

An Alley, Property and Owner History:

# 4 UNITY ALLEY

Charleston, South Carolina 29401



M. Rachael Freels  
December 3, 2015  
292 Meeting Street  
Charleston, SC 29401

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# INTRODUCTION

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Located within the oldest portion of the city of Charleston, South Carolina, the structure at 4 Unity Alley harbors a generous history shaped by the flux of time, politics, socialities and economics. Though the land occupied by the alley is of the earliest property of Charleston, the existence of structures along the alley was not immediate. A building did not stand at the current 4 Unity Alley address until roughly 1860.

The lot of 4 Unity Alley was once nested in the eastern side of the Walled City of Charleston, skillfully fortified by the British beginning in 1672, and later dismantled in the 1780s<sup>1</sup>. This land was located on "Lott #17 in the Grand Modell of Charles Town" which was devised in 1680<sup>2</sup>, though the alley was not created until 1725. Not unlike other buildings that were once located within the Walled City, 4 Unity Alley sits on high ground, the coveted original land of the peninsula that became Charleston, and upon which infill soils were added so as to artificially expand property lines and increase building capacity for the growing city.<sup>3</sup> Because it is situated on original high ground and is bounded by the Cooper River to the east, the area is of the oldest terrain in modern-day Charleston; it has weathered disasters by nature, disasters and adaptation by man, warfare and expansion.

Given its location, it may be concluded that Unity Alley was home to the bustle of the city from the earliest years of Charlestonian history, and therefore was of importance from the start. A building analysis conducted by Edward Chappell and Willie Graham in 1995<sup>4</sup> concludes that the structure located at the present-day 4 Unity Alley was constructed circa 1860 as a warehouse space, either implying that there was an older structure there before the current one, or that the property was simply a plot of land until the warehouse was assembled. Thus, it is imperative to keep in mind that the 4 Unity Alley mentioned in historical records and documents *may or may not* be the 4 Unity Alley of today.

In the case of 4 Unity Alley, the length of time that the land has been owned far outnumbers the age of the building present on the lot. The warehouse that exists at this address has seen many proposals of repurposing, but has remained, until recently, true to its original function. Its exoteric appearance, however much altered, resembles its first form. The true significance of the warehouse on the alley is not necessarily dictated architecturally, but by the prominence of those who owned it, and in that it exists as a rare, surviving example of structures of its kind.

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<sup>1</sup> Jonathan H. Poston. *The Buildings of Charleston*. (Columbia: University of South Carolina, 1997), p. 48.

<sup>2</sup> "Community History," *Charleston's Historic Religious & Community Buildings*.  
<http://www.nps.gov/nr/travel/charleston/community.htm> (accessed November 18, 2015)

<sup>3</sup> Katherine S. Pemberton. "The Walled City of Charles Town," *Historic Charleston Foundation on The Walled City of Charles Town*. <https://www.historiccharleston.org/Preservation/How/Archaeology/Walled-City-of-Charles-Town.aspx> (accessed on November 7, 2015).

<sup>4</sup> Fax Correspondence from Jonathan Poston of HCF to Evans & Schmidt Architects (December 9, 1996), from the *Vertical File at the BAR*, 2 George St., Charleston, S.C.

## EARLY YEARS

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With the consent of the inhabitants of the time, Unity Alley was laid out in 1725<sup>5</sup> as a connecting alley between East Bay Street and Union (now State) Street. The first recorded transaction of land on the alley is dated 1725<sup>6</sup>. For five shillings, Richard Shubrick of London, who was a merchant by trade, sold the property to Thomas and Eleana Cooper of Connecticut. The deed states that the land is "...known by the number 17 in Modell-which lot contains in front next Cooper River 5 and 20 feet assize, and in depth or length backwards westerly 70 feet of assize; and is butting and bounding easterly on the Cooper River; to southward on other part of said lot, to northward on the 5 feet of land parcell... likewise of said lot...left for an alley or passage with other 5 feet of land late of Mr. Amory but now of Mr. Allen...<sup>7</sup>". The deed also details that the purchase includes "...one singular house, outhouses, office buildings, water wells, water courses...other paths, lights, casements...commodities, and advantages...". The description of the land sold matches that of a parcel of land in Lot Platt of Charles Town, also from 1725, indicating for certain that the sale was that of Unity Alley<sup>8</sup>.

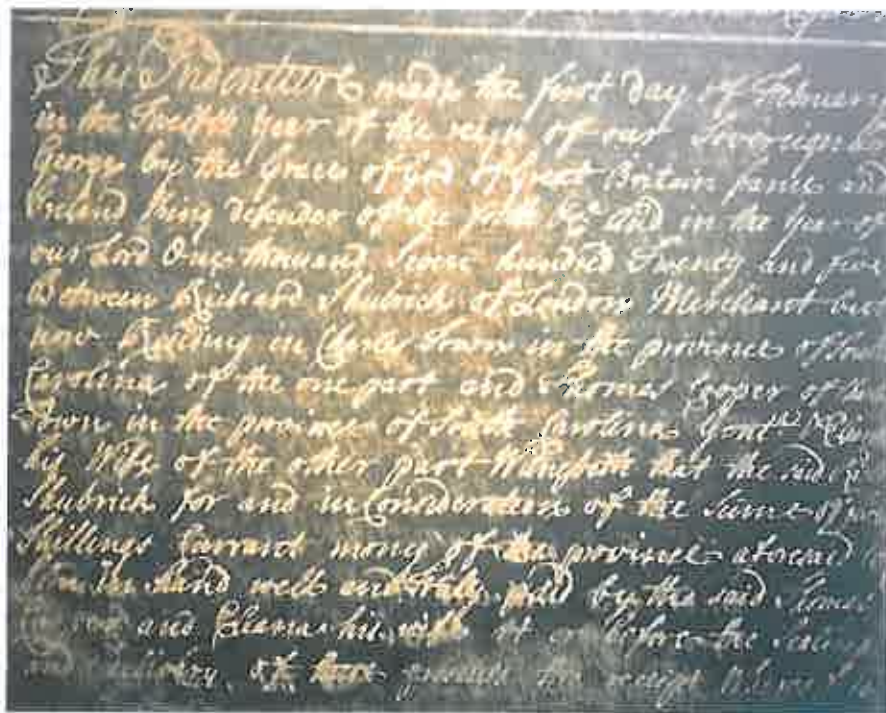


Figure 1

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<sup>5</sup> The Historic Charleston Foundation for the Office of Tourism Management. *The City of Charleston Tour Guide Training Manual*. Charleston, S.C.: HCF 2011.

<sup>6</sup> Charleston City Yearbook, 1884. Charleston, S.C., p. 79

<sup>7</sup> Register Mesne Conveyance, Charleston, S.C. Deed Book E, p. 364

<sup>8</sup> Charleston City Yearbook, 1884. Charleston, S.C., p. 79

By 1728, a major hurricane struck the city, the results of which were not recorded. In 1740, a waterfront fire consumed the portion of the city due south of the alley on the eastern side of the peninsula. Unity Alley, though, was spared<sup>9</sup>.



Figure 2

The Coopers later sold the property to John Triboudet and his wife Lucretia, who eventually sold the lot to Dr. Jacob Martin in 1741 for five shillings. The 1741 deed states that this purchase included a lot of land running 125' east to west and 25' north to south, indicating that the lot purchased was of a larger size than the original lot from the 1725 transaction<sup>10</sup>. Though created during the second half of the eighteenth century, the 1788 Iconography of Charleston map made for the use of the *Phoenix Fire Company of London* dictates that Unity Alley was, at the time, exactly ten feet wide. The map was drawn from a survey conducted by Edmund Petrie in August of that year.



Figure 3

<sup>9</sup> Historic Charleston Foundation. "Charleston Historic Fires," Interactive Maps, 2012.

<sup>10</sup> RMC, Charleston, S.C. Deed Book V, p. 415.



## REVOLUTION AND POST-REVOLUTION YEARS

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Just after the onset of the American Revolution, a major fire occurred in Charleston in 1778. Although Broad Street, Tradd Street, and Elliott Street suffered the most damage, Unity Alley was entirely engulfed as well. The plot of land through which the alley extends, which is bordered by State Street, Queen Street, East Bay Street, and Broad, comprised the entire northern portion of the flames' destruction<sup>11</sup>. Although there is no specific record of property damage, it is safe to hypothesize that the alley suffered marked damage by the fire.



Figure 4

Even with the war in full swing and the hurt of fire and other such natural disasters, the city was expanding and business was ever-booming. Such economic success did not bypass Unity Alley. In fact, one of the nation's oldest taverns was established by Edward McCrady at 2 Unity Alley in 1779<sup>12</sup>. McCrady, a wealthy landowner and revolutionary patriot, built the tavern with several service appendages, such as a kitchen, courtyard and long room. The tavern is most renowned for having hosted and entertained George Washington in 1791<sup>13</sup>, when the General was visiting for a week. At this time in Charleston history, the city was under siege by the British, who then occupied Charleston from May 12, 1780 until December 14, 1782.

By the following year, Charleston was officially incorporated as a city<sup>14</sup>. Prior to its incorporation, there was not a formal system in place for city directories, so addresses were not introduced until 1783. The

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<sup>11</sup> HCF. "Charleston Historic Fires," Interactive Maps, 2012.

<sup>12</sup> Edward McCrady Gaillard. *Outline of a Family Background: Gaillard & McCrady* (Columbia: R.L. Bryan Co., 1977), p.100.

<sup>13</sup> Jonathan H. Poston. *The Buildings of Charleston*. (Columbia: University of South Carolina, 1997), p. 148.

<sup>14</sup> Nicholas Butler, "The Street Numbers of Peninsular Charleston," Charleston Archive of the Charleston County Public Library, 2010.

Holt's is the name that also appears in the 1790 city records for 4 Unity Alley, in a census for St. Phillips and St. Michaels Parish. The census accounts that the household under his name was home to two "free white males of 16 years and older, including heads of families", and two "free white females including heads of families", and no slaves<sup>17</sup>.

[illegible]

Interestingly, a post in the *City Gazette* on August 16, 1790 announced that a man named Johannes Lindaht “...took out [a] license for the retailing of spirituous liquors, taverns, or billiard tables...” for

<sup>17</sup> *United States Census for St. Phillip's and St. Michael's Parish. Census of the Parishes, 1790*, p. 285. Illustrated by Statistical Tables. The U.S. National Archives and Records Administration.



The name Joannis Lindal appears in the same 1790 census<sup>20</sup> record as being a free white male over 16 years of age, and that a free white female over 16 also lived within his household. It is safe to assume that though the spelling is different, that this is the same man mentioned in the first newspaper announcement. It is possible that Holt purchased the property from Lindal sometime between mid-August and late October of 1790, according to both articles' dates, even though a formal transaction may not be found.

Road 281							Road 282						
Families	1	2	3	4	5	6	Families	1	2	3	4	5	6
John Kinnard	1	1	1		1	1	John Grant	2					2
James Gracioso	2	1	1			4	Charles Hall			1			1
John Jones			1		1	2	John Jones		1	1			2
John Kinnard	2		1			3	John Kinnard	1				3	2
John B. Kinnard			1		1	4	John Kinnard	1		2			3
Adamant King	3		1			4	James Kinnard	1		4		12	17
Isaac DeCosta	2	1				3	John Kinnard	1			2	3	4
Abraham Kinnard	1					1	Isaac Kinnard	1	1		2		4
Isaac Kinnard	1					1	Isaac Kinnard	1	1				2
Isaac Kinnard	1	2				5	Isaac Kinnard	2					2
Isaac Kinnard	1		1			2	Isaac Kinnard	1		1			2
Isaac Kinnard			2			2	Isaac Kinnard	1		2			3
Isaac Kinnard	1				2	3	Isaac Kinnard	2	2				2
Isaac Kinnard	1		1			2	Isaac Kinnard	2	3			6	11
Isaac Kinnard	1				2	3	Isaac Kinnard	1					4
Isaac Kinnard	2		2			4	Isaac Kinnard	1	2	1			4
Isaac Kinnard	1	1	2			4	Isaac Kinnard	2	1	2			5
Isaac Kinnard	2	1	5			12	Isaac Kinnard	2	1	2			5
Isaac Kinnard	2	2	3		2	9	Isaac Kinnard	1	2	1			3
Isaac Kinnard	1	6	2			9	Isaac Kinnard	2	2			4	10
Isaac Kinnard	3	1	1			5	Isaac Kinnard	2					2
Isaac Kinnard	2					2	Isaac Kinnard	2	1				3
Isaac Kinnard	2	2	1		2	7	Isaac Kinnard	1	1	3		1	5
Isaac Kinnard	1	1	7		4	13	Isaac Kinnard	1		2		1	4
Isaac Kinnard	5	1	1		1	8	Isaac Kinnard	1	2				
44	25	40		16	125		36	13	34	1	32	116	

9

Unity Alley is, perhaps, most noted for the aforementioned tavern located at its center. Within the famous tavern located next door to the 4 Unity Alley property, the Long Room was likely built around 1791 by John McCrady<sup>21</sup>. An 1800-1801 plat<sup>22</sup> of McCrady's lot shows that there was no structure butting his land. Even so, it mentions what is labeled as a "passageway of 8.5' belonging to William Thomson" running north to south due east of the tavern, but nothing beyond this border. To recall the 1788 *Iconography of Charleston* map, the alley has been reduced from ten feet to eight and a half feet wide.

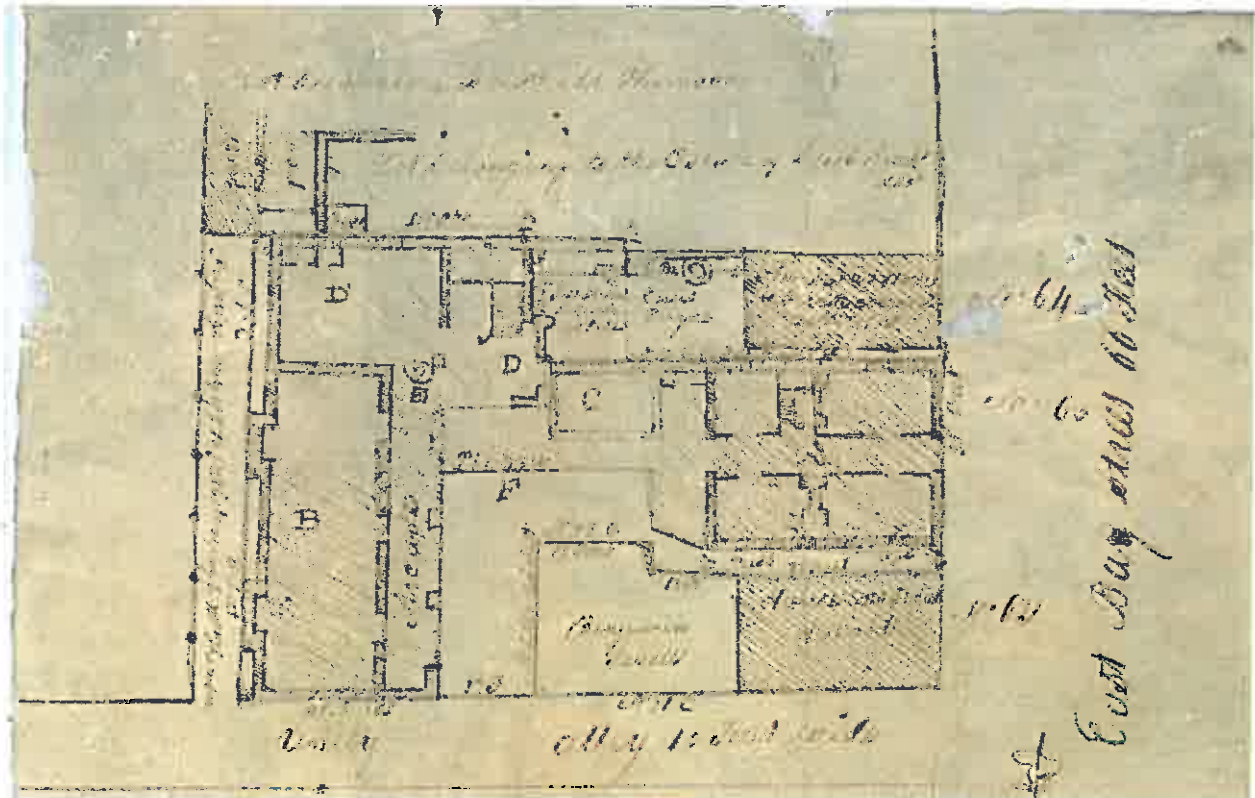


Figure 7

<sup>21</sup> Jonathan H. Poston. *The Buildings of Charleston*. (Columbia: University of South Carolina, 1997), p. 148.

