

The Robert Collins House

4 St. Michael's Alley

Historical Notes

By

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The house at 4 St. Michael's Alley was built by Robert Collins, a planter in St. Bartholomew's Parish, in whose family the property had been for more than a century. The house was constructed sometime after 1788, when a fire insurance map (Figure 1) depicted a wooden structure on the site, and by 1813, when a plat (Figure 2) depicted a masonry building on the site. The 1813 plat identified the property as belonging to the estate of Robert Collins, who probably built it before his death in 1799.

The house is one of a handful of buildings in Charleston and the Lowcountry, in which Bermuda stone was used in construction. Bermuda stone is a coral limestone, still used in Bermuda as a building material, which was imported to Charleston throughout the Colonial period and continuing into the early National period. The islands of Bermuda are composed entirely of the material, which consists of coral sand mixed with lesser amounts of quartz sand, loosely cemented with carbonate of lime. In its natural state, the stone is so soft that it can be cut into blocks with hand saws. The Bermudians cut the stone from the ground, use the resulting hole for a basement, and use the blocks to build their houses. The stone is pink in hue when first quarried and darkens to grey when exposed to air. It also gradually hardens so that as a Bermuda stone house ages it grows stronger.¹

Charlestonians must have understood the good qualities of Bermuda stone at an early time. Contact with Bermuda began in 1669-70, when the first settlers stopped there on their way to establish Charleston. During the Colonial period, there was constant commerce, exchange of settlers and intermarriages between Charleston and Bermuda. Charleston merchants knew the merits of the Bermudian sloop which was thought to have been the finest of its kind. Charleston's fortifications were constructed partially of Bermuda stone, as indicated by the journal of the Commissioners of the Fortifications. For instance, the commissioners agreed in November, 1767, to purchase 25,000 Bermuda stones, for use in repairing the fortifications. In 1768, the city wall "from Granville's Bastion to the flood gate" was rebuilt, with Bermuda stone in the foundation.² Bermuda stone was also used in the construction of private structures, such as the Pink House at 17 Chalmers Street, built sometime before 1717. The George Ducat House, 56 Tradd Street, built between 1739 and 1751; Alexander Peronneau's tenements at 141 and 143-145 Church Street, built in the 1740s; and John James' tenements at 87-89 Wentworth Street, built ca. 1771, also were built partially of Bermuda stone. Other reports indicate that a house in Beaufort has a Bermuda stone foundation, that a section of sidewalk on Church Street was once paved with the material, and that a garden wall at 1 Legare Street was built of Bermuda stone.³ The Pyatt House in Georgetown, believed to date from ca. 1790, has a piazza foundation of Bermuda stone.⁴

At 4 St. Michael's Alley, the front wall and original rear wall are known to have Bermuda stone in their construction. A photograph of 4, 6 and 8 St. Michael's Alley (Figure 3), possibly taken by Susan Pringle Frost about the time that she purchased the property in 1913, showed the Bermuda stone in the front wall of the house at 4 St.

Michael's Alley, revealed by disintegrating stucco. The construction of a rear addition in recent years also revealed that the original rear wall was built of Bermuda stone.

To date, only this house and the Pyatt House piazza foundation have been documented as constructed using Bermuda stone, after the American Revolution.

The fire insurance map, *Ichonography of Charleston*, published in 1788, depicted the "footprint" of a wooden building on the site of present-day 4 St. Michael's Alley (Figure 1). This would indicate that 4 St. Michael's Alley was built sometime after the survey for the 1788 *Ichonography*.⁵

The present masonry house at 4 St. Michael's Alley was depicted on a plat (Figure 2), dated August 10, 1813. The plat, drawn by John Wilson, accompanied a deed for the sale of the property at present-day 61-63 Broad Street and 6 St. Michael's Alley, from the estate of Susannah Parsons to Robert Downie. The property adjacent to the east (present-day 59 Broad Street and 4 St. Michael's Alley), was identified as "Land now or late belonging to the Est. of Robt. Collins, decd." The plat depicts a "House of Wood" on the site of present-day 59 Broad Street, and a "House of Brick" [sic] at present-day 4 St. Michael's Alley.⁶

The 1813 plat, in identifying the structure at 4 St. Michael's Alley as a "House" rather than an outbuilding, is significant. St. Michael's Alley was cut through the block, between Meeting and Church streets, about 1771. Before the alley was cut through the block, the site lay at the rear portion of a larger lot fronting northward on Broad Street. This situation was depicted on the *Ichonography of Charles Town at High Water* (Figure 5), published in 1739. The 1739 map depicted no structure on the site of present-day 4 St. Michael's Alley. However, the mapmaker in 1739 was interested mainly in depicting primary structures, and not outbuildings. It is entirely possible that the wooden structure, formerly on the site of 4 St. Michael's Alley, was built as an outbuilding, auxiliary to a main house on Broad Street, and would not have been depicted on the 1739 map.⁷

Robert Collins and Robert Johnston were great-grandsons of Mary Fisher Crosse, a Quaker missionary, who was surely the most interesting personality connected with the property.

Mary Fisher Crosse was a native of Yorkshire, England. As Mary Fisher, in 1660, she was in Constantinople as a Quaker missionary. She was granted an official audience and "spake to the great Turk," in an attempt to persuade him to adopt the tenets of her faith. This "great Turk," was perhaps the Sultan Mohammed IV, or more likely his Grand Vizier, Mohammed Kiuprilli, who was actually running the Ottoman Empire at the time. Though he received her very courteously, the "great Turk" declined her invitation to convert from his Islamic beliefs. In 1662, she married William Bayley, a well known Quaker minister, by whom she had a son, William Bayley, and daughters Mary and Susannah. He died in 1675, and three years later she married John Crosse of London. The Crosses went to Puritan Massachusetts, where their reception was not nearly as courteous as that shown by the "great Turk." They found a haven in South Carolina some time before 1685, when John Crosse wrote his will.⁸ By 1698, Town Lots 71 and 31 (Figure 4), formerly of Captain John Clapp, were in the possession of the widowed Mary Crosse.⁹ The portion of Lot No. 71, including the site of 4 St. Michael's Alley, would remain in her family until 1813 or later.

The Bermuda stone used in the construction of 4 St. Michael's Alley could have been brought to the site at any time during the extended ownership of the property by

Mary Crosse's family, facilitated by their connection with the sea. John Cross, her husband, was part owner of a ship with the intriguing name, *Cole & Been Gally*. Mary Crosse's son-in-law, Captain Charles Basden, was part owner of the *Ruby* and the *Somewell*. Several members of her family were identified as mariners. They included her son William Bayley; her son-in-law Nicholas Nary, who was the second husband of her daughter Mary Bayley Basden Nary; and Jonathan Collins (Collings), who married her granddaughter, Sarah Basden. Jonathan and Sarah Basden Collins were the parents of Robert Collins.¹⁰

History of the Property

Historically, the site of present-day 4 St. Michael's Alley was the southeastern part of Town Lot No. 71 of the Grand Modell of Charles Town (Figure 4), the original plan of the city. Lot No. 71, fronting on Broad Street, was said to have been laid out initially to one Henry Symonds, and a record of October, 1680, indicated that it belonged to Christopher Smith at that time. However, the lot was "forfeited for not building thereon according to an order in that case made and provided," as stated in a warrant dated January 27, 1681/82, which directed the Surveyor General to lay out Town Lot No. 71 to John Clapp, "Gent." The Surveyor General's certificate of admeasurement, dated July 4, 1681, described the lot as butting and bounding to the northward "upon ye Great Street that Leadeth from Cooper river to ye market place"; east on another lot belonging to the said John Clapp; west on a lot not yet laid out; and south on a lot belonging to Richard Codner. The Surveyor General's plat, which would have indicated the lot's measurements, was not found recorded. However, subsequent records indicated that Lot No. 71, like most lots of the Grand Modell, measured about 100 feet in width and about 200 feet in depth. The grant for it, dated August 17, 1682, was to John Clapp, "Gentleman," on condition that he pay to the Lords Proprietors of Carolina (and their heirs and assigns) the sum of one penny, of lawful money of England, every twenty-ninth day of September.¹¹

The lot immediately to the east of Lot No. 71, belonging to Captain Clapp, was Town Lot No. 31, situated at the southwest corner of Broad and Church streets (Figure 4). The Surveyor General received a warrant dated October 18, 1680, to lay out Lot No. 31 to Captain Clapp, and did so on the following day. The Surveyor General's certificate of admeasurement described the lot as butting and bounding to the northward "upon ye Great Street that runneth from Cooper River to ye Market place;" eastward on "a little Street parallel with Cooper river & running by Henry Simonds house;" southward on a lot belonging to Richard Codner; and westward on a lot belonging to Christopher Smith. The grant for Lot No. 31, dated March 17, 1682, also alluded to a Surveyor General's plat, which was not found recorded. However, Lot No. 31 also measured about 100 feet in front on Broad Street and about 200 feet in depth on Church Street.¹²

Undated notes for a survey of the course and width of Broad Street, recorded in the Surveyor General's notebook, used "Mr. Clapp's" house as a reference point.¹³ John Clapp, "gentleman," then living in New York, executed a power of attorney, dated February 10, 1692, to Jonathan Amory of Ashley River, authorizing him to sue and recover all debts owed to him in South Carolina, and to give possession to Mrs. Jane Cliff, of a plantation which he had sold to her. The town lots were not mentioned.¹⁴

Captain John Clapp, "Gentleman," probably was a Quaker, one of a small but influential number of that sect established in colonial Charles Town. He possibly was related to the Crosse family, who were active in the Charles Town congregation. John

Clapp had a warrant in 1681 for 340 acres to be laid out for him as a reward for bringing four immigrants to the province as his "servants," including one Peter Crosse.¹⁵

Subsequently, by some means not found recorded, Captain Clapp's town lots, No. 31 and No. 71, were acquired by the Quaker missionary, Mary Fisher Crosse, widow of John Crosse. The properties would devolve from her to her children by her first marriage to William Bayley, a well-known Quaker minister, and to their descendants. Her will, dated August 28, 1698, bequeathed to her son William Bayley "that Corner Town Lott in Charles Town which was formerly Capt. John Clapp's, whereon ye great house Stands that he lately Lived in." She also bequeathed to her son William Bayley, for his use during his lifetime, "one other Towne Lott in Charles Town which formerly belonged to ye said Capt. John Clapp & whereon Capt. John Flavell now lives, together with ye houses & buildings thereon." After the decease of William Bayley, "ye said Town Lott & Premises" were to devolve to Mrs. Crosse's two daughters, Mary Bayley Basden and Susannah Bayley Rawlins. The will was recorded March 6, 1699/1700.¹⁶

