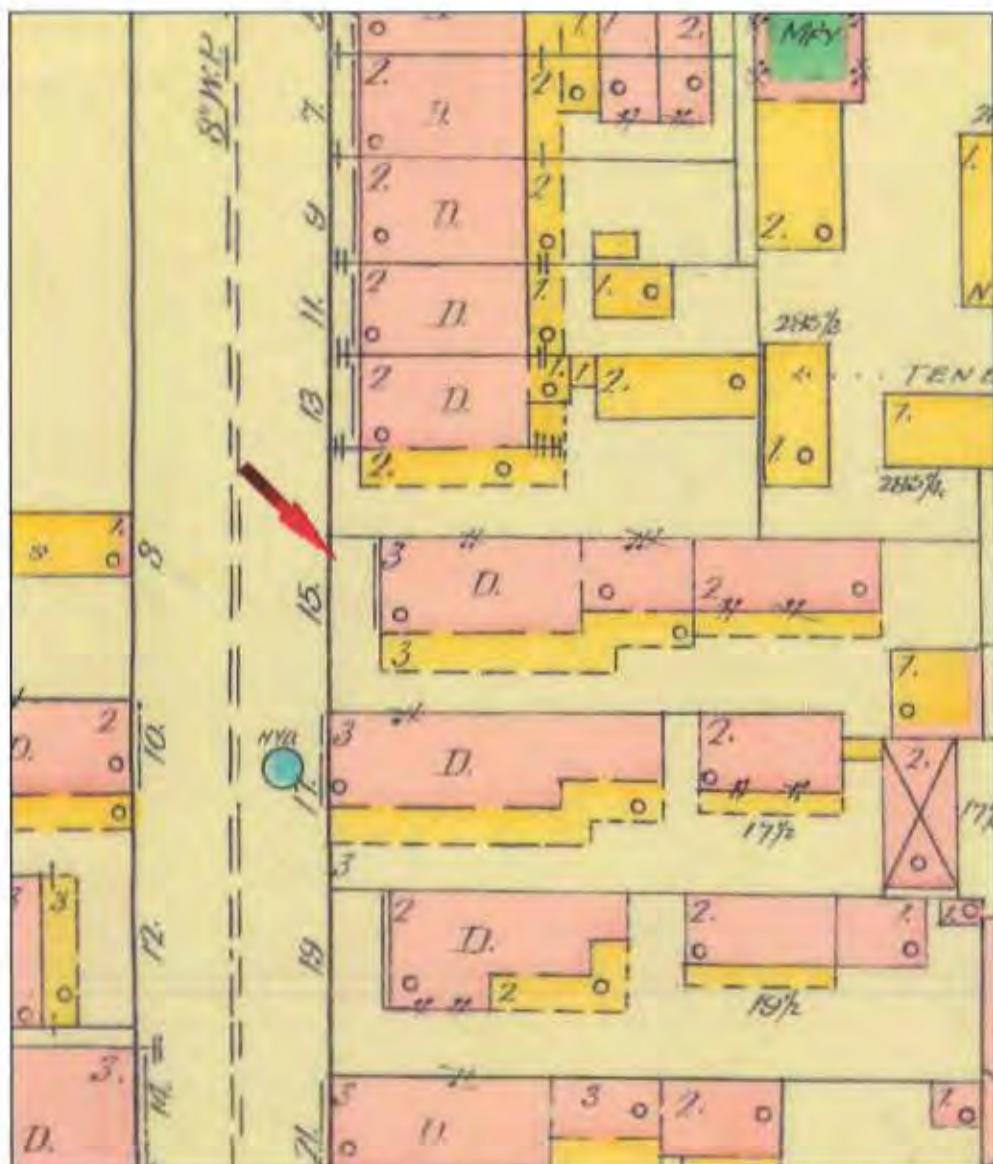
**FIGURE 31**



On this map, the property is listed as 13 Wentworth Street. The pink color of the building denotes a brick building with brick or metal cornice. The dotted line surrounding the piazza represents an opening. The "Dwg" stands for "dwelling." The numbers on the building show how many stories there are, and the hash marks signify windows (on the first and second stories in the northern portion of the house and on the first story in the southern portion).

