

Charles Guernsey Hubbel (Tommy) **1873-1957**

Charles Guernsey C.G. (Tommy) Hubbel was born on March 21, 1873 in Hudson, New York. His parents were Charles and Sarah Guernsey Hubbel. According to family sources, C.G. Hubbel lived in Charlotte for sixty years, which is corroborated by the Charlotte City Directory (1897-1989). He worked as a Superintendent with his brother-in-law, Henry E. Knox, Jr. who worked as a Civil Hydraulic Engineer at the Hunt Building. The company moved the next year to the Piedmont Building that was located at 222 South Street. Hubbel also resided with the Knox family at 7 E. Vance Street until they moved to 633 Sunnyside Avenue. He died on December 27, 1957 of a cerebral hemorrhage. His niece, Dorothy Knox, was a columnist for the *Charlotte News* and donated the papers on November 5, 1974.

Series 1

Consists of two letters to Hubbel. J.C. Abbott offered lots for sale in Piedmont Park. J. Hawley of the United States government discussed the magnetic declination in Charlotte.

Series 2

This section includes correspondence between C.G. Hubbell, a Mrs. Ellamay Hutchins, and Donald Dinsmore. The latter three were joint owners of a 100 acres located in the town of Brevard. Attempts were made to sell the land following the death of Mrs. Hutchins's husband. Later Hubbel corresponded with a prospective buyer Walter Weidt. Additional items are the deed to and tax receipts for the Brevard property.

Series 3

This section involves a number of land transactions, lists of land transaction and a legal case involving John Wesley (J.W.) Wadsworth. Charles G. Hubbel testified in the latter, which accounts for its inclusion with Hubbel's papers. However, there is no explanation of why Hubbel was in possession of the other Wadsworth Papers in this collection.

John Wesley Wadsworth was born in Davidson County in 1835. He was the son of Ridgen Wadsworth, a native of England. J.W. Wadsworth came to Charlotte when he was thirty years old. He began his career in the horse and mule trade. Using the funds from this business, Wadsworth established a profitable empire that included the largest livery stable in the state and a number of farms. He was known as one of Charlotte's most successful businessmen. Wadsworth was twice married. His first wife was Mary Houston of Providence Township. They had one son, John C. Wadsworth's second wife was Margaret Cannon of Concord. It was a happy union and the couple raised eight children, including Mrs. A. B. Reese, Laura Madge, Louise, Charles, Jim, George and Joe Wadsworth. J. W. Wadsworth died on March 2, 1895 at Pennsylvania Hospital in Philadelphia after a brief illness, but his body was returned to Charlotte for funeral services and burial.

Series 4

A collection of deeds to property in Chatham Estates purchased by C.G. Hubbel. Apparently many of these were investments in real estate developments in what is now Plaza Midwood.

Series 5

This collection of deeds does not appear to involve Hubbel, but were found among his papers. Many of these are real estate investments made by a number of Charlotteans, including Barringer, Asbury, and Keesler.

Series 6

In 1917, the United States Treasurer's Department hired C.G. Hubbel to re-survey the property of the Charlotte branch of the United States Post Office and the United States Assay Office, the former US Mint. In addition, he was also commissioned to acquire and mount two monuments in Charlotte, one at the post office and the other at the assay office. Correspondence between Hubbel and two government officials, Alexander Blumberg and J. H. Moyle discuss survey problems and the costs of the monuments.

Series 7

Photographs of Charles G. Hubbel in his office.

CHARLES G. Hubbel Collection

| Box 1: Series 1 | Date | Content |
|------------------------|------------------|---|
| HUB 1:1:1 | 31 May 1912 | Correspondence J.C. Abbott to Hubbel regarding lots for sale at Piedmont Park, a suburb developed by Suburban Realty Company. |
| HUB 1:1:2 | 22 May 1934 | Correspondence J. Hawley [sic] to C.G. Hubbel regarding survey of an 18 th Century royal grant near Morganton, North Carolina and information about the magnetic declinations in North Carolina. |
| Box 1: Series 2 | | |
| HUB 1:2:1 | 20 November 1944 | Correspondence Walter Weilt to Hubbel regarding a discrepancy in deed of property in Brevard, North Carolina. |
| HUB 1:2:2 | 2 December 1944 | Hubbel to Walter Weilt regarding sale of Brevard property. |
| HUB 1:2:3 | 13 July 1946 | Hubbel to Ellamay Hutchins regarding sale of Brevard property. |
| HUB 1:2:4 | 19 July 1945 | Hubbel to Ellamay Hutchins regarding the sale of Brevard property. |
| HUB 1:2:5 | 24 August 1945 | Hubbel to Ellamay Hutchins regarding the sale of Brevard property. |
| HUB 1:2:6 | 1944 | Hutchins to Dinsmore regarding the sale of Brevard property. |
| HUB 1:2:7 | 5 November 1944 | Hutchins to Hubbel regarding sale of Brevard property. |
| HUB 1:2:8 | 25 November 1944 | Hutchins to Hubbel regarding sale of property part of old Charlotte Race Track in Pineville, North Carolina. |
| HUB 1:2:9 | 16 December 1944 | Hutchins to Hubbel regarding sale of Brevard property. |
| HUB 1:2:10 | 10 February 1945 | Hutchins to Hubbel regarding sale of Brevard property. |