Mary Bayley Basden, the widow of Captain Charles Basden, subsequently married Nicholas Nary, mariner, and Susannah Bayley Rawlins, widow of Edward Rawlins, married Henry Wiggington, Deputy Secretary of the Province. Soon after the decease of their brother William Bayley, Susannah Bayley Rawlins Wiggington executed a deed of feofment, dated April 25, 1702, releasing her moiety or half-part interest in Town Lot No. 71 to her sister Mary Bayley Basden Nary.¹⁷

Mary Bayley Basden Nary, by her will, devised Lot No. 71 to her son Nicholas Nary, describing it as formerly belonging to Captain John Clapp, and as being adjacent to land of Doctor Christian Cooper. Afterwards, it was stated that Mary Bayley Basden Nary had declared her intention, that in case of the death of her son Nicholas without issue and before the age of 21, that the said property would then go to her three daughters, Mary Basden the younger, spinster; Sarah Basden Collins, widow of Jonathan Collins, mariner; and Rebecca Basden Guy, wife of the Rev. William Guy, rector of St. Andrew's Parish. However, "by reason of the many Infirmities and Weakness of the said Mary Nary in her Last Sickness whereof she Dyed and Dureing which Time the said Will was made, the Limitation or appointment aforesaid was omitted to be inserted contrary to her Real Intention."¹⁸

Dr. Christian Cooper, cited as the owner of the adjacent property, was the owner of all or part of Town Lot No. 159, which was situated between Lot No. 71 and the Old Churchyard (formerly St. Philip's, now St. Michael's). A mortgage on his property, dated December 17, 1715, described it as bounding to the east on lands belonging to Mrs. Mary Nary.¹⁹

Young Nicholas Nary did die without issue and before the age of 21, sometime before October 1, 1722. On that date, his aunt, Susannah Bayley Rawlins Wiggington, executed a deed of gift to the surviving children of her sister Mary Bayley Basden Nary, and their spouses. The grantees were Mary Basden, spinster; Jonathan Collins (Collings), mariner, and his wife Sarah; and the Rev. William Guy of St. Andrew's Parish, cleric, and his wife Rebecca. After reciting the history of the property since Mary Crosse's will, the deed stated that Susannah Bayley Rawlins Wiggington was "minded as much as in her Lies," to convey to the grantees the said property. It was again described as a lot formerly of Captain John Clapp, adjoining to the westward on land late of Doctor

Cooper, deceased, and fronting to the north on the Broad Street. Mrs. Wiggington signed with an X as her mark, indicating she could not write her name.²⁰

By another conveyance, dated September 19, 1722, Susannah Bayley Rawlins Wiggington was joined by her daughter Anne Rawlins Hepworth and husband Thomas Hepworth (later Chief Justice of the Province); her daughter Mary Rawlins Blamyre, widow of William Blamyre; her daughter Sophia Wiggington Hume and husband Robert Hume, gentleman and lawyer; and her nephew John Bayley of Berkeley County, planter. They released their interests in the same property to Mary Basden, Jonathan and Sarah Collins, and the Reverend William and Rebecca Guy. The grantors were all heirs of Mary Nary, and the provisions of her will in regard to the property were cited. The property was described as a lot or part of a lot, adjoining Doctor Cooper and fronting north on Broad Street.²¹

It is worth noting at this point that Sophia Wiggington Hume, following in the footsteps of her grandmother, Mary Crosse, was a Quaker activist. She may also have been Charleston's first female author, as she wrote in 1747, *An Exhortation to the Inhabitants of the Province of South-Carolina to bring Their Deeds to the Light of Christ, in their own Consciences*, which subsequently was published in London.²²

By yet another conveyance, Mary Basden, Jonathan and Sarah Collins and the Reverend William and Rebecca Guy, conveyed to Sophia's husband, Robert Hume, gentleman, a portion of the town lot, by deeds of lease and release, dated November 12 and 13, 1722. The consideration was £200, current money of South Carolina. The property conveyed was described as part of Town Lot No. 71, measuring in front on Broad Street, 35 feet, and in depth southward "the Whole depth of the said Lott." It was further described as butting and bounding to the west on a house and lot lately belonging to Dr. Christian Cooper, deceased, and now belonging to his daughter; and east on another part of the said Town Lot No. 71. The property conveyed was apparently the westernmost part of Town Lot No. 71.²³

Presumably other deeds, not found recorded, were executed to divide the large original town lot among the various heirs, who then conveyed their portions to other parties, as the original town lot became fragmented during succeeding decades.²⁴ By whatever means, the easternmost portion of Town Lot No. 71 became vested in Sarah Basden Collins and her husband Jonathan Collins. Jonathan Collins, mariner, died sometime between the writing of his will, dated August 17, 1727, and its recording on June 21, 1732. After specific bequests, his will bequeathed to his wife Sarah Basden Collins, during her lifetime, the residue of his estate, real and personal, with authority "to give and dispose of the same among her Children at Such time and in Such manner as She Shall think fit."²⁵

Those were generous words, as Sarah Basden Collins was much married, and had children by all four of her husbands. She married first, sometime before October of 1714, John Douglas; second, before July of 1717, James McCall; third, before September of 1722, Jonathan Collins; and fourth, on March 14, 1731/32, Robert Johnston.²⁶

As Sarah Johnston, widow, she conveyed a moiety or half-part of her property in Broad Street to Robert Collins, one of her sons, for "Natural Love and affection," by a deed of indenture dated September 1, 1762. The property was described as a "Mansion house or Messuage and the Peace or part of a Town Lot of Land thereunto belonging," being part of Lot No. 71 in the plan of the town, "where She the Said Sarah Johnston

Now Lives, Situate on the South Side of Broad Street." The lot was described as measuring in breath east to west about 30 feet, and in length from north to south "the whole depth of the said Lot from the street southward." It was further described as butting and bounding to the north on Broad Street; east on another messuage now or late of Matthews; south on another messuage or house and land now or late in the tenure or occupation of one Nicholson or others (part of Town Lot No. 63, fronting on Church Street); and west on another messuage or house, now or late of James Parsons. Sarah Johnston was to retain one moiety or half part of the said real estate, for use during her life, and after her decease the moiety was to go to another son Robert Johnston.²⁷

On the same date, she executed another deed to the other son, Robert Johnston of Berkeley County, gentleman. By this indenture, she conveyed one undivided moiety of the "Mansion House," etc., to her son Robert Johnston, with the provision that she would enjoy the use of the moiety or half part until her death.²⁸

Having thus disposed of the property, Sarah Basden Douglas McCall Collins Johnston did not mention it in her will, dated November 29, 1768, and recorded in Will Book 1774-1779.²⁹

A few years before Mrs. Johnston's death, St. Michael's Alley was cut through the block between Meeting and Church streets, along the rear portions of the Broad Street lots. The earliest mention found of St. Michael's Alley was in a deed dated August 29, 1771, after which references in the public records became more frequent.³⁰ St. Michael's Church, in 1778, erected a brick wall along the west and south sides of the yard, on Meeting Street and St. Michael's Alley.³¹

By some means not found recorded, Robert Collins must have acquired the moiety of his half-brother, Robert Johnston. Robert Johnston, a planter in St. Thomas and St. Dennis Parish, made his will on February 24, 1788 (proved April 3, 1792), without mentioning the property or Robert Collins.³² The property was identified as "Land now or late belonging to the Est. of Robt. Collins, decd.," on a plat (Figure 2), which accompanied a deed for the sale of the property adjacent to the west, from the estate of Susannah Parsons to Robert Downie, dated August 10, 1813. The plat, by John Wilson, depicts a "House of Wood" on the site of present-day 59 Broad Street, and a "House of Brick" [sic] at present-day 4 St. Michael's Alley.³³

Robert Collins, a planter in St. Bartholomew's Parish, left a will dated June 17, 1796, and proved March 11, 1799. He bequeathed all his estate to his daughter Elizabeth Collins, who at the writing of the will was underage and unmarried. Should she die unmarried and without issue, the remainder of the estate was to go to Eliza Axon. Hillman Hutchins qualified as executor.³⁴

Subsequently, by some means not found recorded, the property was acquired by Martha Robertson. Martha Robertson conveyed the property to John Drummond, for \$6,000, by a deed dated July 2, 1836. The property was described as a lot on the south side of Broad Street, measuring in front on Broad Street, 30 feet; by 187 feet, 6 inches, on the east line from Broad Street to St. Michael's Alley; then 26 feet, 3 inches in width on St. Michael's Alley; then 188 feet from St. Michael's Alley through to Broad Street, on the west lines. The butts and bounds were described as north on Broad Street; east on land of A. B. Wilson and Richard Fordham; south on St. Michael's Alley; and west on land of Robert Downie.³⁵

John Drummond, a bootmaker, had his residence and place of business in the wooden house at 59 Broad Street. On the south end of the lot, the two and one-half story masonry building at 4 St. Michael's Alley was leased in 1861 to Christopher Knox.³⁶

Although the house at 4 St. Michael's Alley obviously predates his presence there by many decades, Christopher Knox is the earliest occupant of the house who has been documented as living there. Knox was a member of that elusive white underclass of Charleston, about which little is known. He was listed in the 1850 federal census as a laborer, then 23 years of age. He and his wife Mary (age 20 in 1850) were both natives of Ireland. They had immigrated by 1844, when their daughter Ann was born in South Carolina. He was listed as residing at 106 King Street in the 1859 city directory, but he was not listed in any other city directories, between 1852 and 1872.³⁷

John Drummond died February 2, 1862, intestate. He left as heirs his two married daughters, Elizabeth Drummond Bonnell, wife of John Bonnell, merchant, and Caroline Drummond Bonnell, wife of Thomas Bonnell, merchant. His kinsman Ninian Drummond, a mechanic, was named as administrator of his estate.³⁸

Ninian Drummond, Elizabeth Drummond Bonnell, now a widow, and Thomas Bonnell, mortgaged the property on May 21, 1866, to the Relief Loan Association, and on June 16, 1866, to the Home Loan and Building Association. The mortgages were, respectively, in the penal sums of \$10,000 and \$6,000, conditioned on the payment of \$5,000 and \$3,000, with interest. Another mortgage was executed November 13, 1866, by Ninian Drummond, Thomas Bonnell and his wife Caroline B. Drummond Bonnell, and Elizabeth Drummond Bonnell, in the penal sum of \$9,390, conditioned on the payment of \$4,695, with interest. This third mortgage was executed to Edward Smith, as Trustee of Miss Frances Bonnell. The property was described in the same terms as in the 1836 conveyance from Robertson to Drummond.³⁹