Sanborn Fire Insurance Maps, 13 Wentworth Street, Charleston, S.C., c. May 1884, <http://www.sc.edu/library/digital/collections/sanborn.html> [accessed November 16, 2008].

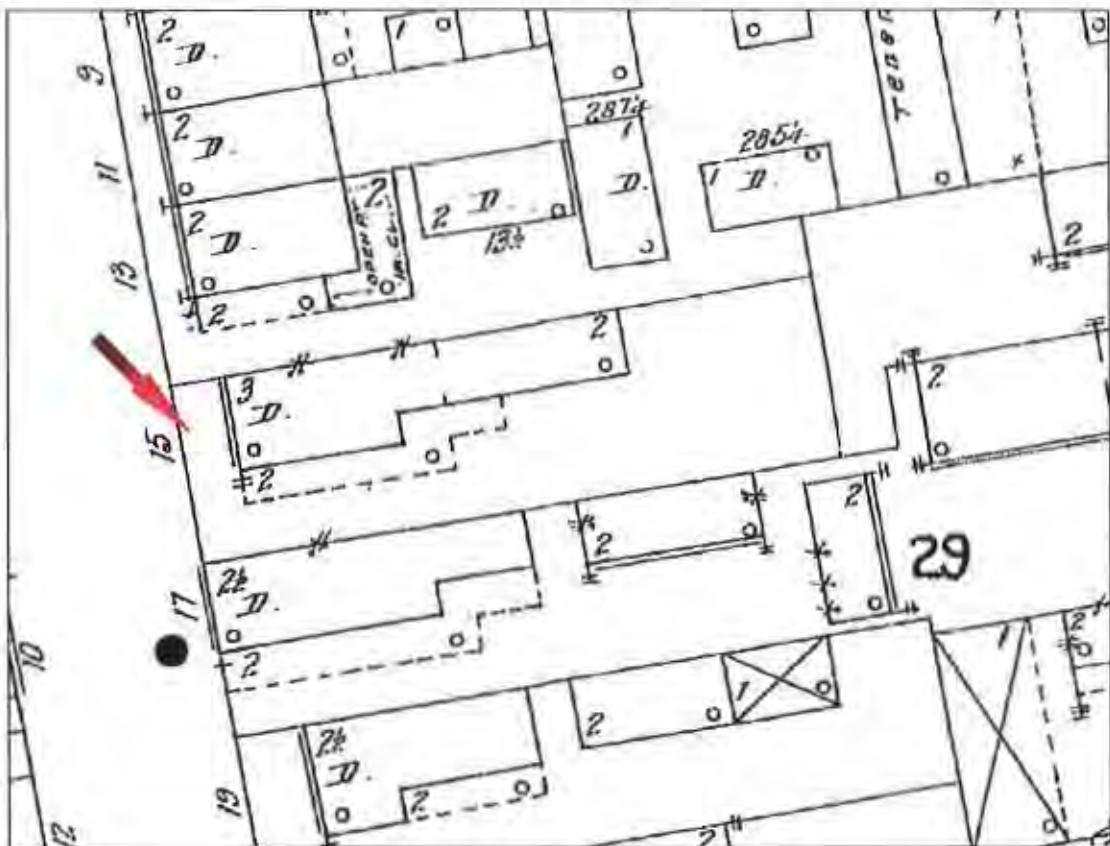
FIGURE 32



On this map, the property is listed as 15 Wentworth Street. The piazza has become three stories tall. Windows have been added to the second and third stories on the east elevation and the first and second stories on the west elevation.

Sanborn Fire Insurance Maps, 15 Wentworth Street, Charleston, S.C., c. June 1888, <http://www.sc.edu/library/digital/collections/sanborn.html> [accessed November 16, 2008].