<sup>22</sup> RMC, Charleston, S.C. Deed Book C7, p. 387.

Unity Alley is recorded in 1801 as being home to two boarding houses, a sausage maker, a barber, and a grocer, though the records do not indicate particular street addresses for each. A shoemaker named Anthony Bailey is documented as operating a workshop on the alley as well, though his address is also left unspecified<sup>23</sup>. By the sequential year, the grocer is the only recorded occupant on the alley<sup>24</sup>. Again in 1803, however, the entire alley is well-documented. Bailey is recorded as being located at 2 Unity Alley, while carpenter John Huff's address is not listed. A female boarding house owner named Elizabeth McKenzie is at 8 Unity Alley during this year. John Severs is the inhabitant of 4 Unity Alley during this year, although his occupation is not recorded<sup>25</sup>.

Three years later in 1806, 4 Unity Alley is listed as being in the hands of a ship rigger named John Foley. His neighbors included Huff the carpenter at 6 Unity Alley, and McKenzie at 3 Unity Alley, having moved her business since the previous census two years earlier<sup>26</sup>.

The next year, McKenzie is still stationed at 3 Unity Alley, while Bailey the shoemaker is now at 5 Unity Alley. Again, the city records omit a specific occupant for 4 Unity Alley. Yet, several inhabitants of the alley also lack exact addresses, suggesting that perhaps one of them could have been the owner of 4 Unity Alley. By process of reason, it is fairly improbable that the property was owned by Perth Creighton, a hairdresser of Scottish descent. It could be possible, on the other hand, that either grocer John Foster or Christopher Marian, whose occupation is unknown, owned the property at 4 Unity Alley. Again, alley resident and business owner McKenzie is listed as running a boarding house, the only structure and occupant documented for the alley in 1809<sup>27</sup>.

By July of 1810, the City Council of Charleston passed "An Ordinance for carrying into effect an Act of Legislature, under date 19th of December, 1809, directing that the whole of the City of Charleston be divided into Four Divisions or Wards"<sup>28</sup>. This ordinance decreed that the city be broken down into four wards, instead of the preceding system of 13 wards. Under this edict, Unity Alley became part of ward 1 which was "Bounded by Cooper River, South Bay, and Ashley River, west by center of Meeting St., north by center of Queen St"<sup>29</sup>. The four-ward system was used until the mid 1800s<sup>30</sup> when more generous city boundaries were incorporated, grouping eight newly-established wards into an upper and lower half.

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<sup>23</sup> *Charleston City Directory*, 1800-1801, South Carolina Room, Charleston County Public Library, Charleston, S.C., p. 21

<sup>24</sup> *Charleston City Directory*, 1802, South Carolina Room, Charleston County Public Library, Charleston, S.C., p. 15

<sup>25</sup> *Charleston City Directory*, 1803-1804, South Carolina Room, Charleston County Public Library, Charleston, S.C., p. 29

<sup>26</sup> *Charleston City Directory*, 1806, South Carolina Room, Charleston County Public Library, Charleston, S.C., p. 18

<sup>27</sup> *Charleston City Directory*, 1809, South Carolina Room, Charleston County Public Library, Charleston, S.C., p. 20

<sup>28</sup> *A Digest of the Ordinances of the City Council of Charleston, from the Year 1783 to October 1844* (1844), p. 294.

<sup>29</sup> Nicholas Butler, "Wards of Charleston, 1783-1960," Charleston Archive of the Charleston County Public Library, 2007.

<sup>30</sup> *Ordinances of the City Council of Charleston, from the 19th of August 1844, to the 14th of September 1854* (1854), p. 95-98.

On January 13, 1811, an ordinance was ratified and recorded in *A Digest of the Ordinances of the City Council of Charleston 1783-1844*<sup>31</sup>. The ordinance was originally passed on December 17, 1817 stating that the "city council with the sanction of the Board may widen, extend, and establish any street." It was passed once more on December 18, 1818 and declared that "...narrow and confined streets, lanes, and alleys are disadvantageous to every city, exposing buildings so situated to great danger from fire, and the inhabitants thereof by close and confined air, to malignant diseases,"<sup>32</sup>. Perhaps it was hoped that given more proximity, the hurts of both disaster and illness would be eased. Unity Alley was affected, though to what extent, is definitively unknown.

Between 1813 and 1818, there is no record for the alley, though an unspecified address appears again in 1819 under a mariner named Francis Nuney<sup>33</sup>. Nuney soon relocates to Philadelphia Street three years later<sup>34</sup>. Perhaps it is broker James Cranston, whose name is the only one recorded on the alley that year<sup>35</sup>, who gains the property from Nuney.

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<sup>31</sup> *A Digest of the Ordinances of the City Council of Charleston, from the Year 1783 to October 1844* (1844), p. 383.

<sup>32</sup> *Ibid.*

<sup>33</sup> *Charleston City Directory*, 1819, South Carolina Room, Charleston County Public Library, Charleston, S.C., p. 46

<sup>34</sup> *Charleston City Directory*, 1822, South Carolina Room, Charleston County Public Library, Charleston, S.C., p. 62-63

<sup>35</sup> *Ibid.*

## INTERMEDIATE YEARS

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It is not until 1829 that the alley is again seen in city records, wherein McKenzie is mentioned as still owning property in the alley, though instead of being listed as having a boarding house, she is listed as a "widow". Elizabeth Emery is likewise a widow on the alley in 1829, but her exact street address is not listed<sup>36</sup>. A third female property owner is the only resident documented for the year 1831<sup>37</sup>. Yet another is gained in 1835 through 1836<sup>38</sup>. There is no record of the alley in city records until eight years later. During this gap in documentation, a fire spread on the peninsula<sup>39</sup> that was reported as being just north of the alley, though one must not discount that perhaps the fire is at fault for the property's seeming inexistence during these years.

By 1844, Elizabeth Emery is still documented as an alley resident in the city directory<sup>40</sup>, and is said to be the owner of 4 Unity Alley in the ward book of the same year. Interestingly, her deed transaction originally features the name John Robinson, above which Emery's is written. The deed mentions that Emery is the tenant of one half of a double tenement and is indebted to Robinson; she is under a bond contract with him to pay him two installments of \$350 a piece. According to the Gross Domestic Product (GDP) deflation calculator, the payments would total \$17,800<sup>41</sup> in 2014 U.S. dollars. Four years later in 1848, the city instituted a new numbering system and most street addresses changed yet again<sup>42</sup>.

By process of map and ordinance investigation, it appears that Union Street, Unity Alley's namesake, was renamed to State Street around 1850. 4 Unity Alley lacks precise documentation between 1844 and 1860, save for traces of information in newspapers. Not only do all the city directories solely list occupants at the neighboring properties, but a map from 1852<sup>43</sup> shows that the address is without any built structure whatsoever. The map also illustrates that the narrow alley along which the property is situated, is unnamed and that the much wider passage located beyond the block to the south, bears the name Unity Alley. Perhaps this is an error on the part of the artist. In any case, the plot of land that should be addressed as 4 Unity Alley is shown void of any building.

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<sup>36</sup> *Charleston City Directory*, 1829, South Carolina Room, Charleston County Public Library, Charleston, S.C., p. 62-63

<sup>37</sup> *Charleston City Directory*, 1831, South Carolina Room, Charleston County Public Library, Charleston, S.C., p. 56

<sup>38</sup> *Charleston City Directory*, 1834-1836, South Carolina Room, Charleston County Public Library, Charleston, S.C., p. 41

<sup>39</sup> HCF. "Charleston Historic Fires," Interactive Maps, 2012.

<sup>40</sup> RMC, Charleston, S.C. Deed Book M11, p. 146 & 309.

<sup>41</sup> Samuel H. Williamson, "Seven Ways to Compute the Relative Value of a U.S. Dollar Amount- 1774 to Present," *MeasuringWorth* <http://www.measuringworth.com/uscompare/> (Accessed November 10, 2015).

<sup>42</sup> Nicholas Butler, "The Street Numbers of Peninsular Charleston," Charleston Archive of the Charleston County Public Library, 2010.

<sup>43</sup> R.P. Bridgens and Robert Allen, "An Original Map of the City of Charleston, South Carolina", (1852) Charleston Archive of the Charleston County Public Library.





Figure 8

However, a newspaper article from June 6, 1860<sup>44</sup> states that the lot of land located at the north corner of Unity Alley and East Bay "...with the grocery theron..." is for sale for \$1,005, roughly \$22,100 in today's monetary value<sup>45</sup>. It is during this same year, likely after the purchase of the aforesaid property, that 4 Unity Alley becomes occupied with a building. The structure that stands at this address today is, in fact, an 1860 structure, and was probably constructed as a storage facility for the neighboring grocery store owned by B. Bollman, a German-Prussian grocer who bought the corner property on East Bay and Unity Alley for his grocery store. From the building's conception, grocering was a constant theme in its importance.

Yet another fire spread in 1861<sup>46</sup>, very soon after the building's construction, but the alley was spared and the new structure still stood untouched. Again, the city's addresses shifted in 1861, a change that lasted until 1886<sup>47</sup>. The unaddressed building at 4 Unity Alley was constructed as a warehouse space,

<sup>44</sup> "Real Estate," Advertisement from the *Charleston Mercury*, June 7, 1860, p. 2.

<sup>45</sup> Samuel H. Williamson, "Seven Ways to Compute the Relative Value of a U.S. Dollar Amount- 1774 to Present," *MeasuringWorth* <http://www.measuringworth.com/uscompare/> (Accessed November 10, 2015).

<sup>46</sup> HCF. "Charleston Historic Fires," Interactive Maps, 2012.

<sup>47</sup> Nicholas Butler, "The Street Numbers of Peninsular Charleston," Charleston Archive of the Charleston County Public Library, 2010.

for which an address was simply not necessary. It was constructed with the sole intent of storage, was never designed to function as anything else, and did not until it was renovated into an intimate bed & breakfast in the late 20th century.

German grocer B. Bollman enlisted to serve the Confederacy in the Civil War, as many other German immigrants did. Although he had just purchased the grocery store and constructed the warehouse behind, they were entrusted to someone else sometime between April and June 1861, while Bollman soldiered. Even so, it was under Bollman's name that a retail license application was filed for the store<sup>48</sup>. This suggests that he still owned the grocery but allowed it to be operated by someone in his stead while he was away at war. The *Charleston Mercury* lists Bollman's grocery store property as "for sale" on June 6, 1861 by *Wilber & Sons Auctioneers*, listed as 19 x 73 feet for \$1,005<sup>49</sup>, which is the same amount for which Bollman purchased it.

The ownership of the grocery, and likely warehouse and back buildings, are not again recorded until the next year. As published in the *Charleston Daily Courier*, shoemaker F. Christman relocated his business to the alley after his old shop burned in the 1861 fire<sup>50</sup>. It is plausible that he used the warehouse as his workspace. His occupancy did not last long, though, for an article in the *Charleston Mercury* urgently announced that a crime had occurred at the address; Christman stabbed a potential customer in the chest with his shoemaker's knife and was consequently arrested<sup>51</sup>.

**STABBING AFFAIR**—Between four and five o'clock, yesterday afternoon, a soldier, named JOHN McKENNA, went into the shoe shop of F. CHRISTMANN, at the corner of East Bay and Unity Alley, to purchase a pair of shoes. Some difficulty arose between McKENNA and CHRISTMANN, when the latter stabbed the soldier, with his shoemaker's knife, in the right breast, and the wound is considered mortal. CHRISTMANN was arrested by Officers SCHOUROF and TOOHILL, and McKENNA was taken to the Hospital.

Figure 9

<sup>48</sup> "Office Clerk of Council," Advertisement from the *Charleston Mercury*, April 15, 1861, p. 4

<sup>49</sup> "Office Clerk of Council," Advertisement from the *Charleston Mercury*, June 6, 1861, p. 2

<sup>50</sup> "Notice," Advertisement from the *Charleston Daily Courier*, January 1, 1862, p. 3

<sup>51</sup> "Stabbing Affair," Article from the *Charleston Mercury*, May 10, 1862, p. 2

According to a newspaper clipping from 1862<sup>52</sup>, alley neighbor Emery passed away and, interestingly, her property was soon bought by Bollman<sup>53</sup>. Although he had already passed on his corner grocery during the onset of the Civil War, it seems that he was not out of the alley entirely.

**OBITUARY.**

**DIED**, at her residence, in Pinopolis, St. John's Berkley Parish, on the 12th inst., of Pulmonary Disease, **ANN SUSAN DeBOSE**, in the fifty-sixth year of her age. \*

—O—

**DIED**, at his residence, in St. John's Berkley, Charleston District, on the morning of the 5th February, the Rev. **SAMUEL LYNCH**, aged 56 years and 4 months.

"Servant of God, well done ;  
Rest in thy loved employ ;  
The battle fought—the victory won,  
Enter thy Master's joy."

—O—

**DEPARTED THIS LIFE** on Monday morning, the 17th inst., at Summerville, S. C., Mrs. J. **ELIZABETH EMERY**, widow of the late Capt. JONATHAN EMERY, aged 69 years and 4 months.

**Her Relatives, Friends and Acquaintances**, and those of her children, Mr. and Mrs. J. R. EMERY, are respectfully invited to attend her Funeral Services at the English Lutheran Church, Archdale Street, on To-Morrow MORNING, the 19th inst., at Ten o'clock, without further invitation. \*

Figure 10

Bollman may have come from a family whose business was grocering, but he himself was a merchant by trade. Bollman also became a Civil War veteran, having fought between 1863 and 1864 for the Confederacy<sup>54</sup>. The stability of his grocery store and warehouse is unknown during these war years. After the war, he took a lengthy overseas voyage and is listed in Ellis Island's records as re-entering the States in 1876 with his daughter Carrie, who was 17 at the time. Being a merchant, Bollman was wealthy enough to travel in the comfort of first class on the *Dover Ship*, which sailed into New York from Europe<sup>55</sup>.

<sup>52</sup> "Obituary," Mortuary Notice from the *Charleston Mercury*, February 18, 1862, p. 2

<sup>53</sup> County of Charleston. City Tax Assessment Ward Books, Charleston, S.C., Ward 1, 1885-1889, [microfilm] Register Mesne Conveyance, p. 117

<sup>54</sup> "Bollman Family History", *FamilySearch* (accessed November 3, 2015).

<sup>55</sup> "Ellis Island Passenger Records" *FamilySearch* (accessed November 3, 2015).