The Relief Loan Association filed a foreclosure suit, exhibiting a bill of complaint dated May 10, 1869, in the Court of Common Pleas of Charleston County, sitting in Equity. Named as defendants were Ninian Drummond, Thomas Bonnell and his wife Caroline B. Drummond Bonnell, Elizabeth Drummond Bonnell, the Home Loan and Building Association, and Edward Smith, as Trustee of Miss Frances Bonnell. The complainant prayed foreclosure and sale of the premises. The case was heard early in 1870, when the court decreed that the premises be seized and sold by the Sheriff. Sheriff E. W. M. Mackey offered the property for sale at public auction on March 29, 1870. The property was knocked down to John S. Riggs, who submitted a high bid of \$4,010. A deed of title was executed to Riggs, dated March 29, 1870. On the same date, Riggs executed to Sheriff Mackey a bond and mortgage.⁴⁰

That was not the end of the matter, however. Anna Julia Nixon and others, on July 11, 1870, exhibited their bill of complaint in the Court of Common Pleas of Charleston County, *versus* the Home Loan and Building Association, wherein they prayed that the affairs of the said Association should be settled, and its assets and property be sold by a Receiver. The former Drummond property on Broad Street and St. Michael's Alley was listed among the assets. The case being heard, the court decreed that the Association's assets be sold by William J. Gayer, as Receiver in the case.⁴¹

The court also ordered that John S. Riggs surrender his interest in the property. Consequently, Riggs executed a deed to Gayer, as Receiver, dated November 29, 1870. The deed cited the court case and described the property as "standing in the name of John

S. Riggs, but really the property of the said Home Loan and Building Association." Further, the outstanding bond and mortgage, which had been executed by Riggs, really was payable by the said Home Loan and Building Association. Ruth Ann Riggs, wife of John S. Riggs, signed a relinquishment of dower on the same date, November 29, 1870.⁴²

Gayer, as Receiver, then offered the property for sale at public auction on December 6, 1870. Theodore A. Wilbur submitted a high bid of \$3,565 to purchase the property. It was conveyed to Wilbur, as Trustee of Melvin B. Wilbur and Laura O. Wilbur and their children, by a deed dated the same date, December 6, 1870. The property was described as a lot on the south side of Broad Street, running through to St. Michael's Alley, "with the Buildings and improvements thereon." The lot was described as measuring in front on Broad Street, 30 feet; by 187 feet, 6 inches, on the east line from Broad Street to St. Michael's Alley; then 26 feet, 3 inches in width on St. Michael's Alley; then 188 feet from St. Michael's Alley through to Broad Street, on the west lines. The butts and bounds were described as north on Broad Street; east on land now or late of A. B. Wilson and Richard Fordham; south on St. Michael's Alley; and west on land formerly of Robert Downie, now of G. W. Dingle.⁴³

Wilbur, as Trustee, on the same date, December 6, 1870, executed to Gayer, as Receiver, a mortgage, conditioned on the payment of \$2,376.67. The mortgage was secured by two bonds, one in the amount of \$1,239.87, the other in the amount of \$1,136.80, both bearing interest, etc. The mortgage and bonds were assigned on April 14, 1871, by Gayer, as Receiver, to Joseph A. Enslow. Enslow, on April 17, 1871, assigned the mortgage and bonds to the Homestead Building and Loan Association, which on June 16, 1874, assigned them to the Citizens Building and Loan Association of Charleston.⁴⁴

Theodore A. Wilbur, as Trustee, conveyed the property to Mrs. Martha Ann Enslow, by a deed dated July 18, 1874. The consideration cited was \$267.49. This low amount reflected that the conveyance was subject to the mortgage and bonds originally given by the said Wilbur to Gayer, as Receiver, in 1870, and because of the various assignments, now held by the Citizens Building and Loan Association of Charleston. The principal and interest due and unpaid as of July 15, 1874, together with the amount of \$672.84 paid out at Wilbur's request for the redemption of the premises under tax sale, and payments of taxes and insurance, plus the cited consideration of \$267.49, aggregated \$4,000, which was the actual purchase price. The property was described in the same terms as in the 1870 conveyance from Gayer, as Receiver, to Wilbur, as Trustee. Consent for the conveyance was signed by Melvin B. Wilbur and Laura O. Wilbur on July 18, 1874.⁴⁵

Martha Ann Enslow divided the property. She conveyed 59 Broad Street to James F. Redding, by a deed dated March 29, 1877, for \$2,800. That property was described as measuring 30 feet in front on Broad Street; 124 feet, 6 inches in depth on the east line; 27 feet, 5 inches in width on the south line; and 125 feet on the west line. It was further described as butting and bounding to the north on Broad Street; east on land now or late of A. B. Wilson and Richard Fordham; west on land formerly of Robert Downie, now of G. W. Dingle; and south by property of Mrs. Martha Ann Enslow. The deed was accompanied by a plat, dated April 1, 1877, by Louis J. Barbot, city surveyor (Figure 6), depicting the property at 59 Broad Street. The plat depicted the building on the front of the lot as two and a half stories of wood and probably was the same building depicted there on the 1813 plat. To the rear of the main house was a two story kitchen building of

brick and wood, and a double privy of wood. A fence dividing the lot of 59 Broad Street from that of 4 St. Michael's Alley was also depicted.⁴⁶ The boundary between 59 Broad and 4 St. Michael's Alley was changed ca. 1940, so that the site of the privy, and most of the site of the kitchen building, are now in the back yard of 4 St. Michael's Alley.

By a second deed, dated August 10, 1878, Martha Ann Enslow conveyed to James F. Redding the property at 4 St. Michael's Alley, for \$1,100. The property was described as a lot of land on the north side of St. Michael's Alley, measuring in front on the said alley, 26 feet, and in depth 65 feet. It was further described as butting and bounding to the south on St. Michael's Alley; north on lands of James F. Redding; east on land of John Kennedy; and west on land of G. W. Dingle.⁴⁷

Richard Lamblé's survey for a block plat of 1881 (Figure 7) found that the lot at 4 St. Michael's Alley measured 26.4 feet in front, 28 feet on the rear line, and 61.9 feet in depth. No piazza was shown on the south side of the house. A two-tiered wooden piazza was depicted, however, on subsequent maps, and in the ca. 1913 photograph (Figure 3). The Sanborn insurance maps of 1884 and 1888 (Figures 8, 9) identified the house as a tenement. The Sanborn map of 1902 (Figure 10), however, identified the house as a dwelling.⁴⁸

James F. Redding, who had his auction house at 59 Broad Street, died February 1, 1904. By his will, dated August 7, 1897, and proved February 17, 1904, he bequeathed all of his real estate to his children, to be shared equally. His son C. Julius Redding and his friend Lawrence M. Pinckney were appointed as executors of the estate.⁴⁹

In the division of the estate of James F. Redding, his son James F. Redding the younger was allotted, by a deed dated September 12, 1906, the property at 4¹/₂ St. Michael's Alley, along with other properties in Warren, Meeting and Coming streets. His siblings C. Julius Redding, Mary Eliza Redding, Loretta Louise Redding Burke, May Celestia Redding, Ella Felicia Redding and Margaret Patricia Redding, as heirs of their parents James F. Redding and Nora Redding, were named as grantors, each conveying their undivided one-sixth interest in the property. The consideration was \$5.00. The property at 4 St. Michael's Alley was described in the same terms as in the 1878 deed from Enslow to Redding the elder.⁵⁰

James F. Redding the younger conveyed the property at 4 St. Michael's Alley to Sidney S. Riggs, by a deed dated March 3, 1913, for \$10.00. The property was described as a lot of land on the north side of St. Michael's Alley, measuring in front on the said alley, 26 feet, and in depth 65 feet. It was further described as butting and bounding to the south on St. Michael's Alley; north on lands of the estate of James F. Redding; east on land of John Kennedy; and west on land of G. W. Dingle.⁵¹

Sidney S. Riggs conveyed the property to Susan Pringle Frost, for \$10.00, by a deed dated June 23, 1913. The property was described in the same terms as in the previous deed, from Redding to Riggs. Lessie Ann Riggs, wife of the grantor, signed a relinquishment of dower on June 24, 1913.⁵²

The photograph (Figure 3), taken about the time that Miss Frost purchased the property, and possibly taken by Miss Frost, showed the house at 4 St. Michael's Alley in rather dilapidated condition. The Bermuda stone of the front wall was revealed by crumbling stucco. Miss Frost, who subsequently, in 1920, became a founder of the Society for the Preservation of Old Dwellings (today's Preservation Society of Charleston), is said to have done some rehabilitation work on the building.

Susan Pringle Frost sold the property to Campbell B. Simons by a deed dated July 10, 1919, for \$10.00 "and other valuable consideration." The property was described in the same terms as in the 1913 deed from Redding to Riggs. On the same date, "for valuable consideration," the Security Savings Bank released the lien of a mortgage executed by Miss Frost to them, dated February 18, 1917. The release was signed by H. H. Ficken, as President, and J.C. Ball, as Assistant Cashier, of the bank.⁵³

Campbell B. Simons conveyed the property at 4 St. Michael's Alley, on July 2, 1921, to Leila J. Lyon. The consideration was \$10.00 "and other valuable consideration," which included the assumption by the purchaser of a mortgage for \$3,000 executed by Simons to the South Carolina Loan and Trust Corporation, dated July 10, 1919. The property was described in the same terms as in the 1913 deed from Redding to Riggs. Rosalie B. Simons, wife of the grantor, signed a relinquishment of dower on the same date, July 2, 1921.⁵⁴

The Sanborn maps of 1928, 1944 and 1951 (Figures 11, 12, 13), depicted two rear additions, both two stories of wood, on the rear of 4 St. Michael's Alley, which had been constructed since 1902 (Figure 10).⁵⁵

Leila J. Lyon also acquired the adjacent property at 59 Broad Street, and conveyed the front portion of that property to Harry J. Sholk, et al., by a deed dated June 21, 1940. She retained the rear portion of the property of 59 Broad Street, and added it to the back yard of 4 St. Michael's Alley.⁵⁶

Leila J. Lyon died October 14, 1972, at the age of 88. Her will, dated August 1, 1967, and proved October 18, 1972, bequeathed the property at 4 St. Michael's Alley to her daughter Margaret Lyon Rix, wife of Dr. Robert R. Rix, Sr., of Manchester, New Hampshire. The property was appraised at \$30,000, according to one document in Mrs. Lyon's estate papers, and at \$50,000 in another.⁵⁷

Margaret Lyon Rix sold the property at 4 St. Michael's Alley to Laurence O. Stoney, by a deed dated November 22, 1977. This complicated deed described the front part of the property, using the measurements and butts and bounds employed in the 1913 deed from Redding to Riggs. The rear portion of the yard was described as part of the property known as 59 Broad Street, as depicted on Barbot's 1877 plat (Figure 6), excepting, however, the portion sold to Sholk, et al., in 1940. The description concluded, "The properties herein conveyed being known as 4 St. Michael's Alley in the present numbering system of the City of Charleston and having TMS No. 458-09-03-059." The consideration was \$65,000.⁵⁸