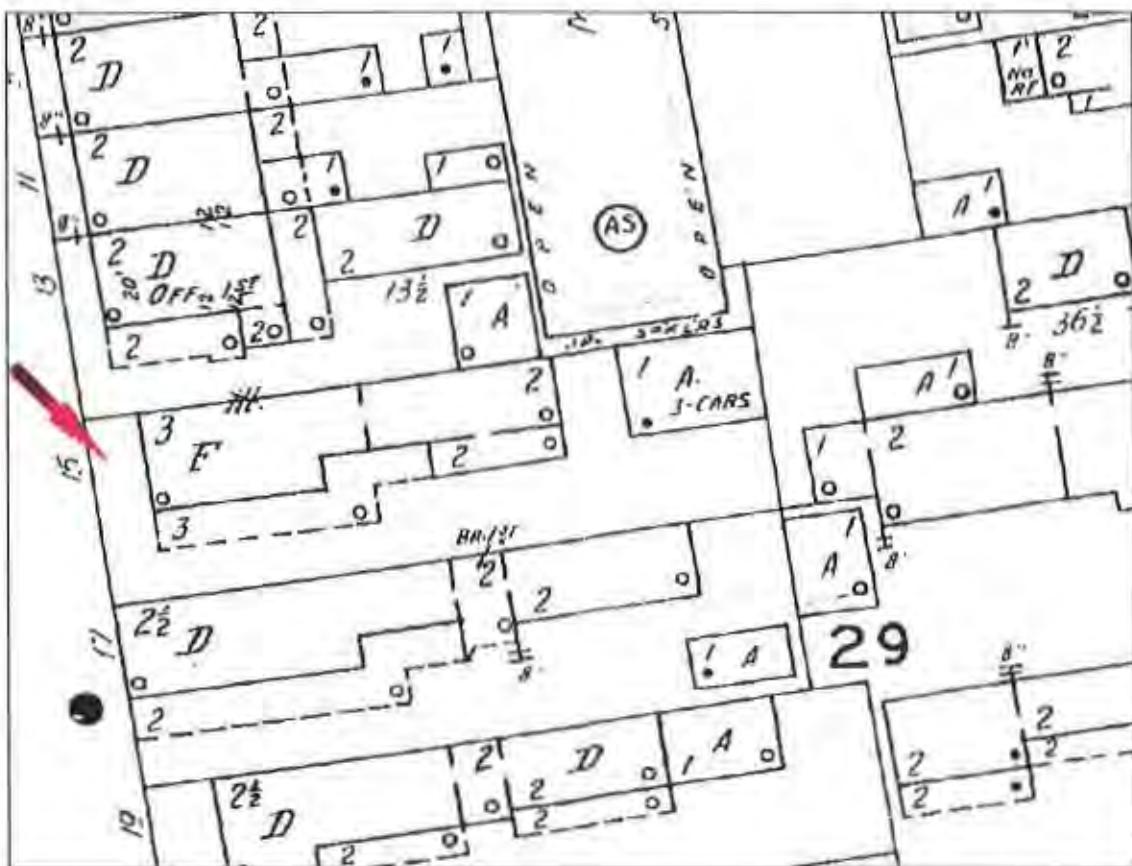
FIGURE 33



According to this map, the piazza has been removed from the southern portion of the house. The one-story shed dependency has been removed from the property.

Sanborn Fire Insurance Maps, 15 Wentworth Street, Charleston, S.C., c. 1902,  
<http://www.ccpl.org/content.asp?name=Site&catID=10222&parentID=5406> [accessed September 3, 2008].

FIGURE 34



On this map, the "F" signifies a flat frame building. A two-story piazza has been re-built on the southwest elevation. The dependency in the southeast portion of the lot is a one-story three-car garage. The "A" represents a private garage. Sanborn Fire Insurance Maps, 15 Wentworth Street, Charleston, S.C., c. 1944, <http://www.ccpl.org/content.asp?name=Site&catID=10222&parentID=5406> [accessed September 3, 2008].

**May 1809**

Grantor: Edward and Sarah Eliza (Berry) Winslow  
Grantee: James Ancrum  
Book & Page: B8-47  
Type: Settlement After Marriage & Schedule  
Lot: undivided Marsh Lot

After the marriage of Edward Winslow and Sarah Eliza Berry, it was decided that half of Sarah Eliza's inheritance would be owned in common with James Ancrum to be used by him until the event of Sarah Eliza's death. Sarah Eliza retained the right to decide who would inherit the property, which was described as an "undivided marsh lot" in Charleston.