CHARLES G. Hubbel Collection

Box 1 Series 2

| | Date | Content |
|------------|------------------|--|
| HUB 1:2:11 | 13 July 1945 | Hutchins to Hubbel regarding sale of Brevard Property. |
| HUB 1:2:12 | 18 January 1944 | Walter Weilt to Donald S. Dinsmore regarding death of Mr. Hutchins. |
| HUB 1:2:13 | 4 November 1944 | Donald S. Dinsmore to CG Hubbel regarding sale of Brevard property. |
| HUB 1:2:14 | 4 August 1945 | Donald S. Dinsmore to Hubbel regarding sale of Brevard Property. |
| HUB 1:2:15 | 30 November 1920 | Roxie Dunn to M.C. Hutchins, Donald S. Dinsmore, J.B. Douthit and C.G. Hubbel. |
| HUB 1:2:16 | December 1944 | Tax receipts for Brevard property and lists containing names of individuals. |

Box 1: Series 3

| | | |
|-----------|------------------|--|
| HUB 1:3:1 | 24 February 1869 | Deed between Jonas & Mary Ann Rudisell and J.W. Wadsworth for a tract of land in Charlotte from the Square to 8 th Street for \$1800.00. |
| HUB 1:3:2 | July 1870 | Plat map of 270 acres belonging to Daniel Asbury & J.W. Wadsworth. |
| HUB 1:3:3 | 21 July 1871 | Deed of Trust between William S. Stewart & John Wadsworth. Stewart was the trustee for the estate of Eli Stewart. Wadsworth purchased 207 acres for \$5175.00. |

CHARLES G. Hubbel Collection

Box 1 Series 3

| | Date | Content |
|------------|------------------|--|
| HUB 1:3:4 | 11 April 1872 | Quit Claim between W.R. Myers & John W. Wadsworth. Wadsworth purchased a gold mine tract consisting of twenty-one acres from Pine & Poplar Streets to the Tuckaseege Road for the price of \$559.25. |
| HUB 1:3:5 | 9 December 1873 | Wadsworth purchased from Myers-Cedar Groves Farm That adjoined the Bernheim property that he bought in 1875. |
| HUB 1:3:6 | 21 January 1873 | Deed Cedar Groves \$1000.00 for 66 acres. |
| HUB 1:3:7 | May 1875 | Plat Map for J.W. Wadsworth for the Bernheim tract on Cedar Grove Farm consisting of 68 $\frac{3}{4}$ acres. |
| HUB 1:3:8 | 3 September 1879 | Deed for Samuel P. Smith & John W. Wadsworth. purchase of land tract in Mecklenburg County in lieu of a mortgage owed to Wadsworth by Johnston. |
| HUB 1:3:9 | 11 February 1884 | Deed between Humphrey F. Bissell and John W. Wadsworth for 40 $\frac{1}{4}$ acres for the sum of \$603.75. |
| HUB 1:3:10 | No Date | Wadsworth land case. Testimony of C.G. Hubbel in Wadsworth Land Case and Piedmont Traction Company. |

Box 1 Series 4

| | | |
|-----------|-----------------|---|
| HUB 1:4:1 | 11 October 1912 | Deed for Chatham Estates to C.G. Hubbel for \$100.00. |
| HUB 1:4:2 | 23 October 1914 | Deed for Chatham Estates to C.G. Hubbel for \$100.00. |