Laurence O. Stoney conveyed the property to St. Michael's Alley, a Limited Partnership, by a deed dated November 29, 1978. The property was described in the same terms as in the 1977 deed from Rix to Stoney. The consideration was \$1.00 and assumption of a mortgage executed by Stoney to the First National Bank of South Carolina, dated November 30, 1977, in the amount of \$109,125. The conveyance also included a lot on the south side of St. Michael's Alley, which Mrs. Rix had sold to Stoney by a separate deed dated November 22, 1977.⁵⁹

St. Michael's Alley, a Limited Partnership, conveyed the property at 4 St. Michael's Alley to Ruth P. Reeves, by a deed dated September 9, 1980. The property was described as shown on a plat by Sigma Engineers, Inc. (Figure 14), dated September 8, 1980. The lot was described as butting and bounding and measuring as follows: to the north on lands of Triest & Sholk, Inc., 28 feet; to the east along an irregular line on lands

of Waring S. Howe, Miriam Pope Herbert, and Dorothy C. Rhett and William P. Rhett, Jr., 111.29 feet; south on St. Michael's Alley, 26.26 feet; and west along an irregular line on lands of Jeff L. Clark and Irving Steinberg and Florence Steinberg, 112.80 feet. Thomas P. Stoney, II, signed the deed as general partner of St. Michael's Alley, a Limited Partnership.⁶⁰

The plat by Sigma Engineers, Inc. (Figure 14) depicted the house at 4 St. Michael's Alley, as a "two story masonry [sic]" building, with a "breezeway" on the first level, covered by the second floor, and patios of slate and brick to the rear.⁶¹

Ruth P. Reeves conveyed the property to the present owner, Harford W. Igleheart, by a deed dated April 11, 1983. The property was described in the same terms as in the 1980 deed from St. Michael's Alley, a Limited Partnership, to Ruth P. Reeves, with reference to the Sigma Engineers plat.⁶²

The property was surveyed by E. M. Seabrook, Jr. for a plat dated February 19, 1985 (Figure 15), showing the boundaries of 107 Church Street (the property of Miriam Pope Herbert) and 4 St. Michael's Alley. Seabrook's plat depicted the boundaries of 4 St. Michael's Alley in greater detail than the Sigma Engineers plat. Seabrook found the lot to measure 26.22 feet in front on St. Michael's Alley, 28 feet on the north or rear line, and the irregular east and west lines providing a complex depth.⁶³

Endnotes

¹<http://www.bermuda.com/members/museum>; <http://www.bermuda-online.org/tradition>

²Robert P. Stockton, notes on Bermuda stone.

³Ibid.

⁴"The 1790 House," www.1790house.com.

⁵Surveyed by Charles Pinckney for the Phoenix Fire Company of London. There are copies in various Charleston repositories.

⁶Charleston County, Register of Mesne Conveyance Office, Deeds, I8:20; City of Charleston, City Engineer's Office, City Plat Book, p. 57, plat no. 6.

⁷There are copies of the 1739 map in various repositories.

⁸"Historical Notes: Mary Crosse," *South Carolina Historical and Genealogical Magazine*, 12:106-108; Charleston County, Probate Court, Wills (Works Progress Administration transcripts) 1 (1687-1710) 1; Charleston County, Probate Court, Miscellaneous Records (Works Progress Administration transcripts) 52:1.

⁹Wills (W. P. A. transcripts) 1 (1687-1710) 2, and 1 (1692-1693) 70; Miscellaneous Records (W.P.A transcripts) 52:2, 53:513; *Records of the Secretary of the Province of South Carolina, 1692-1721*, pp. 386-387. The provisions of Mary Crosse's will were also recited in Deeds, C:40.

¹⁰Miscellaneous Records (W.P.A. transcripts) 54:394, 54:455; "Historical Notes: Mary Crosse," *South Carolina Historical and Genealogical Magazine*, 12:106-108; Walter B. Edgar and N. Louise Bailey, *Biographical Directory of the South Carolina House of Representatives; Volume II: The Commons House of Assembly, 1692-1775* (Columbia: University of South Carolina Press, 1977) pp. 58-59; *Records of the Secretary of the Province of South Carolina, 1692-1721*, compiled and edited by Caroline T. Moore (Columbia: R. L. Bryan, 1978), pp. 222-223, 234, 237, 244-245; Deeds, C:79, E:41, E:231, E:237, E:242, F:67, La:66, Q:127; Wills (W.P.A. transcripts) 3:32.

¹¹South Carolina, Secretary of the Province, Records, No. 2, Book G (1675-1696, 1703-1709), p. 177; South Carolina, Secretary of State, Royal Grants (Proprietary Grants), 38:188; South Carolina, Surveyor General, Surveys of Charles Town Town Lots of Land (1678-1698, 1717-1756), folio 8 and folio 15; Surveyor General, Notebook (1732-1757), p. 82; *Warrants for Lands in South Carolina*, ed. A. S. Salley, Jr., revised by R. Nicholas Olsberg (Columbia: University of South Carolina Press, published for the South Carolina Department of Archives and History, 1973) p. 281; Henry A. M. Smith, "Charleston—The Original Plan and the Earliest Settlers," *South Carolina Historical and Genealogical Magazine*, 9:18. With the exception of the Smith article, all the cited records are in the collection of the South Carolina Department of Archives and History.

¹²Royal Grants (Proprietary Grants), 38:237; Surveyor General, Surveys of Charles Town Town Lots of Land (1678-1698, 1717-1756), folio 8; Surveyor General, Notebook, p. 81; *Warrants for Lands in South Carolina*, p. 228; Smith, "Charleston—The Original Plan," *South Carolina Historical and Genealogical Magazine*, 9:17.

¹³Surveyor General, Notebook, unnumbered page.

¹⁴*Records of the Secretary of the Province of South Carolina, 1692-1721*, p. 37.

¹⁵*Warrants for Lands in South Carolina*, p. 269; William Wade Hinshaw, *Index to Encyclopedia of American Quaker Genealogy* (Baltimore: Genealogical Publishing Company, Inc., 1999) p. 174.

¹⁶Wills (W.P.A. transcripts) 1 (1687-1710) 2, and 1 (1692-1693) 70; Deeds, C:40; *Records of the Secretary of the Province of South Carolina, 1692-1721*, pp. 386-387; "Historical Notes: Mary Crosse," *South Carolina Historical and Genealogical Magazine*, 12:106-108.

¹⁷This conveyance was not found recorded, but was recited in Deeds, C:40; "Historical Notes: Mary Crosse," *South Carolina Historical and Genealogical Magazine*, 12:106-108.

¹⁸Mary Nary's will likewise was not found recorded, but was recited in Deeds, C:40; "Historical Notes: Mary Crosse," *South Carolina Historical and Genealogical Magazine*, 12:106-108.

¹⁹*Records of the Secretary of the Province of South Carolina, 1692-1721*, p. 363; Deeds, W3:114, Z3:299, D4:340, F5:55, F5:470.

²⁰Deeds, C:40.

²¹Deeds, C:79; "Historical Notes: Mary Crosse," *South Carolina Historical and Genealogical Magazine*, 12:106-108.

- ²²George C. Rogers, Jr., *Charleston in the Age of the Pinckneys* (Norman, Okla.: University of Oklahoma Press, 1969, 2d. ed. Columbia: University of South Carolina Press, 1980) p. 93; "Historical Notes: Mary Crosse," *South Carolina Historical and Genealogical Magazine*, 12:107-108.
- ²³Deeds, E:41.
- ²⁴The Humes perhaps began the process of alienating portions of the original lot, when they conveyed their portion to Thomas Fleming in 1725, by Deeds, E:38. See also Deeds, N3:110, N4:110, N4:118, Y5:513. Town Lot No. 31 was also broken up during the early to mid-eighteenth century. See Deeds, E:231, E:237, E:242, E:246, A3:330, F3:19, A4:74, T4:349, C5:392, C5:395, C5:403, F5:263.
- ²⁵Wills (W.P.A. transcripts) 3:32.
- ²⁶"Historical Notes: Mary Crosse," *South Carolina Historical and Genealogical Magazine*, 12:107; Deeds, YY:7.
- ²⁷Deeds, L4:70.
- ²⁸Deeds, L4:73.
- ²⁹Wills (W.P.A. transcripts) 16:117.
- ³⁰Deeds, W3:114, Z3:299, D4:340, Y4:53, E5:66, E5:466, F5:55, F5:470, Q5:55, Y5:342; John McCrady Company, McCrady Plats, nos. 515, 519, 560, 1201, 7064, now in Charleston County, Register of Mesne Conveyance Office.
- ³¹George W. Williams, *St. Michael's, Charleston, 1751-1951, With Supplements, 1951-2001* (Charleston: College of Charleston Library, 2001) p. 181.
- ³²Wills (W.P.A. transcripts) 24:1017.
- ³³Deeds, I8:20; City Plat Book, p. 57, plat no. 6.
- ³⁴Wills (W.P.A. transcripts) 27:824.
- ³⁵Deeds, P10:360.
- ³⁶City of Charleston, Treasurer, Ward Books, 1852-1856; City directory, 1859; Frederick A. Ford, *Census of the City of Charleston, South Carolina, For the Year 1861* (Charleston: Evans & Cogswell, for the City Council of Charleston, 1861) pp. 42, 197. The depiction of the Drummond buildings on the Bridgens & Allen Map of 1852, is too indistinct to be of interpretative value, due to deterioration of that portion of the map, which is in the collection of the South Carolina Historical Society.
- ³⁷United States, Department of the Interior, Census Bureau, 1850 Census, South Carolina, Charleston, p. 110, household no. 412; City directories, 1852, 1855, 1856, 1859, 1866, 1868, 1872.
- ³⁸Charleston County, Probate Court, Wills and Estates, 145-1.
- ³⁹Deeds, Q14:320, Q14:337, B15:88.
- ⁴⁰Deeds, T15:15, V15:19, W:15:73.
- ⁴¹Deeds, W15:73, X15:83.
- ⁴²Deeds, W15:73.
- ⁴³Deeds, X15:83.
- ⁴⁴Deeds, Q15:403; K16:525.
- ⁴⁵Deeds, K16:525.
- ⁴⁶Deeds, F17:62.
- ⁴⁷Deeds, Q17:184.
- ⁴⁸City of Charleston, City Engineer's Office, Block Plats, 1881-1883, now in the South Carolina Room, Charleston County Public Library; Sanborn Map Company, Insurance Maps of Charleston, mfm., South Carolina Room, Charleston County Public Library
- ⁴⁹Wills and Estates, 452-13.
- ⁵⁰Deeds, O24:325.
- ⁵¹Deeds, F26:247.
- ⁵²Deeds, G26:322.
- ⁵³Deeds, Q27:127, X28:247.
- ⁵⁴Deeds, Q28:272, H29:257.
- ⁵⁵Sanborn insurance maps.
- ⁵⁶Deeds, C38:553, S41:375.
- ⁵⁷Wills and Estates, 72-614.
- ⁵⁸Deeds, F114:408.
- ⁵⁹Deeds, F114:407, F114:361, R117:46.
- ⁶⁰Deeds, K123:99; Register of Mesne Conveyance Office, Plat Book G, p. 106.