"Whereas a Marriage was had and solemnized between the said Edward and the said Sarah Eliza Berry of Charleston . . . and it was agreed between them that part of the said Sarah Eliza's property herein after mentioned & referred to would be Settled in Trust for the said Sarah during her natural life, and after her Death in fee to her Children now living; with power to the said Sarah Eliza to dispose of the same, if she pleased to the said Children . . . the said undivided Marsh Lot is situate in the city of Charleston aforesaid . . . and is bounded on the North by a Marsh Lot of Henry Laurens, on the South by a Marsh lot of William Johnsons, on the East by shoal and low water Marsh and on the West by East Bay Street . . ."<sup>1</sup>

**February 18, 1841**

Grantor: Master in Equity, James W. Gray  
Grantee: Catharine Anne McKay  
Will Book & Page: N11-175  
Type: Public Auction Conveyance  
Lot: 36'-0" wide on Wentworth Street x 130'-0" deep on the East side

James W. Gray, acting as the "Master of the Honorable Court of Equity for the District of Charleston," presided over a petition brought by Edward Winslow and John Winslow on December 12, 1837 over the lot of inherited land owned by Sarah Eliza

<sup>1</sup> Charleston County Register of Msne Conveyance, Deed Book B8 Page 47, Charleston, South Carolina, 1809.

(Edward Winslow's deceased wife) and James (or John) Ancrum. Gray ruled that the lot of land be sold at a public auction on February 18, 1841. Catharine Anne McKay was the highest bidder at \$1,080 and bought the land.

“. . . the Lot of Land hereinafter mentioned and described, should be sold at public Auction by the Master of the said Court, on the terms, and for the purposes mentioned . . . and the said James W. Gray Master of the said Court after having duly advertised the said Lot of Land for sale by public outcry . . . did openly and publicly and according to the Custom of Auction, . . . dispose of the said Lot of Land below described unto Catharine Anne McKay for the sum of one thousand and Eighty dollars she being at that price, the highest bidder . . . ”<sup>2</sup>

#### April 28, 1848

Grantor: Catharine Anne McKay

Grantee: William A. Berry

Will Book & Page: W11-145

Type: Conveyance

Lot: 36'-0" wide on Wentworth Street x 130'-0" deep on the East side

Catharine Anne McKay sold the property to William A. Berry for \$1,000. At this time, the lot does not have a building on it. The lot is located on a plat by Joseph Purcell in the survey of 1799 by the number 53.

#### December 18, 1848

Grantor: William A. Berry

Grantee: Charles A. Scanlan

Will Book & Page: V11-331 & 332

Type: Conveyance

Lot: 36'-0" wide on Wentworth Street x 130'-0" deep on the East side

William A. Berry sold the property to Charles A. Scanlan for \$1,200. At this time, the lot does not have a building on it. The lot is located on a plat by Joseph Purcell in the survey of 1799 by the number 53.

<sup>2</sup> Charleston County Register of Mesne Conveyance, Deed Book N11 Page 175, Charleston, South Carolina, 1841.

**June 1, 1852**

Grantor: Charles A. Scanlan

Grantee: John S. Biggs

Will Book & Page: S12-351 & 352

Type: Conveyance

Lot: 36'-0" wide on Wentworth Street x 130'-0" deep on the East side

Charles A. Scanlan sold the property to John S. Biggs for \$6,000. The property includes a three-story brick building with outbuildings. The lot is located on a plat by Joseph Purcell in the survey of 1799 by the number 53.

**March 18, 1853**

Grantor: John S. Biggs

Grantee: Leonard Chapin

Will Book & Page: N12-189 & 190

Type: Conveyance

Lot: 36'-0" wide on Wentworth Street x 130'-0" deep on the East side

This deed is missing from the Charleston County Register of Mense Conveyance Book N12 Page 189 & 190.