By the time the Bollmans return to the America, an innovative map with a fresh vantage point has been produced by a mapmaker named C. Drie<sup>56</sup>. In 1872 he published several bird's eye view maps of urban regions, including the Charleston Peninsula. On it, he included three-dimensional buildings, whose location is remarkably accurate. In investigating his map, it is clear that there is indeed a building between the two corner properties on the north side of Unity Alley. It may be confidently understood that this is the warehouse that Bollman constructed for his corner grocery before the start of the Civil War.

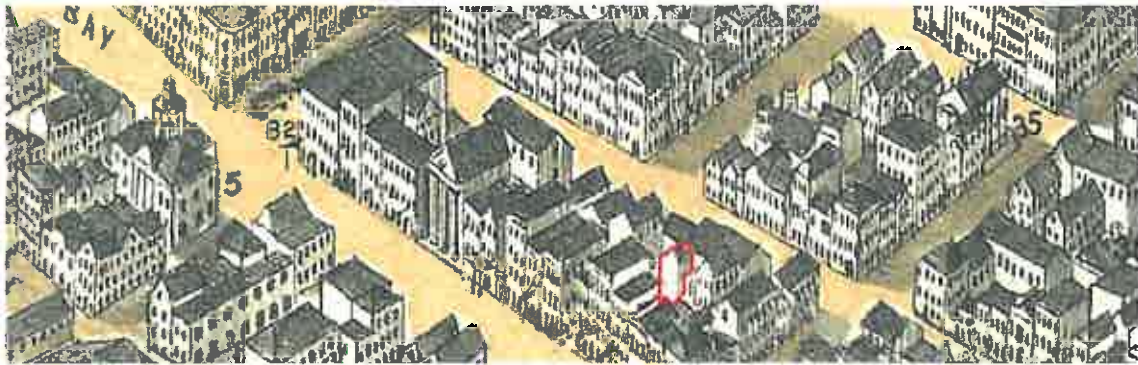


Figure 11

In 1884, when Carrie was 26 and he was 61, Bollman re-acquires the property on 4 Unity Alley, along with the property diagonally across, fronting East Bay at 151 ½ East Bay Street<sup>57</sup>.

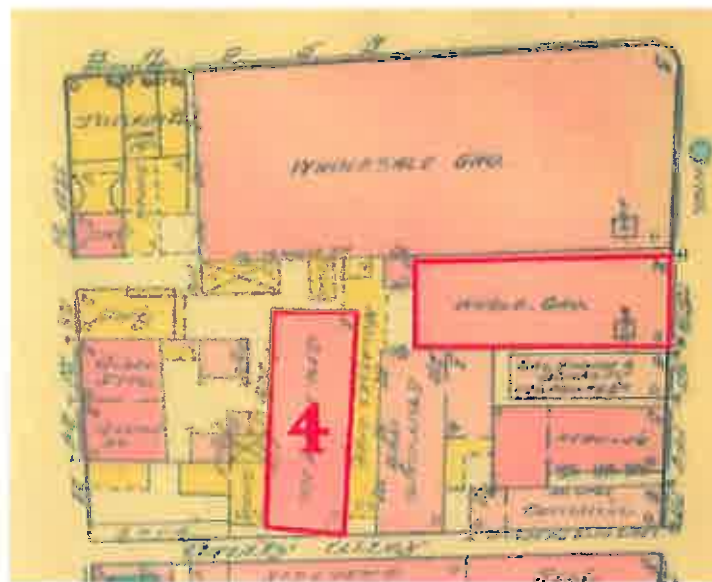


Figure 12

<sup>56</sup> C.N.Drie, "Bird's Eye View of Charleston", (1872) *Library of Congress* <http://www.loc.gov/item/75696567/> (accessed October 25, 2015).

<sup>57</sup> City Ward Books. Ward 1, 1890-1894, [microfilm] RMC, p. 110

The property remained in his possession for four years until, according to ward records, 4 Unity Alley became the "Bollman Estate"<sup>58</sup>. Though the alley suffered relatively minimal damage during the great earthquake of 1886, the warehouse was left in considerably acceptable shape, as most of the damage affected the tavern to its west. The tavern's front wall was reported as "dangerous" and was encouraged to be "...taken down to second story window."<sup>59</sup> Even through this mighty disaster, the warehouse was recorded as a grocery warehouse in the 1888 Sanborn Maps<sup>60</sup>. The Bollman family operated their grocery business here until 1894, when they were probably nearly put out of business by a neighboring grocery competitor at the corner of East Bay and Queen Streets.

Located at 161, 163, and 165 East Bay Street, this corner grocery belonged to Frederick Wilhelm Wagener and his wife Johanne Sophie Kranz Wagener, who ran an exceedingly successful grocery enterprise officially founded in 1865<sup>61</sup>. The Wageners' business was so large that they proceed to purchase many of the surrounding properties to their store, including the warehouse on the alley sometime in 1902<sup>62</sup>. This same year, the ward numbering was amended and the warehouse consequently fell under ward 3, rather than ward 1 where it had previously been.

LOT	NAME OF OWNER	MEASUREMENTS	REMARKS	STATUS
150	John F. Dickson	East Bay St. 70.19	acquired a part of the	
	William H. H. H. H.	17.25		
		50.25		✓
		60.25		✓
		10.25		✓

Figure 13

<sup>58</sup> City Ward Books. Ward 1, 1890-1894, [microfilm] RMC., p. 121

<sup>59</sup> Winham and Lester. *City of Charleston South Carolina, Record of Earthquake Damages*. (Atlanta: 1886) Charleston County Public Library, p. 6.

<sup>60</sup> Sanborn Fire Insurance, "1888", (1888) *University of South Carolina*, p. 12

<sup>61</sup> "Walled City: East Bay (122-200)," Historic Buildings of Charles Towne, *Charleston County Public Library* <http://www.ccpl.org/content.asp?id=15699&action=detail&catID=6028&parentID=5747> (accessed November 1, 2015).

<sup>62</sup> City Ward Books. Ward 3, 1902-1906, [microfilm] RMC., p. 144



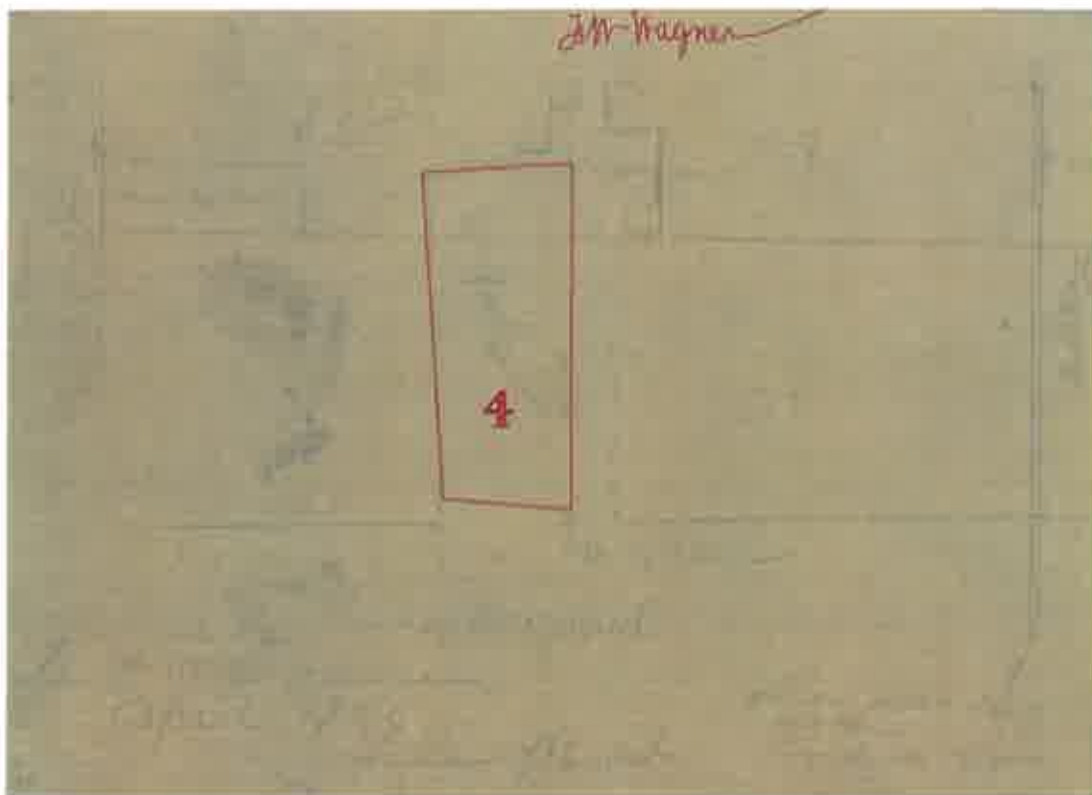


Figure 14

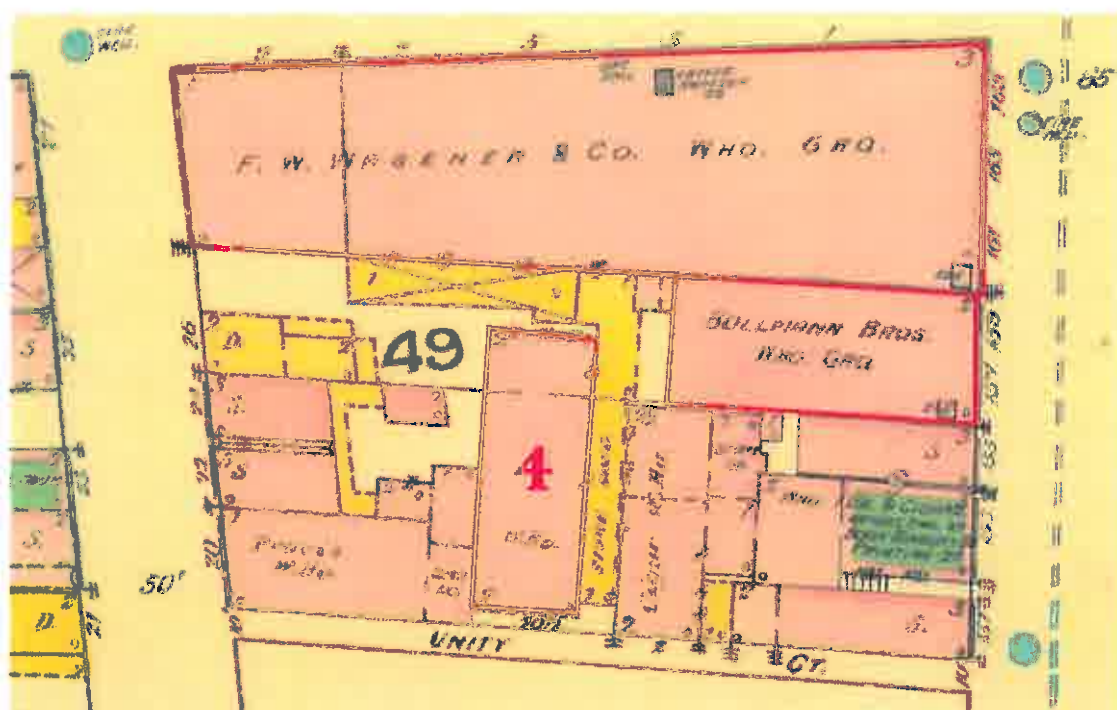


Figure 15

## THE WAGENER EMPIRE

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Frederick Wilhelm Wagener was, inarguably, one of the most influential, prominent, and important men of Charleston in the second half of the 19th century. Wagener was born on October 29, 1832 in Bremerhaven of Bremen, Germany and immigrated to America in 1848 at sixteen years of age<sup>63</sup>. His start in the grocery field was as a clerk, though his business evolved into a wholesale grocery empire that he managed well into his eighties.

F.W. Wagener's eldest brother, John A. Wagener, had immigrated to the States twenty years prior and had long established business in Charleston. J.A. Wagener was an insurance salesman and grocer as well. Having later entered into Charlestonian politics as Charleston's elected mayor in 1871 as well as having enjoyed tremendous business success, he is considered the father of the German community of the city<sup>64</sup>. In responsibility to German affiliation, J.A. Wagener aided in the organization of upwards of eight German societies<sup>65</sup>. These societies were formed to facilitate the ease of establishment of German newcomers into Charleston, for all German immigrants relied on local networking to become integrated into American life.

The influx of German immigration reached its highest point before the Civil War in the 1850s, as census records indicate 1,613 German residents and 1,908 in 1860<sup>66</sup>. The German population accounted for the largest tier in social hierarchy: the largest rung in the social ladder was the middle class, which was made up of almost strictly Germans<sup>67</sup>. Though German Charlestonians found it nearly impossible to penetrate the economic control by native Charlestonian aristocracy, the German influence was nevertheless powerful during this era. The Wageners were the leaders of their German comrades in Charleston, and quickly became competitive with the wealthy elites of Anglo-Saxon descent that dominated the Charleston echelons.

The considerable prosperity of J.A. Wagener enabled F. W. Wagener to follow in his highly respected footsteps. Without the ownership of slaves and with only moderate funds, F.W. Wagener began a lucrative grocery business before the Civil War. When South Carolina seceded from the Union on December 20, 1860, he enlisted as a lieutenant in the Confederate Army, wherein he served under J.A.

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<sup>63</sup> Federal Manuscript Census, 1850, *Ancestry.com* (accessed on November 1, 2015), p. 25

<sup>64</sup> Michael Everette Bell. "Regional Identity in the Antebellum South: How German Immigrants Became 'Good Charlestonians' ," *South Carolina Historical Magazine* 100.1 (January 1999), p. 18

<sup>65</sup> *Ibid.*

<sup>66</sup> Jeffery Strickland. "Nativists and Strangers: Yellow Fever and Immigrant Mortality in Charleston, South Carolina, 1849-1858," *North Carolina State University* (2011), p. 234

<sup>67</sup> Frederic Cople Jaher. *The Urban Establishment: Upper Strata in Boston, New York, Charleston, Chicago, and Los Angeles* (Urbana: University of Illinois Press, 1982), p. 279

for almost four and a half years. He eventually graduated as captain of company A of the German Artillery, and executed his authority over Fort Moultrie on December 27, 1860. F.W. was serving as a commanding officer when, in February of 1865, General Sherman's army took hold of the city<sup>68</sup>.

The Civil War virtually debased the plantation politics that ruled the south. In doing this, political accessibility was widened and expanded to those who did not make up the Anglo-Saxon population. Germans displayed exaggerated support of the Confederacy, which ensured lasting credit from southern citizens as well as the ability to rapidly rebuild after the war, for they were not as deeply invested in Southern culture and politics as were native whites southerners.

Even with the recent decline in the Charlestonian and southern economy, Unity Alley continued to expand its economic horizons. In 1867, the tavern on the corner of East Bay and Unity Alley was bought and used as the headquarters for the *Daily News*<sup>69</sup>. This was the onset of a string of printers that would call 2 Unity Alley home, and whose work and necessity would bring business to the alley and, by virtue of proximity, the addresses nearby. With the social and economic shifts occurring during this time, the newspaper business consequently boomed. Other businesses along the alley, including the Wagener grocery, benefitted from the economic gain, recognition and reputability brought on by the printing companies that occupied the neighboring property.