⁶¹Plat Book G, p. 106.

⁶²Deeds, E131:362.

⁶³Plat Book BF, p. 137.

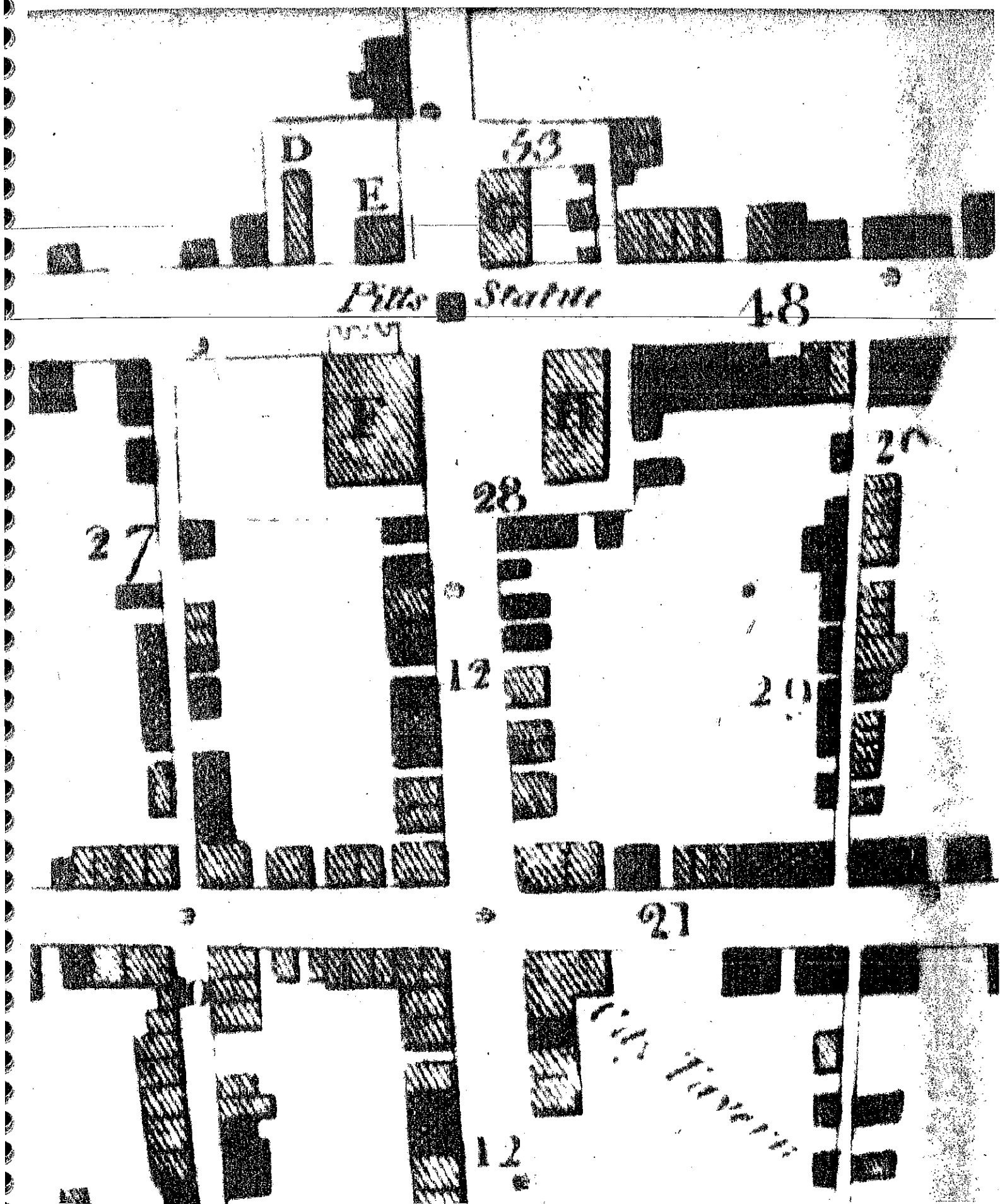


Figure 1

Ichnography of Charleston, 1788, showing wooden house on site

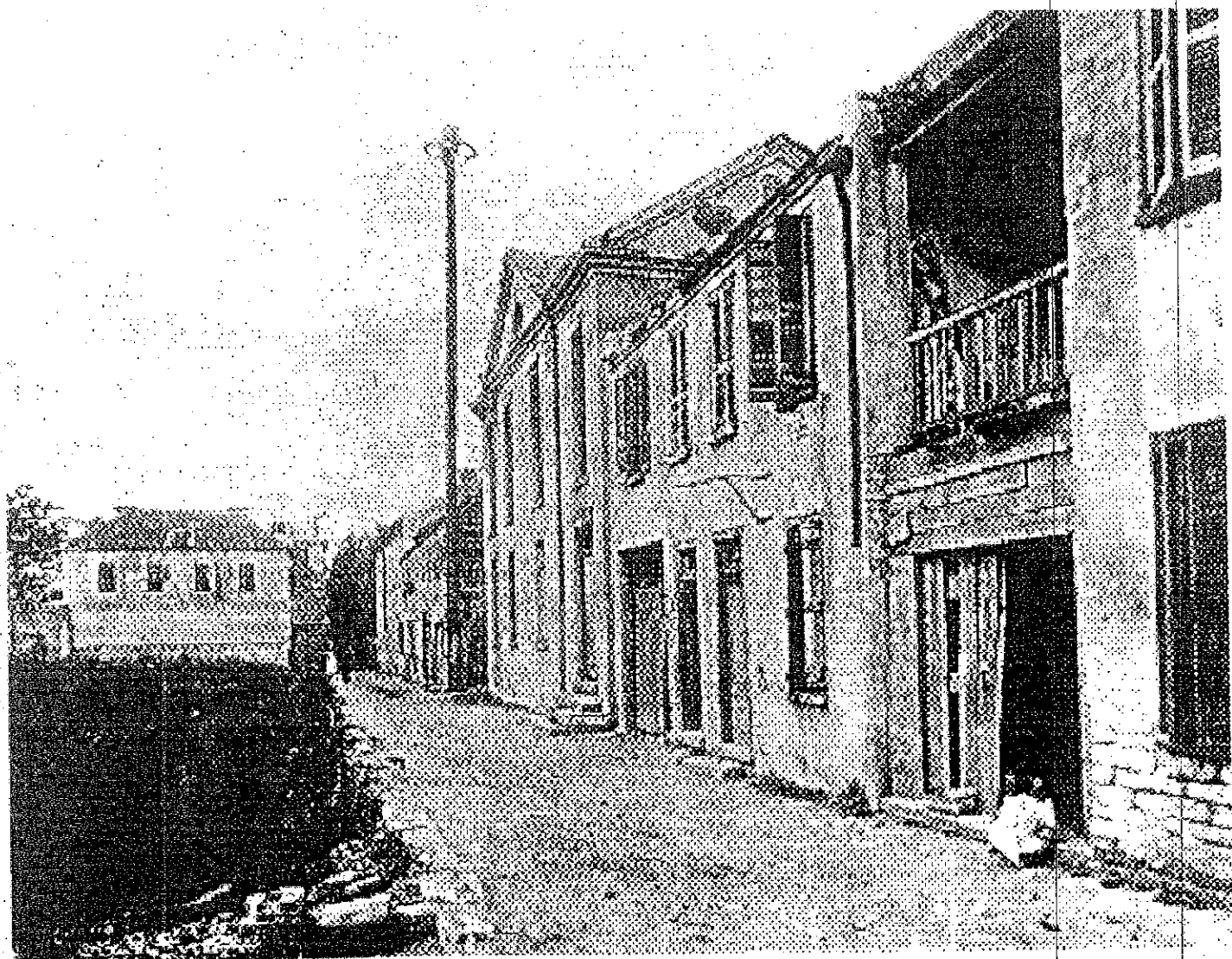


Figure 3