**September 18, 1853**

Grantor: Leonard Chapin

Grantee: Edward H. Meyers

Will Book & Page: F14-118

Type: Conveyance

Lot: 36'-0" wide on Wentworth Street x 130'-0" deep on the East side

Leonard Chapin sold the property to Edward H. Meyers for \$8,000. The property includes a three-story brick building and outbuildings. The lot is located on a plat by Joseph Purcell in the survey of 1799 by the number 53.

**August 23, 1864**

Grantor: Edward H. Meyers

Grantee: Launcelot Gambrill

Will Book & Page: T14 (no. 4)-135

Type: Conveyance

Lot: 36'-0" wide on Wentworth Street x 130'-0" deep on the East side

This deed is missing from the Charleston County Register of Mesne Deed Book T14 (no.4)-135.

**February 25, 1865**

Grantor: Launcelot Gambrill

Grantee: Leonard Chapin

Will Book & Page: A14 (no.5)-321

Type: Conveyance

Lot: 36'-0" wide on Wentworth Street x 130'-0" deep on the East side

Launcelot Gambrill sold the property and its buildings to Leonard Chapin for \$5,000.

The lot is known as No. 13 Wentworth Street in Ward 3.

**February 13, 1871**

Grantor: Leonard Chapin

Grantee: Henry Hooker

Will Book & Page: P15-639

Type: Conveyance

Lot: 36'-0" wide on Wentworth Street x 140'-0" deep on the East side

Leonard Chapin sold the property and its buildings to Henry Hooker of New Haven, Connecticut for \$6,000. The lot has extended 10'-0" in depth. The lot is known as No. 13 Wentworth Street in Ward 3.

**January 29, 1878**

Grantor: Charlotte Hooker

Grantee: Sallie F. Chapin

Will Book & Page: K17-318

Type: Conveyance

Lot: 36'-0" wide on Wentworth Street x 140'-0" deep on the East side

According to Henry Hooker's will, his wife, Charlotte Hooker, inherited the property at No. 13 Wentworth Street upon his death. She and their two sons, Frank Henry and Albert Norman, sold that same property and its buildings to Sallie F. Chapin for \$6,000. The property is located in Ward 3.

.... I will and bequeath to my wife Charlotte Hooker, during her life, the use and income of all my property both real and personal, and if such income shall prove insufficient for her wants then she is to have and consent such

portion of the principal to her own use as she may deem necessary and expedient. After the decease of my said wife, the such portion of my estate use may be remaining I will and bequeath to my two sons Frank Henry Hooker and Albert Norman Hooker the same to equally divided between them and their heirs and assigns forever."<sup>3</sup>

**June 6, 1881**

Grantor: Sallie F. Chapin

Grantee: Leopold Weiskopf

Will Book & Page: M18-101

Type: Conveyance

Lot: 36'-0" wide on Wentworth Street x 130'-0" deep on the East side

Sallie F. Chapin sold the property and its buildings to Leopold Weiskopf for \$4,250.

The property is located at No. 13 Wentworth Street in Ward 3.

**January 31, 1884**

Grantor: Leopold Weiskopf

Grantee: Maurice J. Lynch and Nora J. Lynch

Will Book & Page: B20-187

Type: Conveyance

Lot: 36'-0" wide on Wentworth Street x 130'-0" deep on the East side

Leopold Weiskopf sold the property and its buildings to Maurice J. and Nora J. Lynch for \$4,800. The property is located at No. 15 Wentworth Street in Ward 3.

**January 23, 1895**

Grantor: Nora J. Lynch, Margaret Lynch, and Abigail A. Burns

Grantee: William J. Crowley

Will Book & Page: Q22-14

Type: Conveyance

Lot: 36'-0" wide on Wentworth Street x 130'-0" deep on the East side

"Whereas M. J. Lynch and Nora J. Lynch were formerly signed in fee as tenants in . . . of the hereinafter described premises and Whereas the said M. J. Lynch departed this life interestate on or about the 11<sup>th</sup> August 1886 leaving

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<sup>3</sup> Charleston County Register of Mesne Conveyance, Deed Book K 17 Page 318, Charleston, South Carolina, 1878.

as his sole distributes and heirs at law his sisters Nora J. Lynch and Abigail A. Burns, born Lynch and his mother Margaret Lynch – Now . . ."<sup>4</sup>

Nora J. Lynch, Margaret Lynch, and Abigail A. Burns sold the property and its buildings after Maurice J. Lynch's death to William J. Crowley for \$2,500.