CHARLES G. Hubbel Collection

| Box 1: Series 4 | Date | Content |
|------------------------|------------------|--|
| HUB 1:4:3 | 2 May 1924 | Nassau Land Company bonds. |
| HUB 1:4:4 | 2 May 1924 | Deed between Nassau Land Company to C.G. Hubbel. |
| HUB 1:4:5 | 3 May 1924 | Deed of Trust between Nassau Land Company to C.G. Hubbel for \$510.00. |
| HUB 1:4:6 | 2 June 1924 | Deed Nassau Land Company to C.G. Hubbel for \$1.00. |
| HUB 1:4:7 | 2-25 August 1925 | Stock certificates (\$1,000.00) of the C.O. Brown Real Estate Company purchased by C.G. Hubbel. |
| HUB 1:4:8 | 2 April 1929 | H.C. Sherrill to C.G. Hubbel for \$100.00. |
| Box 1 Series 5 | | |
| HUB 1:5:1 | 4 February 1887 | Platt map by E.J. Orr for H.F. Bissell of 40 ¼ acres. |
| HUB 1:5:2 | 189_ to 1905 | Records of deeds defining boundaries of land at North Poplar Street and the S.A.L. Railway. |
| HUB 1:5:3 | 16 December 1909 | Deed between C.Gresham and E. b. Gresham. Land identified as Square Number 11 in Ward 3. |
| HUB 1:5:4 | 12 May 1904 | Deed between Margaret L. Barringer & John B. Ross and Company for 441.00 for property on Irwin Street. |
| HUB 1:5:5 | 26 March 1917 | Deed between R.M. Miller & Estelle Ross Miller to Millerton Homes Company. |

CHARLES G. Hubbel Collection

| Box 1 Series 5 | Date | Content |
|-----------------------|------------------|---|
| HUB 1:5:6 | 10 April 1920 | Deed between E.L. Keesler & Mamie Keesler to Charlotte |
| HUB 1:5:7 | 6 March 1923 | Deed between Home Real Estate & Guaranty Company for \$100.00, etc. |
| HUB 1:5:8 | no date | Ernest T. Beatty & Connie G. Beatty to Joe Garibaldi for \$100.00, etc for property on Mint Street. |
| HUB 1:5:9 | 24 April 1925 | Deed between M.M. Tuttle & Annie R. Tuttle to Louis Asbury for \$100.00, etc. on McDowell Street. |
| HUB 1:5:10 | 17 December 1926 | Deed between Harry Wells & Cornelia Wells to Sarah Setzer for \$100.00, etc. |
| HUB 1:5:11 | 9 February 1885 | Deed between Charles Montgomery to Joe Butler for \$195.00. |
| HUB 1:5:12 | 17 March 1884 | Platt map for Peagram to Oates Property. |
| HUB 1:5:13 | 1 January 1920 | Deed between Wadsworth Land Company to Charlotte Investment Company – seven tracts of land for \$200,000. |
| HUB 1:5:14 | 14 October 1930 | Miscellaneous list of names and figures. |

CHARLES G. Hubbel Collection

| Box 1 Series 6 | Date | Content |
|-----------------------|------------------|---|
| HUB 1:6:1 | 4 January 1917 | Correspondence from Hubbel to Alexander Blumberg, Superintendent of Construction at the United States Post Office in Charlotte regarding Hubbel's survey. |
| HUB 1:6:2 | 26 October 1917 | Correspondence from Hubbel to Supervising Architect at the United States Treasury Department. |
| HUB 1:6:3 | 7 November 1917 | Correspondence from H. H. Moyle to C.G. Hubbel with a proposal for re-surveying post office, assay site (Mint) and setting two monuments. (This project was approved.) |
| HUB 1:6:4 | 16 November 1917 | Correspondence from Hubbell to Supervising Architect regarding the submittal of survey for monuments on the grounds of the United States Post Office in Charlotte and the Courthouse. |
| HUB 1:6:5 | 9 December 1917 | Correspondence from Alexander Blumberg to Hubbel regarding the government's decision to decline Hubbel's survey and requests further investigation of boundaries and encroachments. |
| HUB 1:6:6 | 13 January 1917 | Correspondence from Alexander Blumberg to Hubbell regarding the government's request for further investigation of boundaries and encroachments. |
| HUB 1:6:7 | 29 January 1918 | Correspondence between J.H. Moyle to Hubbel regarding payment for survey of monuments at Charlotte Courthouse & Post Office. |
| HUB 1:6:8 | 2 February 1918 | Correspondence between Alexander Blumberg to Hubbell re: |

tracing the monuments once set to insure accuracy with survey.

CHARLES G. Hubbel Collection

| Box 1 Series 6 | Date | Content |
|-----------------------|---------------|--|
| HUB 1:6:9 | 4 March 1918 | Unknown to Hubbel regarding payment for supervising setting of monuments. |
| HUB 1:6:10 | 20 March 1918 | Blumberg to Hubbel regarding payments for supervising setting of monuments. |
| HUB 1:7:1:00 | 17 March 1925 | Photograph of Charles G. Hubbel (hat) and his assistant, Paul Hudson in Hubbel's office. |
| HUB 1:7:2:00 | c 1920 | Photograph of C.G. Hubbel, Paul Pickard and Robert Alexander in Hubbel's office. |