During the Reconstruction period that followed the War Between the States, F.W. was widely requested to run for mayor<sup>70</sup>. However, unlike his older brother, F.W. avoided politics and instead turned his attention to turning his grocery business into a wholesale grocery enterprise, selling also cotton and other products, which he officially formed in the fall of 1865<sup>71</sup>. Even though overall business in Charleston remained relatively sluggish, the demand for foods and other such goods, was ever rising due to new increases in Charlestonian populations of war refugees, government officials, northern entrepreneurs, and stationed federal troops<sup>72</sup>. Even though Charleston's economy was left unsettled and undersupplied, the Wagener business proved highly profitable, and it became the largest wholesale grocery dealer in Charleston.

F.W. Wagener was very much a risk-taker in his business endeavors as exemplified by his generous extension of lines of credit to patrons, a move few other companies so liberally made. In 1868, the credit reporting agency *R.G. Dun & Company* described Wagener as "...[an] industrious German of first rate standing...", confident that the business would only become more profitable<sup>73</sup>.

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<sup>68</sup> Ella Lonn. *Foreigners in the Confederacy* (Chapel Hill: University of North Carolina Press, 2002), p. 416

<sup>69</sup> "Public Advertisement," Advertisement from the *Charleston Daily News*, September 14, 1869, p. 2

<sup>70</sup> News Article from the *News and Courier*, November 26, 1921, p. 3

<sup>71</sup> Alan Bernhardt Faust. *The German Element in the United States with Special Reference to its Political, Moral, Social, and Educational Influence* (Boston: Houghton Mifflin Co., 1909), p. 565-566

<sup>72</sup> *Ibid.*

<sup>73</sup> R.G. Dun & Co. "Credit Report Volumes, Volume 7" Baker Library Historical Collections, Harvard Business School, p.470

By November of that year, the wholesale business was valued at \$20,000 to \$25,000, which is the equivalent of approximately \$379,000 in 2014<sup>74</sup>. F.W. bought out his 35-year-old business partner, John Monsees, on the onset of the Panic of 1873 for an incredible amount equal to over \$2.5 million in today's terms, a sum which included cash in the 2014 amount of \$129,000<sup>75</sup>. In December of the same year, *R.G. Dun & Company* considered the new business standing as "...[a] safe [and] reliable firm doing good business... [with] industrious men [who] have met their obligations well during the panic, [and] are perfectly safe."<sup>76</sup> By the following year, the business was valued at \$3.2 million, and by 1887, after being long-named the most successful business of its kind in Charleston, *F.W. Wagener & Co.*'s net worth was approximately \$11 million, or \$260 million in 2014 cash value<sup>77</sup>.

In 1880, Wagener purchased a lot of land on the southwest corner of Queen and East Bay Streets<sup>78</sup> in the heart of the dry goods district which existed around the wharves. There, he built a structure that served as a store, warehouse space, and office space for his enterprise, likely accounting for the enclosure of some antecedent buildings on the site. The Wagener building architecturally merged the Romanesque revival and the commercial take on the Queen Anne style, and is attributed to architect Francis Lee. It features pressed brickwork, a three-story turret, arcaded first story, and cast-iron columns that support an 80 x 260 foot open floor plan on each level<sup>79</sup>. Following the end of the height of the Wageners' business, another German grocer named John F. Ohlandt bought the building<sup>80</sup> to perpetuate its use as a grocery up through the end of the 1970s. This extension of the grocery empire inspired the building to be known as the Wagener-Ohlandt building, as it is historically known today.

The Wagener building stood as a symbol of F. W. Wagener's successful immigrant entrepreneurship that was so highly respected and so difficult to attain by most in his generation. His business was so well accomplished that an article from the *News and Courier* on September 24, 1880 described it as "...a cheering illustration of what may be accomplished in business in Charleston by industry, integrity, enterprise, and liberal ideas"<sup>81</sup>.

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<sup>74</sup> Samuel H. Williamson, "Seven Ways to Compute the Relative Value of a U.S. Dollar Amount- 1774 to Present," *MeasuringWorth* <http://www.measuringworth.com/uscompare/> (Accessed November 15, 2015)

<sup>75</sup> "Announcement," Advertisement from the *News and Courier*, September 24, 1880, p.3

<sup>76</sup> R.G. Dun & Co. "Credit Report Volumes, Volume 6" Baker Library Historical Collections, Harvard Business School, p. 313

<sup>77</sup> Samuel H. Williamson, "Seven Ways to Compute the Relative Value of a U.S. Dollar Amount- 1774 to Present," *MeasuringWorth* <http://www.measuringworth.com/uscompare/> (Accessed November 15, 2015)

<sup>78</sup> *Charleston City Directory*, 1880, South Carolina Room, Charleston County Public Library, Charleston, S.C., p. 212

<sup>79</sup> Jonathan H. Poston. *The Buildings of Charleston*. (Columbia: University of South Carolina, 1997), p. 112

<sup>80</sup> RMC, Charleston, S.C. Deed Book U74, p. 162

<sup>81</sup> "The Wagener Building," Article from the *News and Courier*, September 24, 1880, p. 2

## THE WAGENER BUILDING.

### A LANDMARK IN THE HISTORY OF CHARLESTON TRADE.

Imposing Ceremonies Attending the Opening of the Immense Establishment of F. W. Wagener & Co.

The history of the firm of F. W. Wagener & Co. is a cheering illustration of what may be accomplished in business in Charleston by industry, integrity, enterprise and liberal ideas. The business was first established in 1860, under the firm name of Wagener, Heath & Monsees. In 1868 Mr. Heath withdrew from the firm, and it was then known as Wagener, Monsees & Co., until 1871, when Mr. Monsees withdrew, and since that time the name has been F. W. Wagener & Co.—the present copartners being Mr. F. W. Wagener and Mr. George A. Wagener.

Commencing as a grocery house, that business has been steadily increased until the foremost rank has been reached, and to it has been added a large and steadily increasing business as factors in naval stores and cotton. Constantly increasing business has demanded larger and larger accommodations, and from time to time the enlargement of the original stand at the northwest corner of East Bay and Queen streets, the building of the large warehouse on Vendue Range for their cotton and naval stores, and now the erection

of the present immense building at the southwest corner of East Bay and Queen streets, have been chronicled in these columns. From the time the extensive foundations were laid the gradual growth of the imposing edifice, now known as the Wagener Building, has been watched with interest, and the announcement that the building would be occupied and the formal opening take place last night caused no little sensation.

At the appointed hour the building was brilliantly illuminated and groups of well known business men might be seen collected in various parts of the first floor commenting on the completion of this great enterprise, the largest building in Charleston or the South for business purposes, and one that will compare favorably in size and appearance with any grocery establishment in the North or West. Capt. Wagener could be seen first with one group, then with another, doing the honors of the occasion, and explaining the construction and arrangement of the office, store rooms, elevator, &c., &c. By eight o'clock several hundred persons had assembled, among whom could be noted the leading merchants in all branches of business, as well as a number of lawyers and architects. The guests were then invited to the second floor, an immense hall, the full size of the building, illuminated with gas and Chinese lanterns, where a long table was spread amply supplied with champagne and other good things both solid and liquid. Glasses being filled, Capt. F. W. Wagener on behalf of himself and partner welcomed his guests

in a few suitable remarks, expressing his pleasure at so many being present, and wishing that it were possible that all Charleston could have been there.

At the close of Capt. Wagener's remarks he was loudly applauded, and then for awhile nothing could be heard but the popping of corks and the clinking of glasses. After a short time, however, Mr. John H. Devereux, the well known architect and contractor, asked the attention of the company, and in a brief speech introduced Capt. S. Y. Tupper, as the president of the Chamber of Commerce and ex-officio the head of the business interests of Charleston. Capt. Tupper then spoke as follows:

Gentlemen—I am sure every citizen of Charleston here present must experience a glow of pride and satisfaction in contemplating this elegant structure. I claim to share in that pride and satisfaction.

Figure 16



Upon the grand opening of the building, now the location of the Southend Brewery at the modern address of 161 East Bay Street, hundreds of guests congratulated the acclaimed F.W. Wagener over toasts of champagne and rounds of applause. President of the Chamber of Commerce, Captain S.Y. Tupper, stated that the Wagener building “...not only adds to the beauty and adornment of our city, but is an evidence of her growing prosperity. It is evidence of what the will, the the energy and patriotism of one man can accomplish. It is such men that build up great cities and give character, importance and confidence to a community.” Tupper continued in proclaiming, “May it be as enduring as the pyramids to encourage our youth in the same paths of honesty, industry and perseverance that has characterized the life of Captain Wagener...”<sup>82</sup> The structure stood as a monument to F.W., honoring the dignity of Charleston, and immortalizing the Wagener name forever.



Figure 17

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<sup>82</sup> *Ibid.*

## THE EXPOSITION OF 1902

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In addition to his achievements in military history, business, and real estate, F.W. Wagener helped to organize the stock company and funds that paid for the 1902 South Carolina Interstate and West Indian Exposition. Wagener not only donated \$10,000<sup>83</sup> to help initiate funds for the exposition, but he also served as the exposition's president. On January 29, 1901, Wagener sold his farm, Lowndes Grove<sup>84</sup>, for \$25,000 as the future site upon which the exposition was to be held. The farm and all the buildings thereon occupied nearly 50 acres of land at the time. After the exposition was held there, the property was subdivided into lands that later became the Wagener Terrace Neighborhood.



Figure 18

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<sup>83</sup> Jonathan H. Poston. *The Buildings of Charleston*. (Columbia: University of South Carolina, 1997), p. 113 & 207

<sup>84</sup> *Frank Leslie's Popular Monthly* (April 1900), p. 510

The exposition was a local success but did not hold up to economic expectations. Even so, it boasted attractions that had rarely, if ever, been shown before. One attraction which doubled as a security measure, was the required identification photograph that each Exposition-goer was asked to have taken, F.W. Wagener and his wife included.



Figure 19



Figure 20





Figure 21

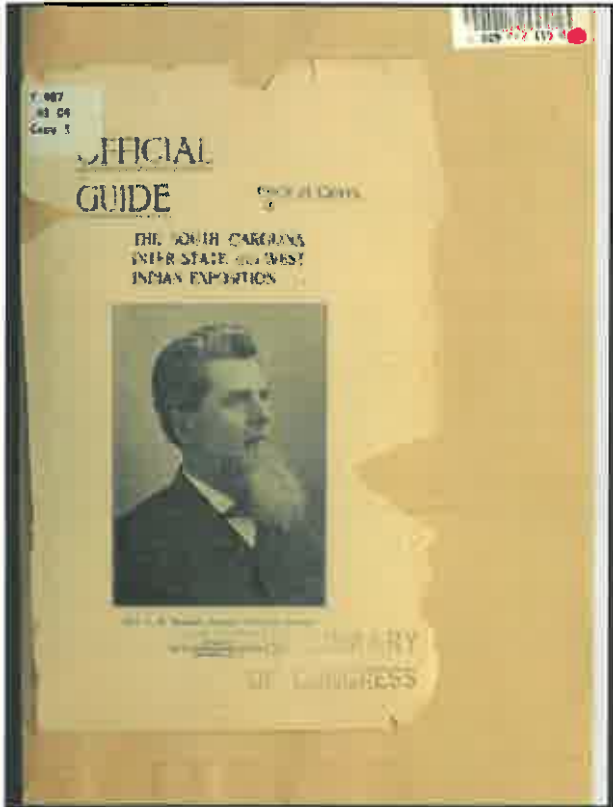


Figure 22

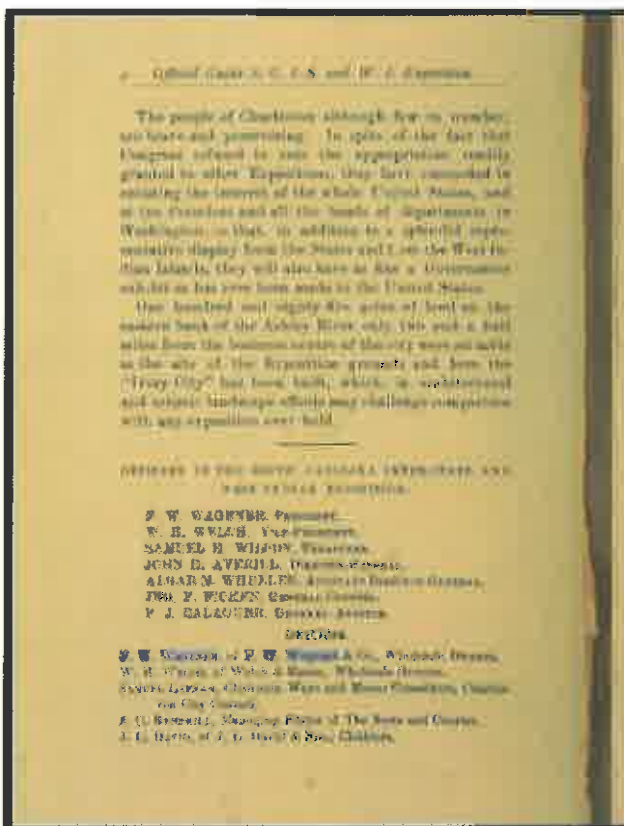


Figure 23

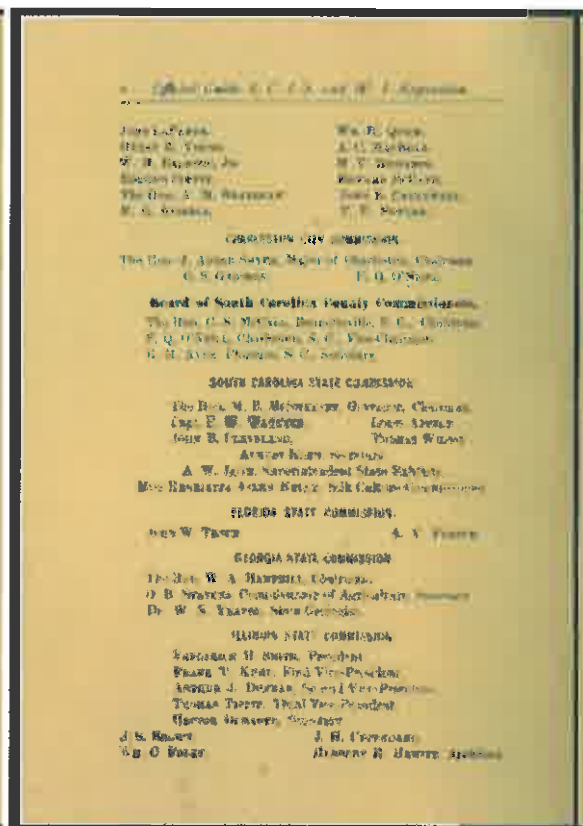


Figure 24

Between May 21 and May 28, the exposition held a *German Week*, and May 22 was officially declared "Wagener Day" at the exposition and was likewise dubbed a holiday in the city of Charleston, for which all schools, colleges, and courts were closed to celebrate<sup>85</sup>. "Wagener Day" recognized the honorable F.W. and all of his achievements which spurred the successes of other businesses and Germans in the city and in the south in general.

On that day, the editor of the *News and Courier* remarked that Wagener "...has done more for this city than any other man has ever done...He made the Exposition possible...He has given his money...unhesitatingly and freely...We owe him our thanks...We owe him all honor for the great work he has done so bravely and so well...Today Wagener Day is devoted to his honor and to our own honor in rightly honoring him! Let us make it memorable on both accounts!"<sup>86</sup>



Beautiful Grounds and Buildings of the Inter-State and West Indian Exposition, Charleston, S. C. Copyright 1902 by Underwood & Underwood.