**January 8, 1900**

Grantor: William J. Crowley

Grantee: John F. Rafferty

Will Book & Page: O23-94

Type: Conveyance

Lot: 36'-0" wide on Wentworth Street x 130'-0" deep on the East side

William J. Crowley sold the property and its buildings to John F. Rafferty for \$3,000. The lot is now "known as No 15 in the present numbering of said street."<sup>5</sup>

**October 2, 1946**

Grantor: Mary Franklin Bassing and Sarah Franklin Wyman for Margaret E. Rafferty

Grantee: Maye Puckhaber

Will Book & Page: J44-584

Type: Title to Real Estate and Conveyance

Lot: 36'-0" wide on Wentworth Street x 130'-0" deep on the East side

Margaret Rafferty was John Rafferty's heir to the property and buildings located at No. 15 Wentworth Street. After Margaret's death on July 15, 1946, her will stated that her heirs Mary Franklin Bassing and Sarah Franklin Wyman, as well as the Carolina Saving Bank, were to be named as executors of the will. Margaret's will is located in the Will Book page 262 in the Probate Court for Charleston County on July 23, 1946. Mary and Sarah sold that same property to Maye Puckhaber for \$11,000.

**April 25, 1960**

Grantor: Maye Puckhaber

<sup>4</sup> Charleston County Register of Mesne Conveyance, Deed Book Q22 Page 14, Charleston, South Carolina, 1895.

<sup>5</sup> Charleston County Register of Mesne Conveyance, Deed Book O23 Page 94, Charleston, South Carolina, 1900.

Grantee: Gordon Realty Company

Will Book & Page: U71-425

Type: Conveyance

Lot: 36'-0" wide on Wentworth Street x 130'-0" deep on the East side

The Maye Puckhaber sold the property and buildings located at No. 15 Wentworth Street to Gordon Realty Company for the sum of \$10,750.

“... and subsequently conveyed by Sarah Franklin Wyman, individually, and Mary Franklin Bassing, individually, and as Executrix of the Estate of Margaret E. Rafferty and the Carolina Savings Bank, as executor of said Estate, to May Puckhaber by deed dated October 2, 1946, and recorded . . . in Book J-44 at page 584. . .”<sup>6</sup>

**April 12, 1965**

Grantor: Gordon Realty Company

Grantee: Historic Charleston Foundation

Will Book & Page: R82-215

Type: Conveyance

Lot: 36'-0" wide on Wentworth Street x 130'-0" deep on the East side

The Gordon Realty Company sold the property and buildings located at No. 15 Wentworth Street to the Historic Charleston Foundation for the sum of \$14,310.

“All that certain piece, parcel or lot of land, with the buildings and improvements thereon, and all shutters, fixed equipment, and other appurtenances to the buildings, improvements and property . . .”<sup>7</sup>

**June 3, 1966**

Grantor: Historic Charleston Foundation

Grantee: William Polk Cheshire

Will Book & Page: T85-22

Type: Restrictive Conveyance

Lot: 36'-0" wide on Wentworth Street x 130'-0" deep on the East side

<sup>6</sup> Charleston County Register of Mesne Conveyance, Deed Book U71 Page 425, Charleston, South Carolina, 1960.

<sup>7</sup> Charleston County Register of Mesne Conveyance, Deed Book R82 Page 215, Charleston, South Carolina, 1965.

The Historic Charleston Foundation sold the property and buildings located at No. 15 Wentworth Street to William Polk Cheshire for \$22,380. This property is shown on a plat by Ben F. Cheatham, dated May 20, 1966. While the property was owned by the Historic Charleston Foundation, the "said No. 15 Wentworth Street is conveyed subject to the Restrictive covenants . . ."<sup>8</sup>

**May 15, 1968**

Grantor: William Polk Cheshire

Grantee: Robert G. Mahon

Will Book & Page: G90-23

Type: Conveyance

Lot: 36'-0" wide on Wentworth Street x 130'-0" deep on the East side

William Polk Cheshire sold the property and buildings located at No. 15 Wentworth Street to Robert G. Mahon for "\$5,875 and the assumption of the balance due on the mortgage" for a total of \$27,738. This property is shown on a plat by Ben F. Cheatham, dated May 20, 1966.