4 St. Michael's Alley, ca. 1913, showing Bermuda stone (right)

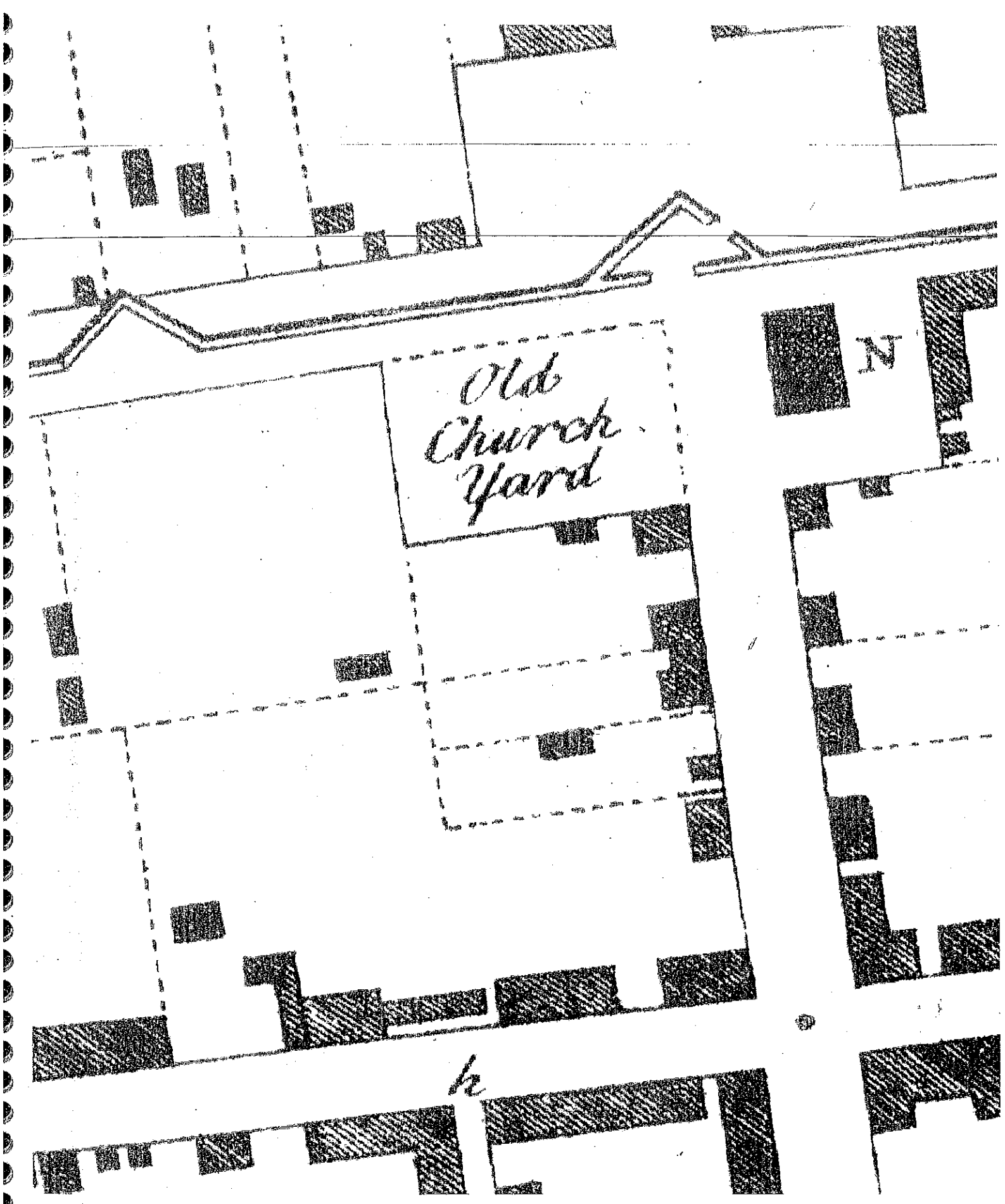


Figure 5

Ichnography of Charles Town at High Water, 1739, no building on site

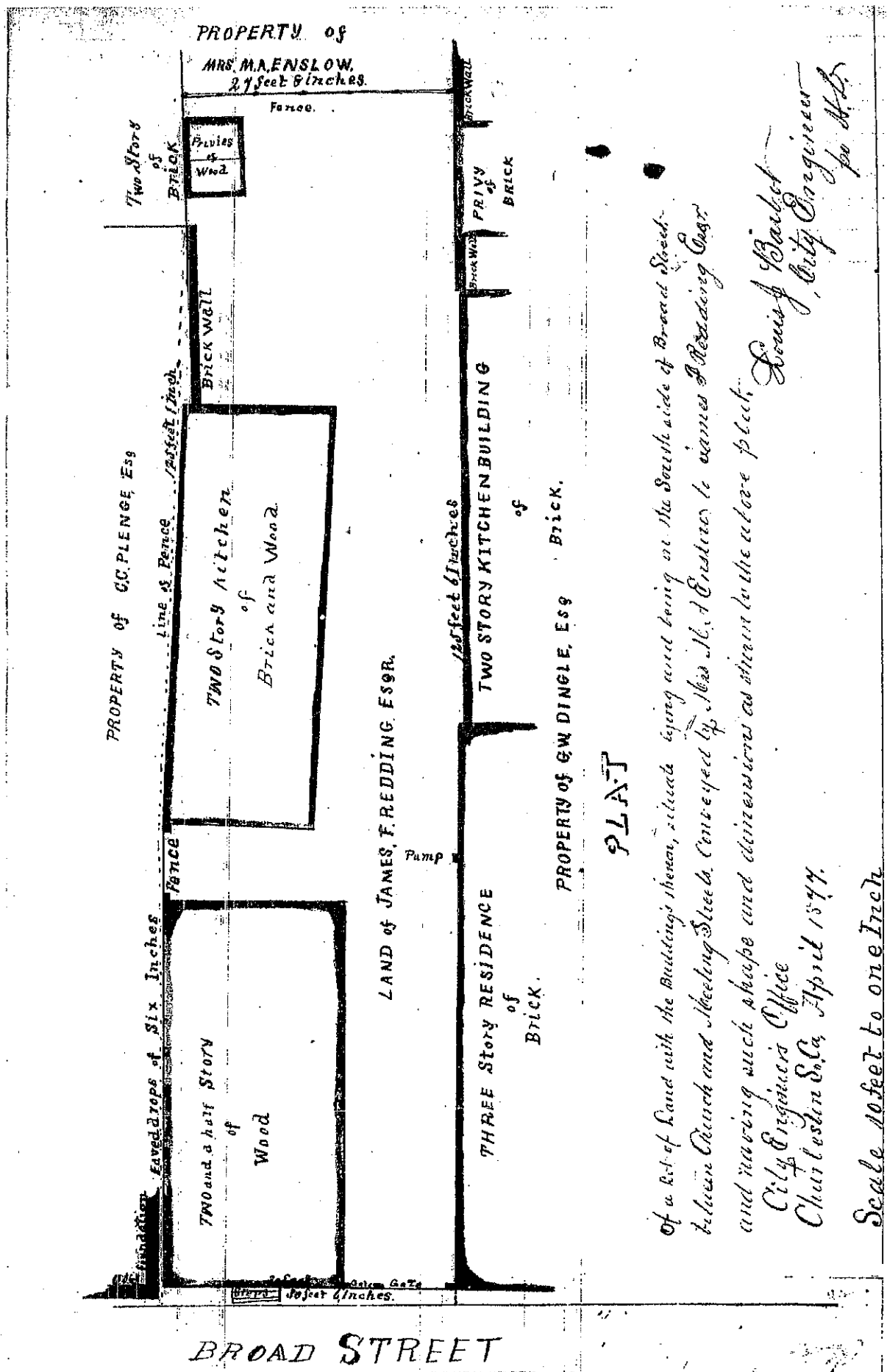
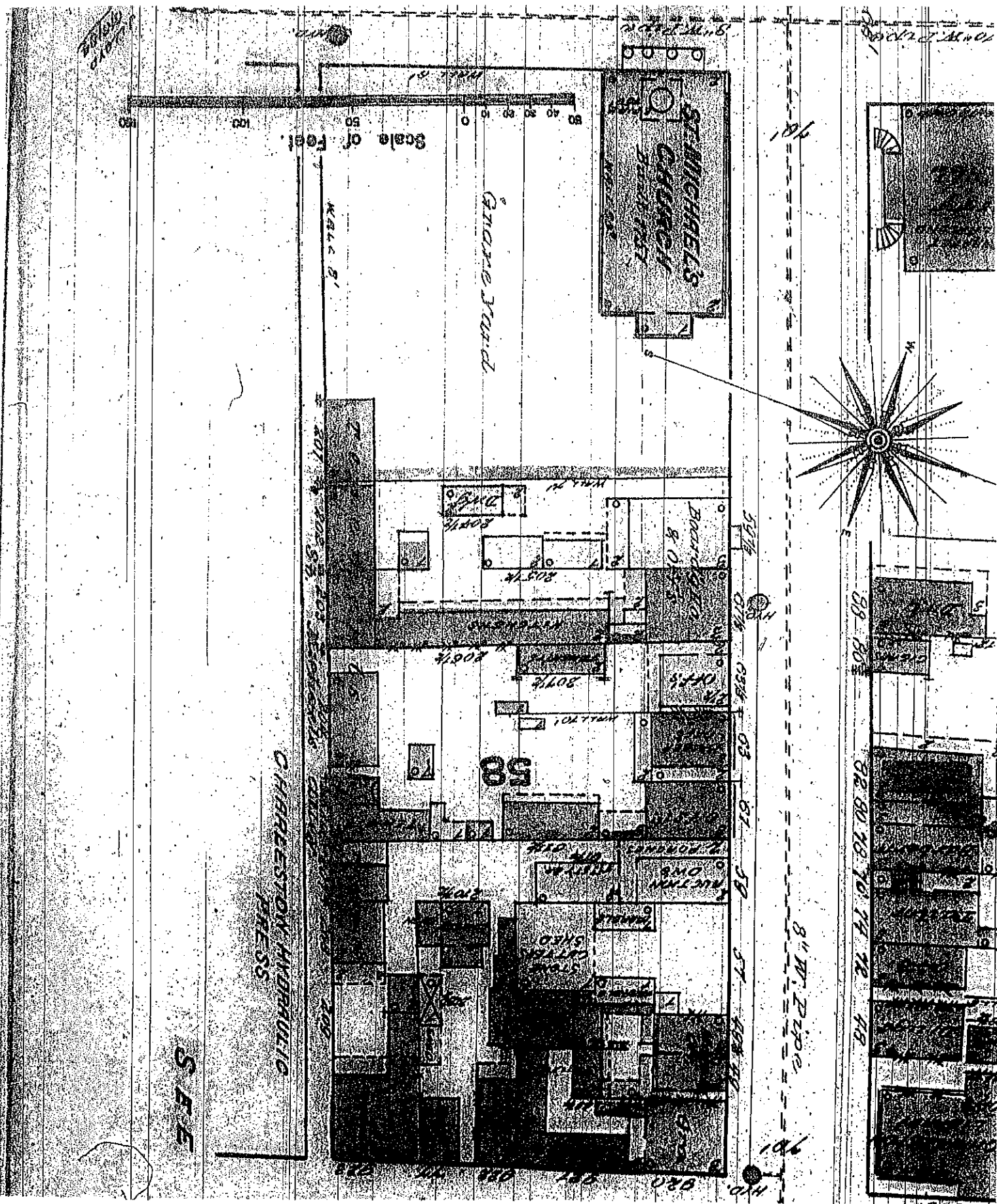