Figure 25

<sup>85</sup> Jeffrey Strickland. "Frederick Wagener," *Immigrant Entrepreneurship: German-American Business Biographies, 1720 to the Present*, volume 2. German Historical Institute (2014), p. 114

<sup>86</sup> "Wagener Day," Article from the *News and Courier*, May 22, 1902, p. 2





Figure 26

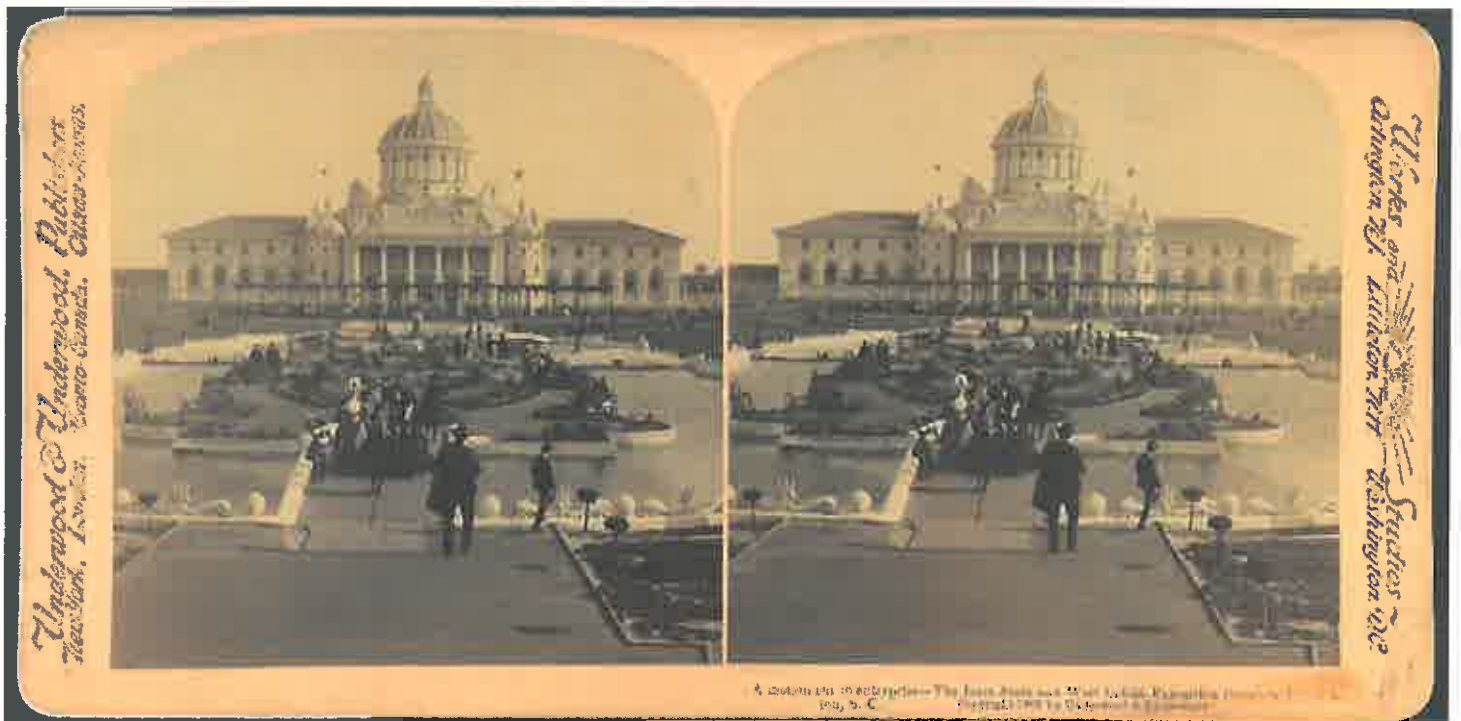


Figure 27

## THE 20TH CENTURY

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F.W. Wagener died in 1921<sup>87</sup>, and was buried alongside his wife in Bethany Cemetery in Charleston. The Wagener business and properties remained in the family for an extensive time beyond his death. The Great Depression, however, did take a toll on the Wagener business. A tax receipt from May 2, 1931 for the property of N. Unity Alley 4, lists the value at \$520<sup>88</sup>. Another tax receipt dated May 2, 1932 suggests a value of \$525 for the property<sup>89</sup>. All things considered, such sums are not very high for a building in the old Walled City in the heart of downtown, and behind immeasurably valuable real estate on East Bay Street. Despite economic hardships, the warehouse at 4 Unity Alley did remain in the Wagener family for thirty years until the land was confiscated by the City of Charleston. Represented by Sheriff Joseph M. Poulnet, the City Council of Charleston seized the property of 4 Unity Alley on September 12, 1932 for "\$2,131.23 and all other costs...<sup>90</sup>".

The city owned the property until it was granted to prominent F. William Ohlandt for \$20,000, in whose family business the structure remained until 1963. The Ohlandts, too, ran an esteemed grocery business and sought to continue the German grocery legacy that the Wageners had begun nearly a century earlier.

The warehouse began to fall into disrepair as the Ohlandt family; business primarily occupied the Wagener-Ohlandt building fronting East Bay. The building's ownership passed through the hands of F.W. Ohlandt's three sons, William Jr., John, and Henry until 1979 when a limited partnership was granted the property. By this time, the building was an eyesore to Unity Alley, and its appearance and neglect undoubtedly affected the businesses also located on the alley. The once-sturdy warehouse, a staple to one of the most successful entrepreneurial businesses in Charlestonian history, was nothing short of a blemish on the pristine face of the historic city, vacant and on its way to irreparable failure.

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<sup>87</sup> "Announcement," Mortuary Notice from the *News and Courier*, November 26, 1921, p. 3

<sup>88</sup> Charleston County Tax Assessment, 1931, [microfilm] RMC.

<sup>89</sup> Charleston County Tax Assessment, 1932, [microfilm] RMC.

<sup>90</sup> RMC, Charleston, S.C. Deed Book X38, p. 304

## HISTORICAL ARCHITECTURAL DESCRIPTION

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The location of 4 Unity Alley speaks to its function, as it is located within very close proximity to the property whose ownership, at one point, spanned the entire block that fronted Queen Street to its north and East Bay Street to its east. The large structure for which 4 Unity Alley was a warehouse, served as a wholesale grocery store and later under different ownership, as a coffee roastery within a wholesale grocery store. 4 Unity Alley retains much of its 1860s warehouse appearance, since it functioned as such for most of its existence. Its outward appearance bears the plainness that one might expect for a warehouse, compared to its more public, and therefore fashionable, contemporaries. It originally had very little of a floor plan, as its interior was intentionally left open so as to allow for flexibility in storage. It is integral in understanding the structure to remember that the building was never assembled with any other use but warehousing in mind; it was created to exist as a utilitarian structure and nothing more.

From the 1980s, change has been a key component of the property's identity. For \$230,000 the building was purchased by *The Four Unity Alley General Partnership* in 1996 for the purpose of complete rehabilitation<sup>91</sup>. The owners sought to convert the space into a small inn. Before such tremendous work ensued and ground was broken, however, authors, historians, and investigators Edward Chappell and Willie Graham of Colonial Williamsburg were invited to document the building in its nearly architecturally-untouched state. An architectural description was formed at the time prior to extreme overhaul:

06-30-1996 09:49AM FROM CMF-PURCH TO 916035772867 P.02

### 4 Unity Alley, Charleston, SC

The building at 4 Unity Alley appears to be a relatively unaltered c. 1860 warehouse. We see no evidence of partitions on both the main floor at ground level and the attic story, and the original south window and door frames survive on the facade, illustrating the need for vehicle access and security. It was built as a freestanding structure, and both stories have always been left unfinished inside.

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<sup>91</sup> RMC, Charleston, S.C. Deed Book K273, p. 698.

A series of low roof pitches are framed with transverse rafters deepened to carry the load of the long spans. Mid-19th-century technology is reflected in the use of rolled-stock iron straps used to transfer weight to piers integral in the side walls. While the facade has traditional Charleston brickwork and fenestration that is Greek Revival in character, then, the present roof system is part of the original form, creating the appearance of a shed roof rising just above the height of the second-floor window hoods.

There is some masonry deterioration, and this necessitates gentle care on the facade in order to avoid the harshly rebuilt appearance of the service building just behind McCrady's Tavern to the east. Other elements well worth saving and recording are the windows (still in place), the original oversized, double-sheathed doors (stored on the lower floor), and an original lifting device (still in place centered on the upper floor, geared down and worked from ropes or belts extending through the floor to a power source, probably human, on the lower level).<sup>1</sup>

Edward Chappell and Willie Graham  
August 25, 1995

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<sup>1</sup>Door and window details help date the building. The doors have relatively narrow beaded boards screwed together and hung on manufactured plain strap hinges. In addition to the Greek Revival proportions of the windows, there are in-swinging casements with deep unmolded muntins and hung on bolt hinges. The window bars are rolled stock. The floor and roof framing is circular sawn and cut nailed.

Today, 4 Unity Alley stands as a bed & breakfast, far from its intended state of being. The current owners have retrofitted the space into a residential inn that boasts a getaway of late 20th century manufactured, short-grained pine and oak, painted drywall, and stylistic treatments that answer to the fleeting decorating trends of the 1990s. With only four bedrooms, each is complete with a full bath. There is a common living and dining space adjacent to a full kitchen, from which a staircase leads to the bedrooms upstairs. The open floor plan allows for flow into and out of the bricked interior courtyard that is overlooked by an L-shaped second story balcony which is contiguous with the north and east second floor facades. Aside from the living and dining space, the courtyard may also be accessed by the large double front doors, through which is an open carport area framed by brick arcades. The layout offers private nooks and social communal areas for guests, reflective of the nature of an alley in the big city.

## THE B.A.R. AND SUBSEQUENT ALTERATIONS

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By the 1970s and 1980s, the warehouse had long stood vacant. There had been several attempts to repurpose the space, but each project failed. Though it was under ownership, it was not used, and, without regular upkeep or a healthy roof system in place, the structure was rapidly declining into a state of deterioration known as accelerated decay. Without a full roof, the building also lacked its cornice, yielding the uppermost courses of brick crumbled to the elements. In some windows sat fierce horizontal window bars, though many of the window casings had altogether disappeared and a number of bricks were missing from the surrounds of nearly all of the openings. As it seems, much of the decomposing interior members may have been appended from other buildings in Charleston, giving historically inaccurate, albeit structural, aid to the warehouse.



Figure 29

The two windows that flanked the central door on the front facade were at one time cemented in, certainly with no mind to the historic brick whose tensile strength it compromised. The original lime-stucco that still clung to portions of the east and west facades was wearing away and partially supplemented with Portland Cement. Due to poor workmanship as well as years' worth of neglect, the brick encased beneath was hugely endangered. Rising damp from ground moisture had caused decades of bio-growth, allowing the danger of further water damage to the structure, hazardous to the warehouse's materiality survival.



Figure 30



Figure 31



The 1990s brought new interest in the building's welfare and potential usage, and a non-historic roof was added in the first half of the decade. Even with this addition, the warehouse was in considerably horrific condition and a change in upkeep was imperative.



Figure 32

The Board of Architectural Review (B.A.R.) is a council that was originally set in place in Charleston in 1931, as the United States' first preservation ordinance. The City of Charleston Zoning Ordinance declares that the B.A.R.'s mission is "the preservation and protection of the old historic or architecturally worthy structures and quaint neighborhoods which impart a distinct aspect to the city and which serve as visible reminders of the historical and cultural heritage of the city, the state, and the nation." To implement this ordinance task, either a staff member or the entirety of the board must approve any changes, additions, and new construction that is made to a historic building. The decisions adhere to particular standards, codes, and historic accuracy and appropriateness<sup>92</sup>. The warehouse on the alley, as well as her neighbors, are all too familiar with the approval process by the board.

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<sup>92</sup> "Board of Architectural Review (BAR)," *The City of Charleston Government*.  
<http://www.charleston-sc.gov/index.aspx?NID=293> (accessed November 29, 2015).

The circa 1860 warehouse at 4 Unity Alley has a recent history with the B.A.R. According to the B.A.R.'s Action Record, its owners between 1995 and 1998 have requested that work be done to the building at five separate times, with two additional requests placed in 2015 that are not yet recorded on the B.A.R.'s vertical file table of contents. On December 13, 1995, then-owner John Doyle, a trustee of Van L. Weatherspoon<sup>93</sup>, sought approval on a conceptual design for the renovation of the warehouse, which was deferred; the board counter-requested that there be historic research performed in order to document the structure's original design. Placed on November 25, 1996 by the *Four Unity Alley General Partnership*, the next request was that the Historic Charleston Foundation locate the warehouse's Historic Structures Report (H.S.R.). The request is marked "deferred pending historic building report<sup>94</sup>". The neighboring properties all eventually approved the conceptual plans from 1995, as indicated by their correspondences of approval to the board.

**Tavern on The Alley LLC**  
Two Unity Alley  
Charleston, SC 29401  
803-877-0023  
fax 803-577-3681

November 25, 1996

City of Charleston  
Board of Architectural Review  
Charleston, SC

RE: 4 Unity Alley

Gentlemen:

I looked over the plans for the proposed renovation of this property and feel they are adaptable for this structure and would blend in well to the other properties in this alley.

Thank you...

Very truly yours,

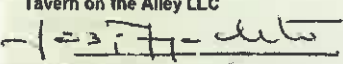
**Tavern on the Alley LLC**  
  
Jose de Anacleto  
Proprietor

Figure 33

**RUSCON**  
CONSTRUCTION

November 25, 1996

City of Charleston  
Board of Architectural Review  
Charleston, SC

RE: 4 UNITY ALLEY

Gentlemen:

I looked over the plans for the proposed renovation of this property and feel they are adaptable for this structure and would blend in well to the other properties in this alley.

Thank you.

Very truly yours,

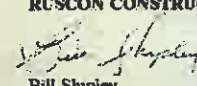
**RUSCON CONSTRUCTION CO., INC.**  
  
Bill Shipley  
Project Manager  
BS:pl

Figure 34

<sup>93</sup> RMC, Charleston, S.C. Deed Book D233, p. 126-127 & K273, p. 698.

<sup>94</sup> "Action Record" Vertical File from *Board of Architectural Review*, 2 George St., Charleston, S.C.

Soon after on December 4, 1996, the same partnership presented another conceptual design in coordination with H.C.F.'s documentation. This request is neither marked approved, nor denied. The owner, Richard Schneider, requested the "...approval to raise walls to accommodate full 2nd floor..."<sup>95</sup>. Director of Preservation at the Historic Charleston Foundation, Jonathan Poston, retrieved the structure's report from Chappell, Director of Colonial Williamsburg's Architectural Research Department, who evaluated the warehouse with co-investigator Graham on August 25, 1995<sup>96</sup>. In accordance to this report, Chappell and Graham adamantly advise Poston- and by extension, the contractors and owner of 4 Unity Alley- to preserve the building *as much as possible*.