**May 31, 1971**

Grantor: Robert G. Mahon

Grantee: Charles M. Gibson

Will Book & Page: T96-300

Type: Conveyance

Lot: 36'-0" wide on Wentworth Street x 130'-0" deep on the East side

Robert G. Mahon sold the property and buildings located at No. 15 Wentworth Street to Charles M. Gibson for \$43,505. He paid a mortgage of \$5.00 to the Carolina National Mortgage Investment Co., Inc. The property is shown on a plat by Ben F. Cheatham, dated May 20, 1966.

"Said No. 15 Wentworth Street is conveyed subject to the Restrictive Covenants attached to and made a part of the deed from Historic Charleston Foundation to William Polk Cheshire dated June 3, 1966 and recorded on

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<sup>8</sup> Charleston County Register of Mesne Conveyance, Deed Book T85 Page 22, Charleston, South Carolina, 1966.

June 6, 1966 in the R. M. C. Office for Charleston County in Book T-85, Page 22.<sup>9</sup>

*April 12, 1978*

Grantor: Charles M. Gibson

Grantee: Shirley M. Gibson

Will Book & Page: L115-370

Type: Conveyance

Lot: 36'-0" wide on Wentworth Street x 130'-0" deep on the East side

Charles M. Gibson sold the property and buildings located at No. 15 Wentworth Street to Shirley M. Gibson for \$5.00 "and the assumption of the mortgage hereinafter described." The property is shown on a plat by Ben F. Cheatham, dated May 20, 1966.

"Said No. 15 Wentworth Street is conveyed subject to the Restrictive Covenants . . . This covenant is subject to a certain mortgage, the payment of which is expressly assumed by the Grantee herein as part of the consideration for the said covenant, which mortgage was given by Charles M. Gibson to Carolina National Mortgage Investment Co., Inc. dated May 31, 1971 and recorded in the RMC Office for Charleston County in Book K-111, Page 359 . . ."<sup>10</sup>

*December 18, 1978*

Grantor: Shirley M. Gibson

Grantee: M. William Jr. and Tomi G. Youngblood

Will Book & Page: V117-154

Type: Conveyance

Lot: 36'-0" wide on Wentworth Street x 130'-0" deep on the East side

Shirley M. Gibson sold the property and buildings located at No. 15 Wentworth Street to M. William Jr. and Tomi G. Youngblood for \$72,545.55 "plus the assumption of the

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<sup>9</sup> Charleston County Register of Mesne Conveyance, Deed Book T96 Page 300, Charleston, South Carolina, 1971.

<sup>10</sup> Charleston County Register of Mesne Conveyance, Deed Book L115 Page 370, Charleston, South Carolina, 1978.

herein below described mortgage." The property is shown on a plat by Ben F. Cheatham, dated May 20, 1966.

"The Grantees herein expressly assume the mortgage of Charles M. Gibson to Carolina National Mortgage Investment Company . . . Said mortgage having an approximate balance of Thirty-Seven Thousand Four Hundred Fifty-Four and 45/100."<sup>11</sup>

**March 27, 1986**

Grantor: M. William Jr. and Tomi G. Youngblood

Grantee: Lawrence F. and Linda O. Jones

Will Book & Page: U152-170

Type: Conveyance

Lot: 36'-0" wide on Wentworth Street x 130'-0" deep on the East side

M. William Jr. and Tomi G. Youngblood sold the property and buildings located at No. 15 Wentworth Street to Lawrence F. and Linda O. Jones for \$225,000. The property is shown on a plat by Ben F. Cheatham, dated May 20, 1966.

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<sup>11</sup> Charleston County Register of Mesne Conveyance, Deed Book V117 Page 154, Charleston, South Carolina, 1978.

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