Figure 6

Louis Barbot's plat, 1877, showing 59 Broad divided from 4 St. Michael's



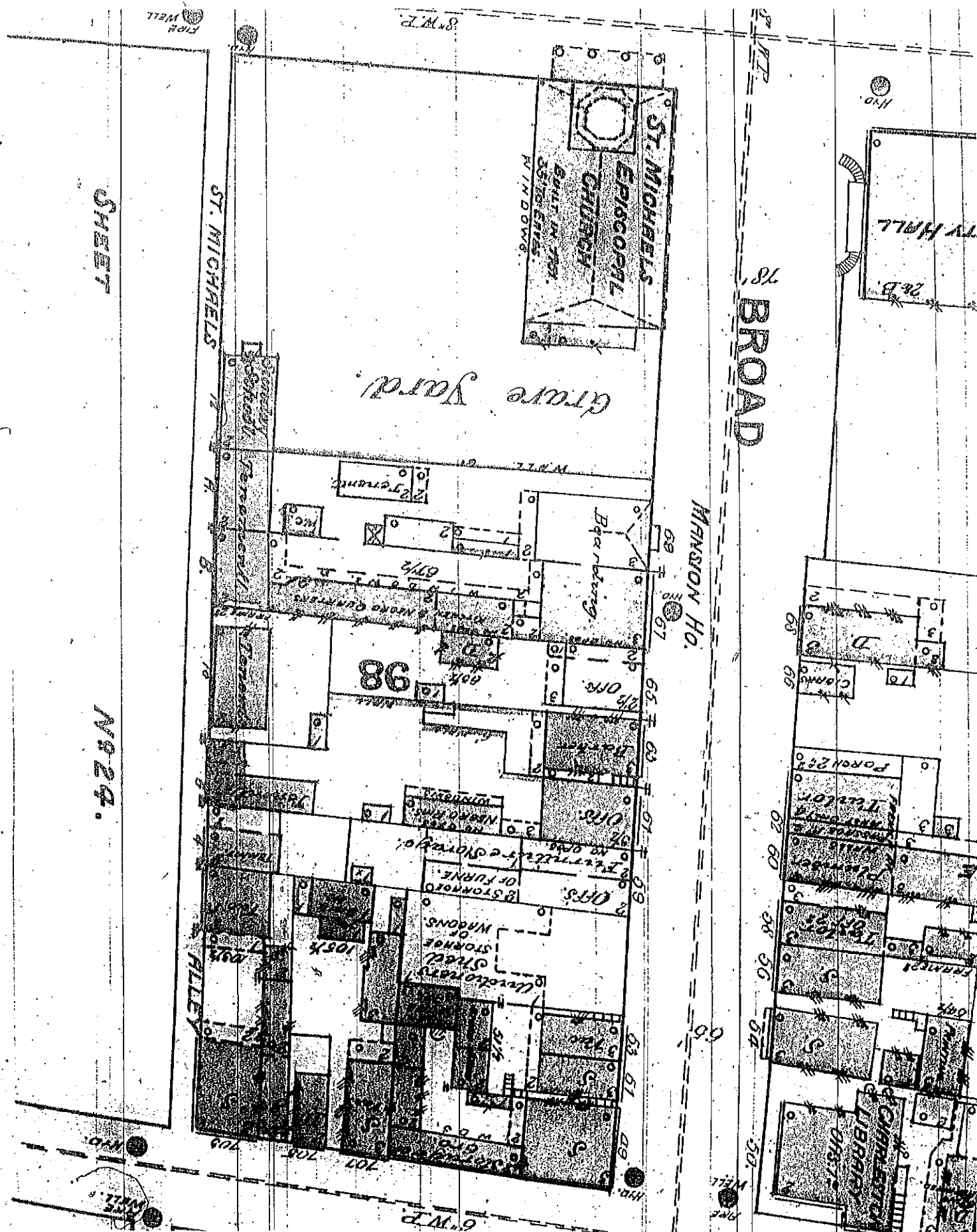


Figure 9

Sanborn insurance map, 1888, showing tenement with piazzas

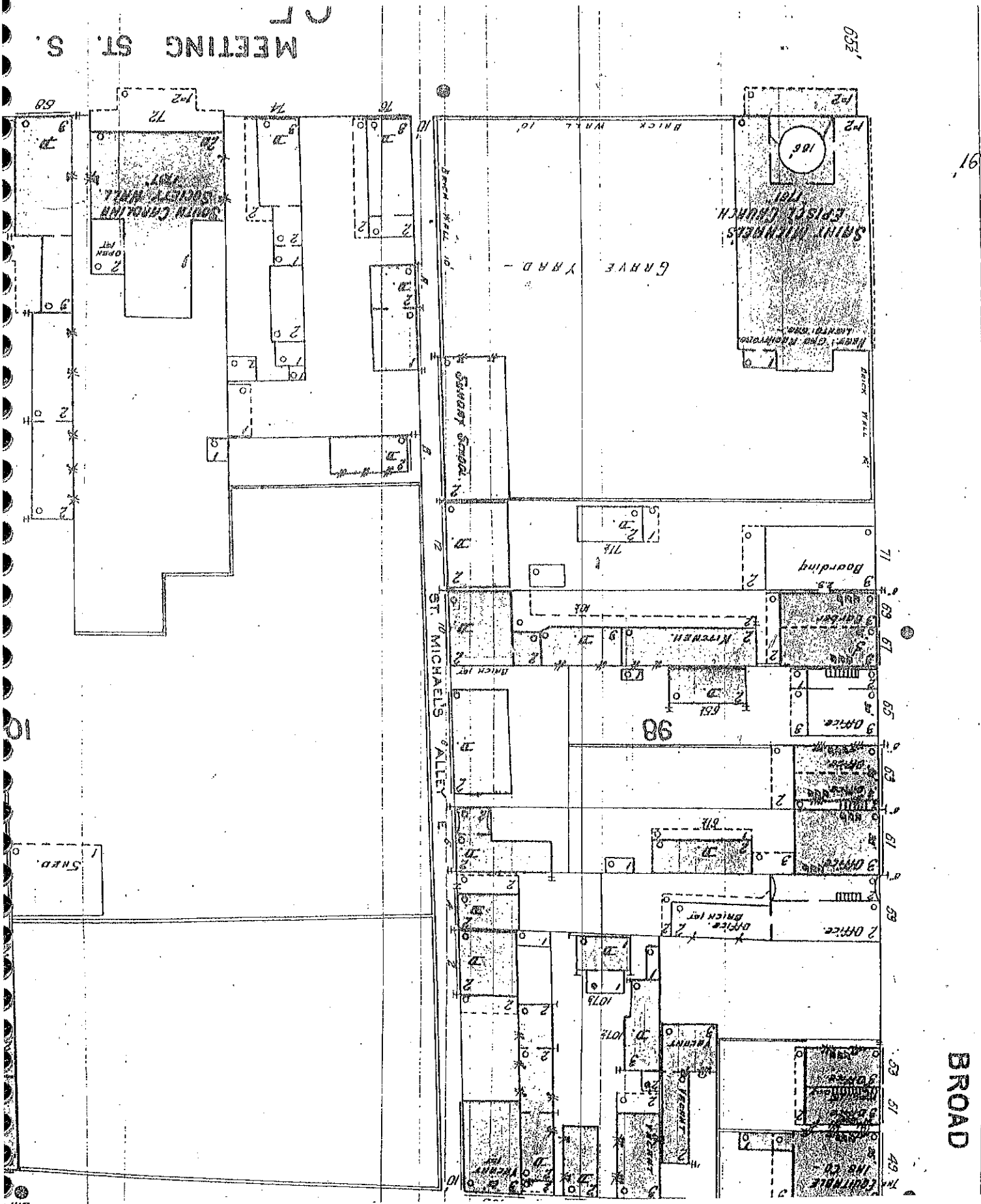


Figure 10

Sanborn insurance map, 1902, identifying house as a dwelling

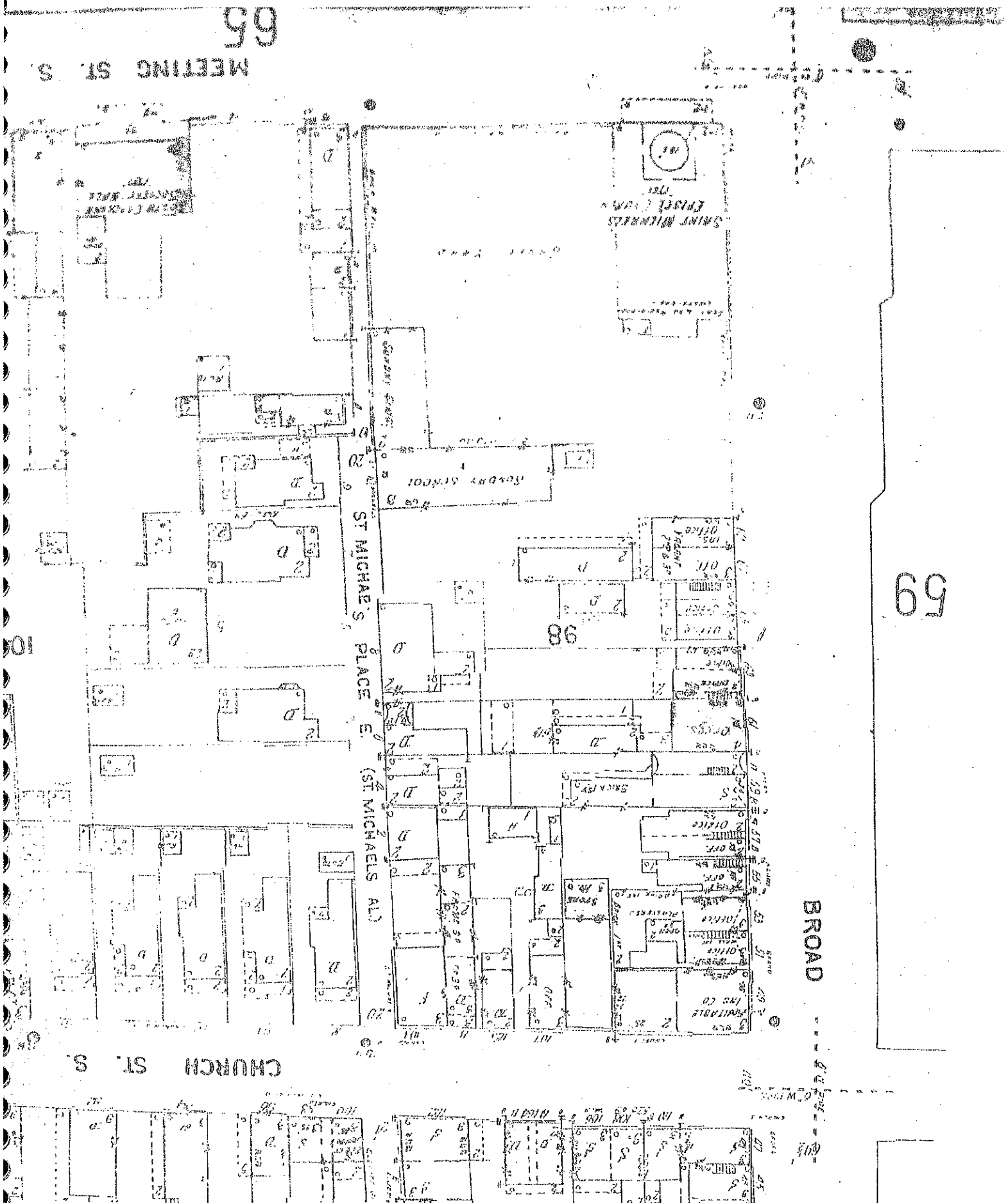
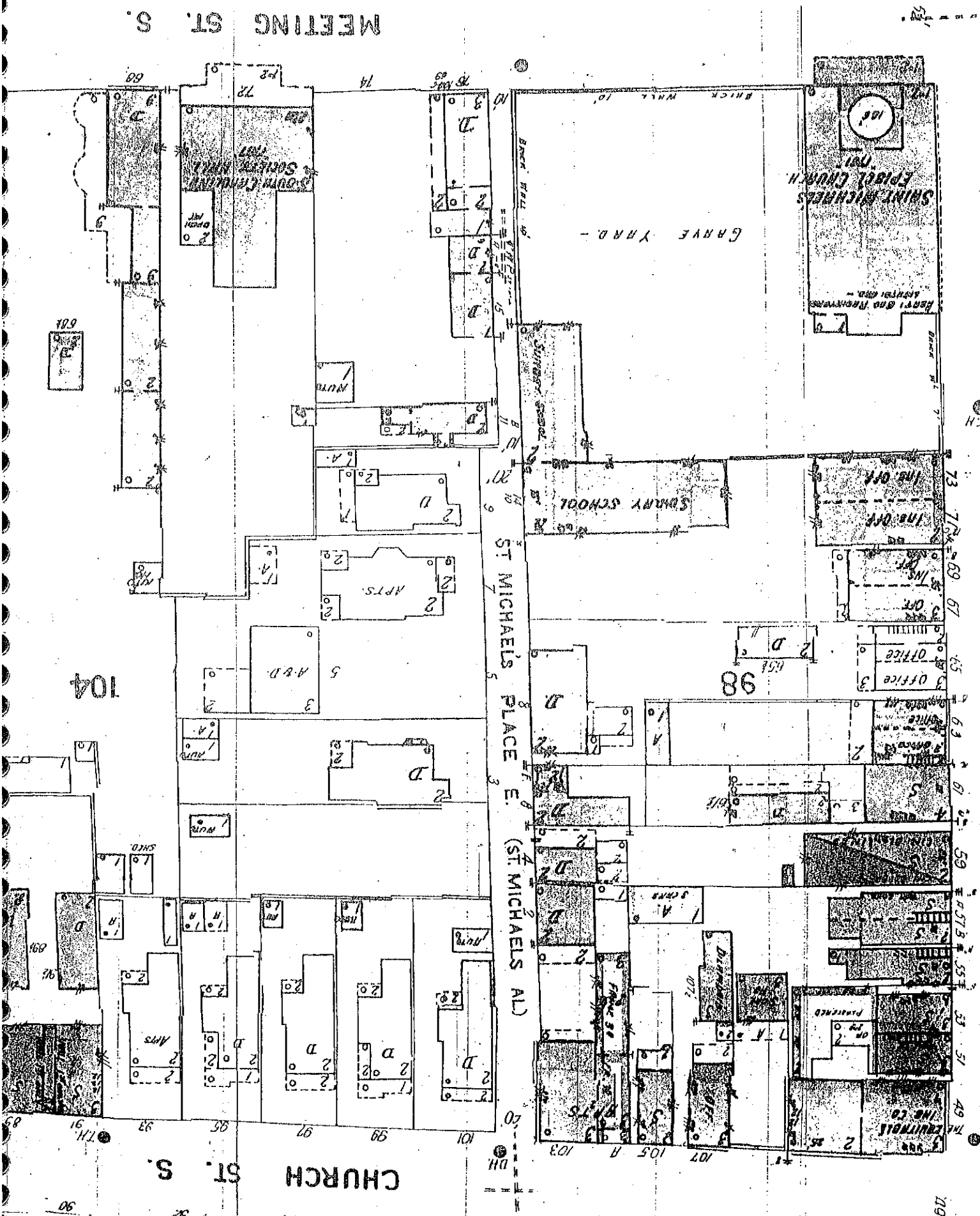