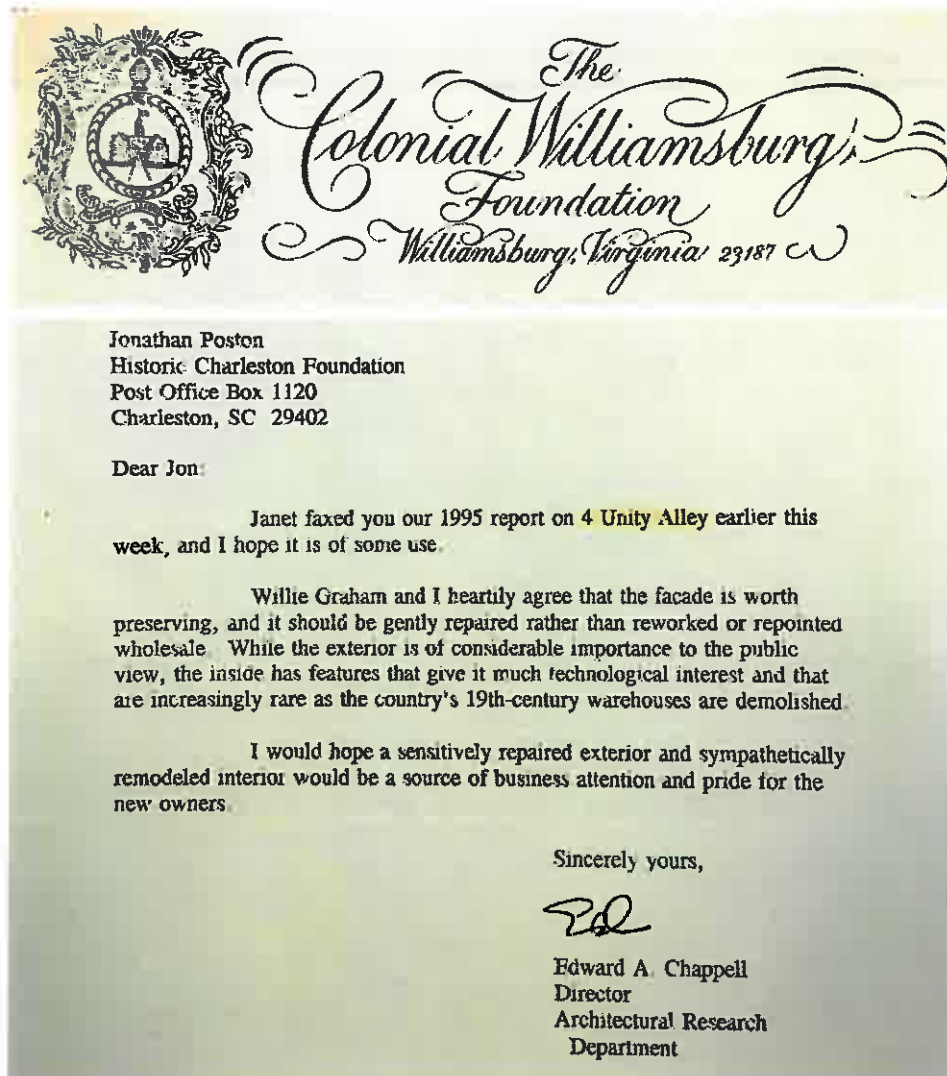


Figure 35

<sup>95</sup> BAR Application by Richard Schneider (December 4, 1996), from the *Vertical File at the BAR*, 2 George St., Charleston, S.C.

<sup>96</sup> Fax Correspondence from Jonathan Poston of HCF to Evans & Schmidt Architects (December 9, 1996), from the *Vertical File at the BAR*, 2 George St., Charleston, S.C.

Between February 5 and February 12, 1997, the owners applied to rehabilitate the structure, a request which was approved with particular amendments to the west elevation. The request was approved with the addition of ½ high wood shutters to the bottom two windows on the west elevation facing the abutting tavern<sup>97</sup>. One of the proposed alterations would also include the opening of a window on that would overlook a private garden at 26 State Street owned by neighbor Ellen Murray of Read & Read Inc., Realtors. She pleaded that the board not deny a change to the building, imploring that the B.A.R. "...not allow [the] window to be put onto [the] zero property line facing State Street...[and] the extreme density of the historic French Quarter..."<sup>98</sup>. Murray asked multiple times that her privacy be respected. The board ultimately approved the request that the building be repaired and adjusted to accommodate a residence.

Soon, the owners had taken out what little exposed interior infrastructure remained of the construction of the warehouse. Against the demand of the Historic Charleston Foundation, the roofline was raised beyond the original height, rendering the building as historically defective. Poston was not aware that the work would take place. In a letter to the overseer of the Architecture & Preservation Division of the city of Charleston, Poston retorted, "As you know, [H.C.F.] strenuously opposed this project...I think we were all surprised to discover that much more...historic fabric than what was presented...has been removed, including most of the front of the second story and that incorrect repointing [that] is in progress...I am terribly fearful that...when [it]...is rebuilt...that it will be done with incorrect...techniques."<sup>99</sup>

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<sup>97</sup> BAR Application by Richard Schneider (February 12, 1997), from the *Vertical File at the BAR*, 2 George St., Charleston, S.C.

<sup>98</sup> Letter Correspondence from Ellen Murray of Read & Read Inc. to the BAR (February 7, 1997), from the *Vertical File at the BAR*, 2 George St., Charleston, S.C.

<sup>99</sup> Letter Correspondence from Jonathan Poston of HCF to Charles E. Chase of the Architecture & Preservation Division of the City of Charleston (February 7, 1997), from the *Vertical File at the BAR*, 2 George St., Charleston, S.C.



Figure 36



Figure 37





Figure 38



Figure 39

In the same exchange, Poston mentioned that Portland cement had been applied to the south facade, which is detrimental to the historic brick and is a clear indicator that the work was ill-informed and certainly not preservation minded. Work on the warehouse proceeded to come to a halt under a stop-work order until proper work could be executed<sup>100</sup>.

Gerhard Jung of GMI Remodeling Inc., the supervisor of the project, wrote to the Department of Planning and Urban Development<sup>101</sup> on behalf of his crew's work, wherein he explained the unfortunate circumstances surrounding 4 Unity Alley:

<sup>100</sup> *Ibid.*

<sup>101</sup> Letter Correspondence from Gerhard Jung of Evans & Schmidt Architects to Charles E. Chase of the Architecture & Preservation Division of the City of Charleston (April 25, 1997), from the *Vertical File at the BAR*, 2 George St., Charleston, S.C.



# GMI

G. JUNG, President

1244 BACONS BRIDGE ROAD • SUMMERVILLE, SOUTH CAROLINA 29485 • (803) 871-6205

April 25, 1997

Mr. Charles Chase  
Preservation officer  
Department of Planning and Urban Development  
City of Charleston, S.C. 29401

Regarding: 4 Unity Alley

Dear Mr. Chase,

I received your stop work order on the above referenced project. It is an awkward time for this to happen as I am going out of the country on difficult family business and will return on May 12<sup>th</sup>. This structure has two and in some cases three layers of brick with the mortar in a very poor condition. The mortar has no bond left just sand between the bricks. The front wall is very unstable. The old roof had to be removed in order to install the new roof. The soffit and fascia of the old roof acted as the lintel for the windows. When it came off there was no support across the top for the three vertical sections and they fell. I have ordered a special steel lintel to brace the front wall and keep it together. I also used timbers from the flooring and bolted it through the front wall to straighten it and provide additional support. This will allow me to safely rebuild the facade back to what it was and build the project as presented to the BAR.

We have worked with numerous brick masons. The current mason, James Williams, from Savannah, is well known for his skills. He has been on "This Old House" in the past as an expert in pointing and masonry. He has begun to correct some problems caused by the previous masons and years of improper patching to the exterior. We also had problems with Concrete Products regarding incorrectly labeled die mix giving us an unnatural mortar color. This has been corrected and I will give you a sample of the proper mix. I am sorry I can not visit with you personally, but I will attempt to take care of these issues before I leave. I have taken the proper steps in preventing the front wall from collapsing entirely. We are keeping as much of the original material as possible, all of the bricks are to be put back in the structure. The flooring had to be removed to lower the floor to accommodate the lower roof height as was required by the BAR. We are going to reuse these in the new floor system though some have rot and termite damage and cannot be reused. We will use all the historic fabric that exists on site to protect the integrity of the historic 19<sup>th</sup> century warehouse. *Hand on reuse*

If further coordination is needed I will work with The Preservation Society to oversee any trouble areas. They are straightforward, easy to work with and in the past have been good for advice and recommendations. I hope I have addressed your concerns.

Sincerely,

  
Gerhard Jung  
GMI remodeling Inc.

CC: Evans and Schmidt Architects  
Richard Schneider



ENTERPRISES, INC.



REMODELING, INC.



SELF-STORAGE

The last request documented is for a revised front elevation and use variance from March 1998<sup>102</sup>. Both were avidly denied. Carter Hudgins, the Director of the Historic Charleston Foundation at the time, wrote that "[H.C.F.] will strongly oppose this use variance for an inn in this building. The Foundation strongly opposed the alterations made to this historic warehouse building including raising of its roof...We think that the attempt to create an inn in the expanded building is, first, inconsistent with the announced use of the building and the basis for which it was granted B.A.R. approval, and second, inappropriate for the neighborhood<sup>103</sup>."

The first of the two to-date requests most recently placed is dated January 1, 2015, requesting the removal of a south facade window along with the brick directly beneath, so as to allow for the creation of a pedestrian entry from the alley into the property utilizing one of the existing north facade window openings. The proposed design for this amendment is dated October 1, 2015, and was later conditionally approved on March 11, 2015<sup>104</sup>.

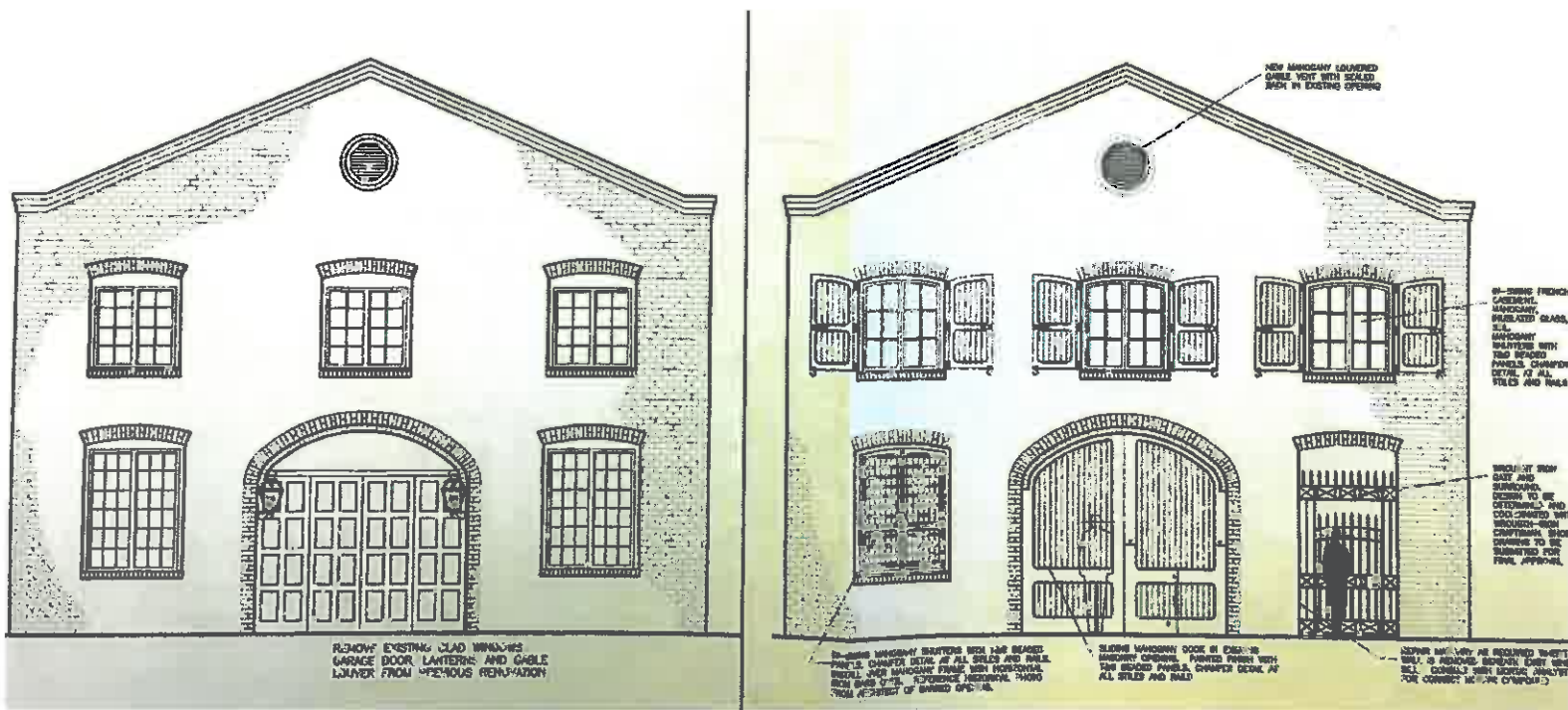


Figure 41

<sup>102</sup> BAR Application by Evans & Schmidt Architects (April 22, 1998), from the *Vertical File at the BAR*, 2 George St., Charleston, S.C.

<sup>103</sup> Letter Correspondence from Carter L. Hudgins of HCF to John Bleecker of Bleecker & Clarke, LLC (March 6, 1998), from the *Vertical File at the BAR*, 2 George St., Charleston, S.C.

<sup>104</sup> BAR Application by Dufford Young Architects (January 1, 2015), from the *Vertical File at the BAR*, 2 George St., Charleston, S.C.

The second request was placed on October 8, 2015 to replace the current, non-historic roof. These requests are marked as conditionally approved. The B.A.R. certificate of appropriateness comments that replacement of the existing roof and sheathing is acceptable, given that the current conditions are not historic. Though, the new roof must not be built any taller than the old roofline, so as to match the pitch, eave, and ridge height of the current roof. This way, the roof will consent to the 50/25 height district ruling under which the warehouse's address falls<sup>105</sup>.

Even in the face of a relatively turbulent relationship with the B.A.R., everyone involved with the warehouse has the building's best interests in mind. Architectural firm Evans & Schmidt worked extensively on the project, taking heat for several decisions made along the way. Yet, even William Evans of the firm stated that the eventual architectural outcome of the building will be a "...resolution [that] will be satisfactory...and 4 Unity Alley will again be a good neighbor, transformed from a collapsing, abandoned shell into a safe, viable, and contributory structure<sup>106</sup>."

When it comes to an historic building in a uniquely historic city, opinions of structures' values and functionalities will rarely ever coincide. It is abundantly evident, however, that the interest of the preservationists of Charleston has always been to abide by the building's original intended use; the Preservation Society of Charleston, the Historic Charleston Foundation, and the Board of Architectural Review have all fought for the perpetuation of the integrity of the warehouse as a warehouse space of sorts, contrary to the current use of the structure as a gutted and reinvented residential space contemporaneously known as *A Bed & Breakfast at 4 Unity Alley*<sup>107</sup>.

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<sup>105</sup> BAR Application by Dufford Young Architects (October 8, 2015), from the *Vertical File at the BAR*, 2 George St., Charleston, S.C.

<sup>106</sup> Letter Correspondence from William D. Evans of Evans & Schmidt Architects to Charles E. Chase of the Architecture & Preservation Division of the City of Charleston (April 30, 1997), from the *Vertical File at the BAR*, 2 George St., Charleston, S.C.

<sup>107</sup> *A Bed & Breakfast at 4 Unity Alley*, <http://www.unitybb.com/> (accessed December 2, 2015).

## CONCLUSION & SIGNIFICANCE

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As previously mentioned, the building at 4 Unity Alley is a rare example of a 19th century warehouse. Although the building has undergone considerable renovation, its exterior still maintains an historical likeness to its original design. The structure's footprint has altered little overall, with some changes in respect to its spacial conversion to an inn.

Together with citywide architects and engineers, neighbors on the alley, contractors and realtors, representatives from the Colonial Williamsburg Foundation, the Board of Architectural Review, the City of Charleston Department of Planning & Urban Development, the Charleston Neighborhood Association, the Preservation Society of Charleston and the Historic Charleston Foundation, the alley warehouse's stability has been relentlessly pursued in its most recent history because it is nothing short of important to the contextual and generative fabric of historic Charleston.

The building tells the story of the neighborhood's economic evolution and it speaks to the social development of the area, and specifically stands to honor the impact of the south's German entrepreneurs that excelled in their businesses. The socio-economic success and perseverance of German immigrants in Charleston closely rivaled the long-established patriarchy of white Charleston, unlike any other people group prior to the mid nineteenth century. Without the surrounding streets' vast investment in foodstuffs, including the tavern, groceries and wholesale groceries, the alley would have never gained the relevance that it proudly holds today. Unity Alley was created as a simple service passageway, but in bearing the accumulation of nearly 300 years of developmental history, the alley is now a prosperous, economic hub.

Certainly, prominent figures aid in marking the alley and its structures as momentous, though the warehouse specifically is, on its own architectural and utilitarian accord, telling of an era of facilitation that is lost to the in-house convenience of storage today. The warehouse at 4 Unity Alley, though amended, is one of the closest illustrations of early warehousing exhibited by the city, and truly, the whole of the American south.

## FUTURE RESEARCH

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There is always room for further research. The very fact that the building has always functioned as a warehouse facility means that it has never held the authority of most other structures in the city; the warehouse was for function and did not have its own address until the turn of the century. Because this structure is indeed located along a narrow passageway between two larger streets, it is not as wholly documented as the streets which it connects. These are two very informative reasons why the warehouse's history was difficult building to assess.

The availability and depth of resources in Charleston is seemingly infinite. Yet, even in such a well-documented city, there are always places that have long been considered of lesser importance and were not as intensely recorded as other areas. In this case, race does not have as much to do with the void of documentation to research, as it is oftentimes with alleyways in urban areas. Rather, it is the author's understanding that the obstacle is the use of the space itself, that has lent to the extreme arduousness of research on the warehouse.

Given more time, one will doubtlessly surface more material. Now that the found history has been fleshed out, there is room to fill in the gaps in deeds, the voids in the building development, and the questions of other uses. Specifically, details of the Ohlandt family ownership would be interesting to investigate. It would be interesting to uncover exactly for what the property was used prior to the building of the warehouse for grocery purposes. It would also be most helpful to look into the backgrounds of those who owned the lot of land in the various stages of its ownership.

Recently found in the City Records Management located at 2 George Street in Charleston, there is a single notation that Unity Alley was once known as *Damnation Alley*. The mysterious name is said to be mentioned in a letter posted in the Charleston Courier in 1872, although a search for the post turned up nothing. It is likely that, if found, it could lead to a more informed understanding of the reason for the title and may even offer related people, addresses, and histories that would otherwise remain unsurfaced.

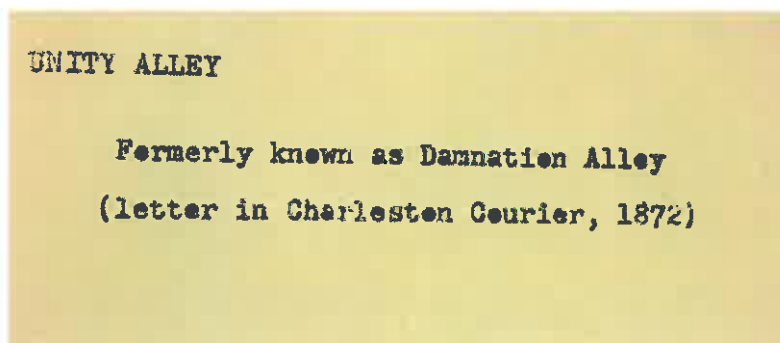


Figure 42

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**Figure 6:** 1790 US Census for St. Phillip's & St. Michael's Parish, p. 281. US National Archives.

**Figure 7:** 1800-1801 Plat, RMC, Charleston, SC Deed Book C7, p. 387.

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**Figure 17:** 2013 Photograph of the Wagener-Ohlandt Building, courtesy of Southend Brewery.

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**Figure 25:** 1902 Stereoscope Photograph of the Exposition, Charleston, SC, Library of Congress.

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**Figure 28:** 1995 Historic Structures Description, Edward Chappell & Wille Graham of Colonial Williamsburg, HCF.

**Figure 29:** c. 1990s Photograph of Front Facade of 4 Unity Alley, BAR Vertical File, 2 George St., Charleston, SC.

**Figure 30:** 1995 Photograph of East Facade of 4 Unity Alley, BAR Vertical File, 2 George St., Charleston, SC.

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**Figure 33:** 1996 Correspondence from the Tavern on the Alley to the BAR, BAR Vertical File, 2 George St., Charleston, SC.

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**Figure 36:** 1997 Photograph of Interior North Facade of 4 Unity Alley, BAR Vertical File, 2 George St., Charleston, SC.

**Figure 37:** 1997 Photograph of Interior West Facade of 4 Unity Alley, BAR Vertical File, 2 George St., Charleston, SC.

**Figure 38:** 1997 Photograph of Interior Rebuilt Roof of 4 Unity Alley, BAR Vertical File, 2 George St., Charleston, SC.

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**Figure 42:** Index Card with Alternate Alley Name, City Records Management Vertical File, 2 George St., Charleston, SC.

## ANNOTATED CHAIN-OF-TITLE

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### **1725**

*Grantor: Richard Shubrick*

*Grantee: Thomas Cooper*

*Book & Page: E-364*

*Type: Indenture*

*Lot: depth of 70'*

Merchant Richard Shubrick of London agrees to an indenture deed with buyers Thomas and Eleana Cooper in the "tenure or occupation of Eleazer Allen". The indentured property is sold for five shillings and spans 75' fronting the Cooper River to the east and 70' deep to the west. To the north is 5' of land for "an alley or passageway" of the late Mr. Amory, and now of Eleazer Allen. To both the west and the south of the property is the land of Richard Cadner, who is documented as deceased.

### **June 25/1741**

*Grantor: John and Lucretia Triboudet*

*Grantee: Dr. Jacob Martin*

*Book & Page: V-415*

*Type: Conveyance*

*Lot: 25' x 125'*

For five shillings, Town Lott M under Modell 17 is sold by John and Lucretia Triboudet to Dr. Jacob Martin. The property runs east to west 125' in length and north to south 25' in length. West of the property is a "street or lane leading from Colonel Miles Brewton's saw pit to Union (now State) Street", which was formerly purchased from Dr. Thomas Cooper and his wife Eleana. To the east is land that was owned by John Roper, but now by Jacob Woolford. To the north is a "small alley" and to the south is land owned by Charles Cadner.

### **1785**

*Grantor:*

*Grantee: William Holt*

*Book & Page:*

*Type:*

*Lot:*

Information provided by the City Directory of Charleston 1783.

## **1790**

*Grantor:*

*Grantee: William Holt*

*Book & Page:*

*Type:*

*Lot:*

Information provided by the St. Phillips and St. Michaels Parish Censuses of 1790.

## **1803**

*Grantor:*

*Grantee: John Severs*

*Book & Page:*

*Type:*

*Lot:*

Information provided by the City Directory of Charleston 1803-1813.

## **1806**

*Grantor:*

*Grantee: Joshua Foley*

*Book & Page:*

*Type:*

*Lot:*

Information provided by the City Directory of Charleston 1803-1813.

## **1819**

*Grantor:*

*Grantee: Francis Nuney*

*Book & Page:*

*Type:*

*Lot:*

Information provided by the City Directory of Charleston 1803-1852.

## **1822**

*Grantor:*

*Grantee: James Cranston*

*Book & Page:*

*Type:*

*Lot:*

Information provided by the City Directory of Charleston 1803-1852.

## **1844**

*Grantor:*

*Grantee: Elizabeth Emery*

*Book & Page:*

*Type:*

*Lot:*

Information provided by the City Directory of Charleston 1803-1852.

## **1860**

*Grantor:*

*Grantee: B. Bollman*

*Book & Page:*

*Type:*

*Lot:*

Information provided by the City Directory of Charleston 1855-1860.

## **1885-1889**

*Grantor:*

*Grantee: B. Bollman*

*Book & Page:*

*Type:*

*Lot: 37' x 75'*

The structure is documented as a 2-story brick building. Information is provided by the Ward Books.

## **1890-1894**

*Grantor:*

*Grantee: B. Bollman*

*Book & Page:*

*Type:*

*Lot: 37' x 75'*

The structure is documented as a 2-story brick building. Information is provided by the Ward Books.

## **1902-1906**

*Grantor:*

*Grantee: F.W. Wagener Realty & Warehouse Corporation*

*Book & Page:*

*Type:*

*Lot: 37' x 75'*

This conveyance transfers within the company for \$500.00. The structure is documented as a 2-story brick building. Information is provided by the Ward Books.

## **1906-1910**

*Grantor:*

*Grantee: F.W. Wagener Realty & Warehouse Corporation*

*Book & Page:*

*Type:*

*Lot: 37' x 75'*

The structure is documented as a 2-story brick building. Information is provided by the Ward Books.

## **1910-1914**

*Grantor:*

*Grantee: F.W. Wagener Realty & Warehouse Corporation*

*Book & Page:*

*Type:*

*Lot: 37' x 75'*

This conveyance transfers within the company for \$500.00. The structure is documented as a 2-story brick building. Information is provided by the Ward Books.



## **1914-1918**

*Grantor:*

*Grantee: F.W. Wagener Realty & Warehouse Corporation*

*Book & Page:*

*Type:*

*Lot:*

This conveyance transfers within the company for \$525.00. The structure is documented as a 2-story brick building. Information is provided by the Ward Books.

## **1918-1922**

*Grantor:*

*Grantee: F.W. Wagener Realty & Warehouse Corporation*

*Book & Page:*

*Type:*

*Lot:*

This conveyance transfers within the company for \$525.00. Information is provided by the Ward Books.

## **1922-1925**

*Grantor:*

*Grantee: F.W. Wagener Realty & Warehouse Corporation*

*Book & Page:*

*Type:*

*Lot: 50' x 75'*

Between 1922 and 1925, F.W. Wagener's grocery empire changed names three times, finally ending on F.W. Wagener Realty & Warehouse Corporation. This conveyance transfers for \$525.00. Oddly, the structure is documented as being a one-story wood building. Perhaps this is a mistake on the part of the reporter.

## **1928-1930**

*Grantor:*

*Grantee: F.W. Wagener Realty & Warehouse Corporation*

*Book & Page:*

*Type:*

*Lot: 50' x 75'*

This conveyance transfers for \$525.00. Oddly, the structure is documented as being a one-story wood building. Perhaps this is a mistake on the part of the reporter.

## **September 12/1932**

*Grantor: F.W. Wagener Realty & Warehouse Corporation*

*Grantee: City Council of Charleston*

*Book & Page: H36-257 & 652*

*Type: seizure*

*Lot: 50' x 70'*

Representing the City Council of Charleston, Sheriff Joseph M. Poulet seizes the property owned by F. W. Wagener Realty & Company, which includes a 1-story wood structure for "...\$2,131.23 and all other costs...". The 1936 City of Charleston business directory proposes that F.W. Wagener & Company is a coffee roasting business, and later relocates across the street at 157-159 E. Bay St.

## **April 18/1936**

*Grantor: City Council of Charleston*

*Grantee: F. William Ohlandt Sr.*

*Book & Page: X38-304*

*Type:*

*Lot:*

The City Council of Charleston sells the property back to the Wagener family for the sum of \$20,000. The 1936 City of Charleston directory states that the property is "vacant". A portion of the land is also sold to the neighboring property, Daggett Printing Company, at 2 Unity Alley. Pearlz Oyster Bar is currently at the site at which Dagget Printing company used to be located.

## **July 31/1961**

*Grantor: F. William Ohlandt Sr.*

*Grantee: John D. Ohlandt (et al)*

*Book & Page: U74-162*

*Type: Will*

*Lot: 2 lots: 3/39 SW East Bay 161 and Queen; 3/150 N. Unity Alley No.4*

F. William Ohlandt Sr. [passes down in his will?] the property to his [sons?] for \$65,000 during [probate court?]. The property is listed as including two buildings: 3/39 SW East Bay 161 and Queen, and 3/150 N. Unity Alley No. 4. The 1961 City of Charleston directory lists the property as having "no houses" on site.

## **October/1963**

*Grantor: John D. Ohlandt (et al)*

*Grantee: F. William Ohlandt Jr., D. Henry Ohlandt, F. William Ohlandt*

*Book & Page: U77-230*

*Type:*

*Lot:*

John D. Ohlandt (et al) divides the .10 acre property between his [siblings?]. The last assessment of the property in 1969 values it at \$9,875. The property at SW East Bay 161, 163, 165 and Queen 1B are valued at \$9,500. The property at N. Unity Alley No. 4 1B is valued at \$375. The conveyance is described as being under "code 17" on the original deed card.

## **1973**

*Grantor:*

*Grantee:*

*Book & Page: H68-508*

*Type:*

*Lot:*

The retired original deed card for the property states that "by deed H68-508, a triangular piece was sold to H&H Company (now known as Daggett Printing Company)", though it was not taken from the original lot. The lot is also noted to be conveyed to Griffith-Knapp, a Partnership for 1973.

## **June 16, 1977**

*Grantor: F. William Ohlandt Jr., D. Henry Ohlandt, F. William Ohlandt*

*Grantee: F. William Ohlandt Jr. (et al)*

*Book & Page: T112-103*

*Type: Conveyance*

*Lot:*

Together, the Ohlandt brothers transfer the property into the name of just one brother, F. William Ohlandt Jr.

## **June 16, 1977**

*Grantor: F. William Ohlandt Jr. (et al)*

*Grantee: Ohlandt Building, a Limited Partnership*

*Book & Page: M114-279*

*Type: Conveyance*

*Lot:*

Once in his name, F. William Ohlandt Jr. places the property into the name of the family building company.

### **March 30, 1979**

*Grantor: D. W. Ohlandt & Sons*

*Grantee: E.B.T.C. Associates*

*Book & Page: T118-61*

*Type:*

*Lot:*

Now named D. W. Ohlandt & Sons, the family-owned business sells the property for \$89,094 to E.B.T.C. Associates.

### **1981**

*Grantor:*

*Grantee: Grace Huber*

*Book & Page: V48-182*

*Type:*

*Lot:*

The retired original deed card for the property states that "by deed V48-182, an alley way was conveyed to Grace Huber. However, it is not taken from the original lot. The lot is also noted to be conveyed to Griffith-Knapp, a Partnership for 1973. The 1981 City of Charleston directory states that the site has "no houses".

### **September 23, 1987**

*Grantor: E.B.T.C. Associates Limited Partnership*

*Grantee: Van L. Weatherspoon (trustee under the Van L. Weatherspoon Revocable Trust)*

*Book & Page: F261-794*

*Type: Conveyance*

*Lot:*

This transaction is only noted on the reverse of the retired original deed card.

### **September 23, 1987**

*Grantor: Van L. Weatherspoon (trustee under the Van L. Weatherspoon Revocable Trust)*

*Grantee: Ohlandt Properties, a Limited Partnership*

*Book & Page: F261-848*

*Type:*

*Lot:*

This transaction is only noted on the reverse of the retired original deed card.

### **March 21, 1988**

*Grantor: E.B.T.C. Associates*

*Grantee: Van L. Weatherspoon (partner of E.B.T.C.)*

*Book & Page: N173-35 & 129*

*Type:*

*Lot:*

E.B.T.C. Associates conveys the property to Van L. Weatherspoon, who is a partner of the aforementioned company. The transaction is noted as being under "code 25".