Figure 11

Sanborn insurance map, 1928, showing rear additions to dwelling



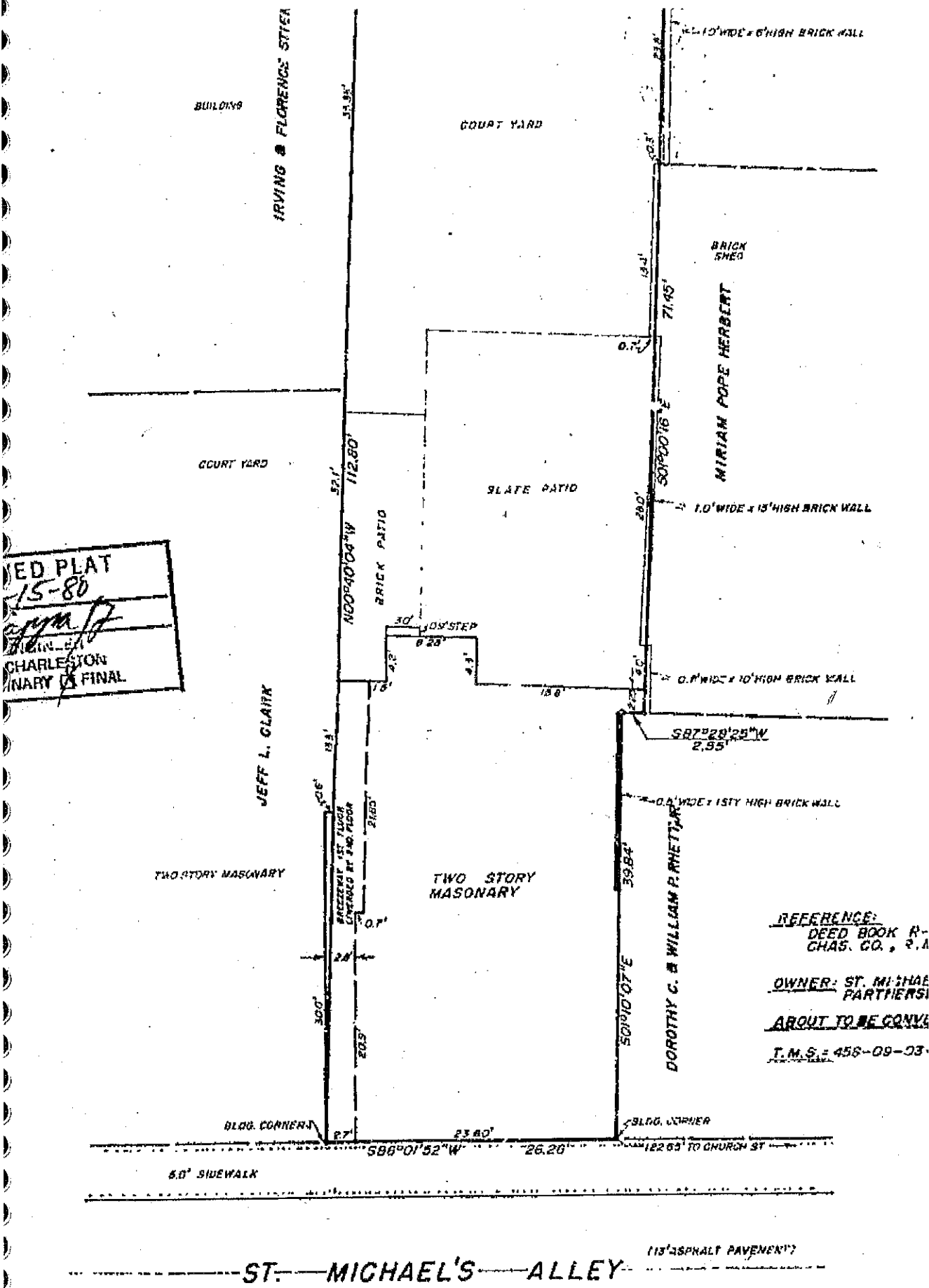


Figure 14

Sigma's plat, 1980, showing "masonry" house with "brezeway"

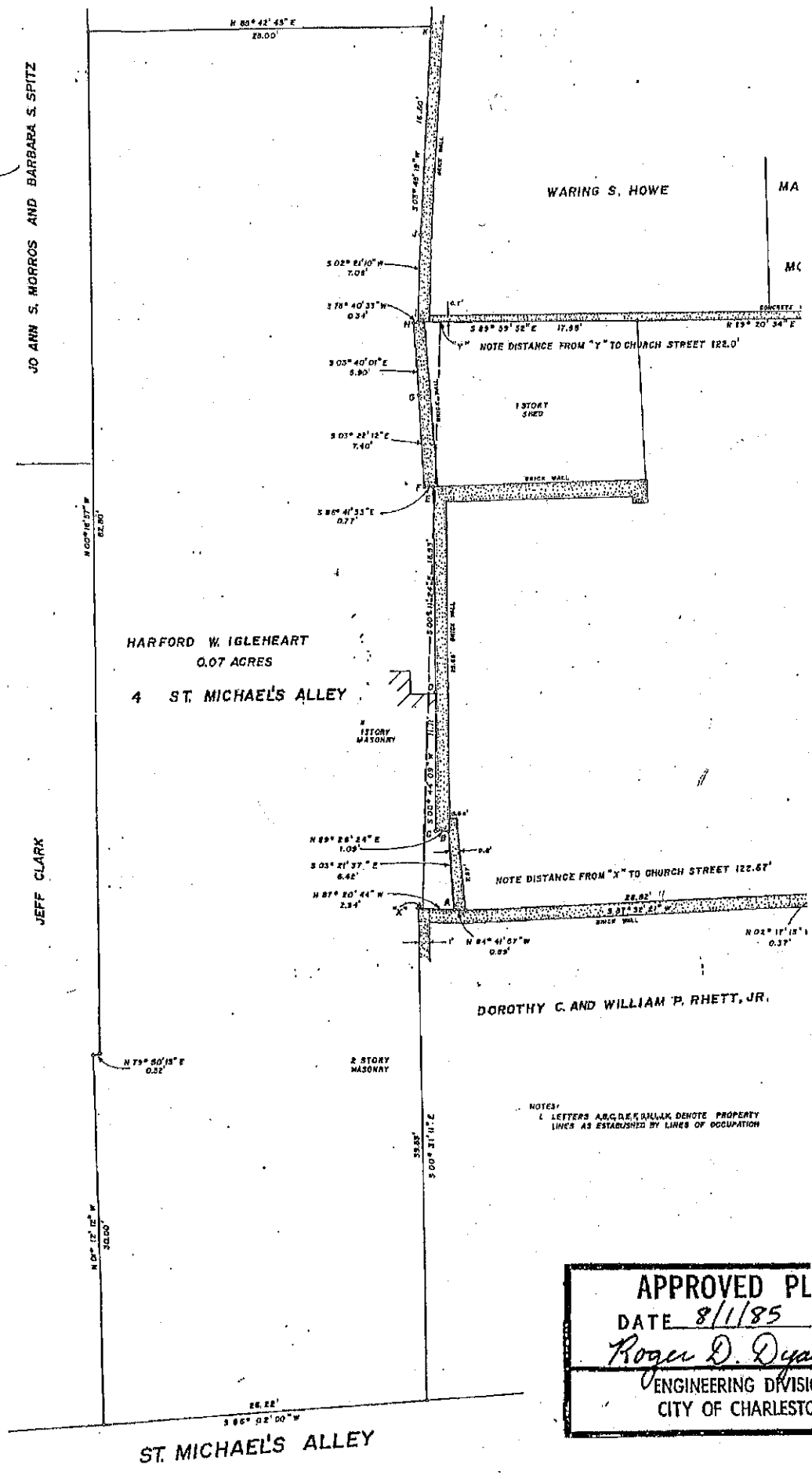


Figure 15

F M. Seabrook's plat, 1985, showing boundaries in detail