### **September 28, 1993**

*Grantor: Van L. Weatherspoon (partner of E.B.T.C.)*

*Grantee: Van L. Weatherspoon (trustee)*

*Book & Page: D233-126 & 127*

*Type:*

*Lot:*

At .376 acres, the property is conveyed to the trustee of the partner of E.B.T.C. Associates for \$9. The title to real estate is filed on October 11, 1993 and is recorded in deed book D233, page 130. The coinciding plats by Harold J. Leamond (recorded in plat book BP page 175) show the property as a "subdivision of E. Bay Trading Company and Queensgate House-known as Section A, subdivided for 1988. Parcel B is the corner Queen and State and is recorded as parcel #458-09-01-213.

### **August 22, 1996**

*Grantor: Van L. Weatherspoon (trustee)*

*Grantee: Four Unity Alley General Partnership*

*Book & Page: K273-698*

*Type: Conveyance*

*Lot:*

Sold for \$230,000, the property is sold to another company, whose namesake is the alley. The plats associated with this year (located in plat book EA on page 743) indicate dimensions prior to this year, showing separate units for Queen Gate Apartments Horizontal Property Regime, which is recorded as parcel #458-09-01-221.

**September 8, 1999**

*Grantor: Four Unity Alley General Partnership*

*Grantee: Donald R. Smith & Rick Schneider*

*Book & Page: C334-307*

*Type: Conveyance*

*Lot:*

The General Partnership conveys the property for \$5 to Smith and Schneider, who are listed on the deed as "joint tenants with rights of survivorship and not as tenants in common."

**May 30, 2014**

*Grantor: Donald R. Smith & Rick Schneider*

*Grantee: Stephanie Dozier & Lowell Douglas Kirkman*

*Book & Page: O408-520*

*Type: Conveyance*

*Lot:*

Smith and Schneider sell the property to Stephanie Dozier and Lowell Kirkman for \$1,762,500. The property makes up .1000 acres and 5,148 square feet.



## UNITY ALLEY TIMELINE

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**1664**

3 counties established by Lord Proprietors

**1719**

South Carolina becomes a Royal Colony

**1725**

**Unity Alley:** Richard Shubrick of London & Thomas and Eleana Cooper of CT: "Lott #17 Modell"

**1728**

Major hurricane

**1740**

Fire waterfront district

**1745**

Ansonborough neighborhood laid out

**September 1752**

Major hurricane

**1770**

Harleston Village neighborhood laid out

**April 19, 1775**

Revolutionary War begins

**August 5, 1776**

Declaration of Independence arrives in city

**January 15, 1778**

Fire on Broad, Tradd, & Elliott Streets

**1779**

2 Unity Alley: McCrady's Tavern built

**September 3, 1783**

Revolutionary War ends

**1783**

Charleston organizes formal address system

**August 13, 1783**

Charleston city and name officially incorporated

**1785**

2 Unity Alley: Tobias Cramer (shopkeeper)

**4 Unity Alley:** William Holt (shoemaker)

## **December 21, 1785**

Unity Alley: Mary Williamson finds a man's saddle in her cellar

## **1786**

Radcliffeborough neighborhood laid out

## **March 6, 1786**

3 Unity Alley: Owen Hinds posts ad for runaway female slave

## **June 5, 1786**

3 Unity Alley: Owen Hinds finds tobacco on a black man

## **September 8, 1786**

**4 Unity Alley:** frame of a 2-story house for sale

## **February 6, 1787**

Cr. of Unity Alley+61 E. Bay: Mr. Austen's house and lot for sale

## **February 9, 1787**

Cr. of Unity Alley+61 E. Bay: Mr. Austen (of *Austen & Moore*)'s house and lot for sale to pay off business debts

## **1790**

**4 Unity Alley:** William Holt (shoemaker)

10 Unity Alley: Elizabeth Cremer

## **August 13, 1790**

**4 Unity Alley:** Johannes Lindaht applies for liquor, tavern, and billiard table license

Cr. of Unity Alley+State: John Parks applies for liquor, tavern, and billiard table license

## **October 23, 1790**

**4 Unity Alley:** William Holt applies for liquor, tavern, and billiard table license

10 Unity Alley: Elizabeth Cremer applies for liquor, tavern, and billiard table license

Cr. of Unity Alley+State: Johan Lindaht applies for liquor, tavern, and billiard table license

## **May 2, 1791**

2 Unity Alley: George Washington entertained at McCrady's Long Room

## **1794**

1 Unity Alley: Francis Robinett (cooper)

3 Unity Alley: John Moore (lieutenant r. cutter?)

## **April 19, 1794**

Opposite Mr. Flint's+Unity Alley; on State: wood house for auction; 30' State+90' deep

## **September 23, 1794**

Cr. of Unity Alley+State: wood tenement for sale by owner John Hinckley Mitchell (cash only)

## **December 15, 1794**

Cr. of Unity Alley+State: 2-story brick house for sale; 28' State+90' deep

## **January 5, 1795**

Cr. of Unity Alley+E. Bay: orders for produce disposal business (?) by James Mitchell+Joseph Donnom

## **December 6, 1796**

Saturdays on Unity Alley: Rubbish Ordinance: 10 shillings fine if throw trash in yard/building materials on road

## **April 26, 1797**

Cr. of Unity Alley+61 E. Bay: lot for sale by owner Francis Robinet: 25.5' front+75' deep; payment plan offered

## **October 25, 1797**

**4 Unity Alley:** David Brigland applies for liquor, tavern, and billiard table license

## **November 11, 1797**

**4 Unity Alley:** David Brigland applies for liquor, tavern, and billiard table license

Unity Alley: Benjamin Gabriel applies for liquor, tavern, and billiard table license

## **1801**

Unity Alley: Anthony Billy (shoemaker)

Unity Alley: MarainoGrado (boarding house)

Unity Alley: James Quin (boarding house)

Unity Alley: Lewis Sibert (sausage maker)

Unity Alley: Cato Viesay (barber)

Unity Alley: Anthony Welsh (grocer)

## **1801**

Unity Alley: Anthony Welsh (grocer)

## **1803**

1 Unity Alley: Bartholomew Seymour (shopkeeper)

2 Unity Alley: Antony Bailey (shoemaker)

**4 Unity Alley:** John Severs

Unity Alley: John Huff (carpenter)

5 Unity Alley: William Keon (boarding house)

6 Unity Alley: James Quinn (boarding house)

8 Unity Alley: Elizabeth McKenzie (boarding house)

## **September 7, 1804**

Major hurricane

## **January 7, 1805**

Unity Alley: James Quin has letter waiting for retrieval at Post Office as of January 1

## **1806**

2 Unity Alley: William Underwood (boarding house)

3 N. Unity Alley: Eliza McKenzie (boarding house)

**4 Unity Alley:** Joshua Foley (rigger)

6 Unity Alley: John Huff (carpenter)

## **August 4, 1806**

Unity Alley: John Huff a bundle of "negro frocks of blue cloth and a small sail"

## **1807-1815**

Unity Alley: Mentioned in Commissioners of Orphan House from these years

## **1807**

3 N. Unity Alley: Eliza McKenzie (boarding house)

2 Unity Alley: Anthony Bailey (shoemaker)

Unity Alley: Perth Creighton (hairdresser)

Unity Alley: John Huff (carpenter)

Unity Alley: John Foster (grocer)

6 Unity Alley: John Huff (carpenter & boarding house)

Unity Alley: Christopher Marian

## **1809**

3 Unity Alley: Eliza McKenzie (boarding house)

## **October 10, 1810**

Unity Alley: 5 buildings on alley destroyed by fire

## **1813-1818**

Unity Alley: NO RECORD FOR ALLEY

## **1819**

Unity Alley: Francis Nuney (mariner)

## **1822**

Unity Alley: James Cranston (broker)

## **1823-1829**

Unity Alley: NO RECORD FOR ALLEY

## **1829**

Unity Alley: Elizabeth Emery (widow)-- renunciation of dower?

Unity Alley: Eliza McKenzie (widow)

## **1831**

Cr. of Unity Alley+State: Louisa Arnold

**1835**

Cr. of Unity Alley+State: F. Beckmann (grocer)

Cr. of Unity Alley+State: Mary Ann Bowman

**1836**

Cr. of Unity Alley+State: F. Beckmann (grocer)

**August 25, 1841**

Cr. of Unity Alley+E. Bay: John C. Fiedgen applies for liquor, tavern, and billiard table license

**August 25, 1841**

2 Unity Alley: John R. Emery intends to erect open piazza on 2nd story of his house

**1855**

Cr. of Unity Alley+State: James Murphy (produce dealer)

**June 6, 1860**

N. Cr. of Unity Alley+E. Bay: lot of land 19'+73' with grocery thereon, for \$1,005

**October 24, 1861**

Cr. of Unity Alley: homebrewed ale for gentlemen for sale by J.S. Cooper

**January 1, 1862**

Cr. of Unity Alley+E. Bay: F. Christman opens shoemaker shop because old shop at 248 E. Bay burned down

**February 18, 1862**

Unity Alley: Obituary for Mrs. J. Elizabeth Emery

**May 10, 1862**

Cr. of Unity Alley+E. Bay: Christman stabs soldier customer, John McKenna, in breast with shoemaker's knife

**March 16, 1863**

Cr. of Unity Alley+E. Bay: lot to be auctioned:19' on E. Bay+73' on Unity Alley; next to French Coffee House

**March 18, 1863**

Cr. of Unity Alley+E. Bay: sold for \$7,500:19' on E. Bay+73' on Unity Alley

**June 4, 1886**

Unity Alley: 1 story brick house erected by D.G. Wayne Jr. for \$500

**October 6, 1886**

2 Unity Alley: earthquake damage report: "front wall dangerous; It should be taken down to 2nd story windows"

## **August 16, 1984**

2 1/2 **Unity Alley**: ad for experienced waitresses for luncheons and banquets at the Long Room

## **March 31, 1994**

**Unity Alley**: zoning adjustments: parcel to be Queensgate Apts.+warehouse on alley- reduce size & raise roofline

## **December 7, 1994**

**4 Unity Alley**: BAR approves variances to permit subdivision of vacant warehouse; bans sale of food/alcohol

## **March 26, 1998**

**4 Unity Alley**: BAR rejects unhistoric, ornate door to be added; Poston says work to warehouse "heavy-handed"

## **January 23, 2000**

**4 Unity Alley**: ad for Charleston Bed & Breakfasts; owners Richard Schneider and Donald Smith

## **June 29, 2014**

**4 Unity Alley**: real estate update: Stephanie D. & Lowell D. Kirkman buy house for \$1.8 million



WARD NUMBER	WARD BOOK	MONTH	DAY	YEAR	BOOK	PAGE	GRANTOR	GRANTEE	ACREAGE	TYPE	LOT WIDTH	LOT DEPTH	PLAT	VALUE	NOTES
3			30	2014			Donald R. Smith & Rick Schneider	Stephanie Drizler & Louis Douglas Kirkman	.1000 (5,148 sq. ft.)					\$1,752,500	grantee "as joint tenants with rights of survivorship and not as tenants in common 11-30-99"
			9	1999			Four Unity Alley General Partnership	Donald R. Smith & Rick Schneider						\$5	
			23	1988			Van L. Weatherspoon (trustee)	Four Unity Alley General Partnership	0.1				EA pg. 743 represents dimensions prior to this year, subdivided into units for Queen Gaiety Apartments Horizontal Property Regime--see TMS# 458-09-01-221 (thru 240)	\$230,000	
3			28	1983			Van L. Weatherspoon (partner of E.B.T.C.)	Van L. Weatherspoon (trustee)	.376 acres				BP pg.175 (Harold J. Leamond) "Subdivision of E. Bay Trading Company and Queensgate House--known as Section A, subdivided for 1985; Parcel B is corner of Queen and State--see TMS# 458-09-01-213	\$9	title to real estate filed 10/11/1993; recorded on D235 pg. 130
3			21	1985			E.B.T.C. Associates	Van L. Weatherspoon (partner of E.B.T.C.)							"code: 25"
3			23	1987			Van L. Weatherspoon (partner of the Van L. Weatherspoon Revocable Trust)	Giland Properties, a Limited Partnership							*** AS RECORDED ON REVERSE OF DEED CARD "bl 2-5-96"
3			23	1987			E.B.T.C. Associates Limited Partnership	Van L. Weatherspoon (trustee under the Van L. Weatherspoon Revocable Trust)							*** AS RECORDED ON REVERSE OF DEED CARD "bl 2-5-96"
			30	1979			D. W. Ohlandt & Sons	E.B.T.C. Associates					AM pg. 37 (Sigma Engineers, Inc.) from 01/1/1978	\$89,094	Also reference: S117 pg. 148
			16	1977			F. William Ohlandt Jr. (et al)	Ohlandt Building, a Limited Partnership							
			16	1977			F. William Ohlandt Jr., D. Henry Ohlandt, F. William Ohlandt	F. William Ohlandt Jr. (et al)							
				1981				Grace Huber							
				19737											triangular piece sold to Deggelt Printing Co. (then known as H&H Company); neither taken from original lot; both lots conveyed to Griffith-Knapp, a Partnership for 1973
		10		1963			John D. Ohlandt (et al)	F. William Ohlandt Jr., D. Henry Ohlandt, F. William Ohlandt	last assessment in 1969 at .10	last assessment in 1969 listing 2 buildings					last assessment in 1969 at \$9,875; SW East Bay 161 163 165 and Queen 15 \$8,500 & N. Unity Alley No.4 15 \$375 "code: 17"
3			31	1981			F. William Ohlandt Sr.	John D. Ohlandt (et al)		2 lots: 3/38 SW East Bay 161 and Queen & 3/160 N. Unity Alley No.4				\$65,000	in will: probate court? D. Henry Ohlandt crossed out
			18	1936			City Council of Charleston	F. William Ohlandt Sr.						\$20,000	2 Unity Alley; Deggelt Printing Company
3			12	1932			F. W. Wagener Realty & Warehouse Corporation	City Council of Charleston (Joseph M. Poulton, sheriff)			50	75	(Joseph Needles) from 1/13/1936 either in E pg. 63, X38 pg. 304, or H171 pg. 718		"...\$2,131.23 and all other costs..." Property sized
3	1928-1930						F. W. Wagener Realty & Warehouse Corporation			1-story wood (incorrect?)	50	75		\$525	
3	1922-1925						F. W. Wagener Realty & Warehouse Corporation			1-story wood (incorrect?)	50	75		\$525	3 conveyances (name changes)
3	1918-1922						F. W. Wagener Realty & Warehouse Corporation							\$525	
	1914-1916						F. W. Wagener Realty & Warehouse Corporation			2-story brick				\$525	
	1910-1914						F. W. Wagener Realty & Warehouse Corporation			2-story brick	37	75		\$500	
	1908-1910						F. W. Wagener Realty & Warehouse Corporation			2-story brick	37	75			
	1902-1908						F. W. Wagener Realty & Warehouse Corporation			2-story brick	37	75		\$500	
	1890-1894						B. Bolin			2-story brick	37	75			
	1885-1889						D. Putman (estate)			2-story brick	37	75			
				1844			Elizabeth Emery	John Robinson Emery					Barbot plat No. 5 pg. 120		pg. 143 of 1829 city directory lists grantor as "widow"
				1741		415	John & Lucetta Triboulet	Dr. Jacob Marth			25	125			5 Shillings
				1725		364	Richard Shubrick	Thomas and Eleana Cooper			25	70			5 Shillings

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