

The George Keenan House

38 Church Street

A History

By

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Introduction

The three and one-half story brick house at 38 Church Street was built by George Keenan sometime between September 25, 1811, when he purchased the site, and June of 1812, when it was depicted on a plat with the designation, "Geo. Keenans Brick House."

Keenan, a grocery merchant, may have built the house as an investment, as he retained it only briefly, selling the property in June of 1813. City directories from that time, that of 1809 and that of 1813, list him as residing at his place of business on King Street Road, on Charleston Neck.

The house subsequently had prominent occupants, including Dr. Vincent LeSeigneur, who purchased the property in 1814 and Dr. LeSeigneur also expanded the grounds through the acquisition of additional land to the south, east and north. For nearly 125 years, the property was owned by the Hopkins-Mikell-Lebby-Jenkins family line.

The history is based on research in the records in the Charleston County Register of Mesne Conveyance Office, the Charleston County Tax Assessor's Office, the Charleston County Probate Court Office, the South Carolina Department of Archives and History, the City of Charleston Archives, the City of Charleston Board of Architectural Review Office, the City of Charleston Building Department, the Charleston County Library, the College of Charleston Library, the Caroliniana Library of the University of South Carolina, the Charleston Library Society, the Gibbes Museum of Art and the South Carolina Historical Society, and on an examination of the buildings on the property.

The research project was undertaken for Charles William Patrick, Jr., and Dr. Celeste

H. Patrick, the current owners of 38 Church Street.

The property at 38 Church Street historically was part of Town Lot No. 298 of the Grand Modell of Charles Town, the original plan of the city.

The Grand Modell of Charles-town

The original plan of the City of Charleston, known as the "Grand Modell," was surveyed in the 1670s, preparatory to the removal of the seat of government of Carolina from Albemarle Point. Defensibility had been a prerequisite for the infant settlement in 1670, because of the need for security against the Spanish at St. Augustine. The Spanish imperial presence in the southeastern part of the continent had declined since the previous century, when, during the reign of the great Philip II, *presidios* and missions had been established as far north as Virginia. However, in 1670, Spain, who still claimed the territory she no longer occupied, would soon strengthen the defenses of St. Augustine by constructing the formidable Castillo de San Marcos, and would threaten the audacious new English settlement of Charles Town for the next four decades.¹

Had Philip II's descendants been as vigorous as he, the colonial heritage of Charleston might have been Spanish Baroque, rather than English Georgian. However, because they were more numerous, more powerful, and more persistent, the English would impose their culture on the Southeast and especially on Charleston. The Southeast's first real city was not named for a Spanish monarch, but for Charles II of England, who granted the Province of Carolina (also named for him) to the Lords Proprietors, a group of English nobles and politicians, as a reward for their help in restoring the Stuart dynasty to power in 1660.²

In the interest of security, the first settlement of Charles Town was located at Albemarle Point, about four miles up the Ashley River, which was named for George Monck, Duke of Albemarle, one of the Proprietors.³

At the same time, Gov. William Sayle directed that 600 acres be "left vacant for a towne and fort" at Oyster Point.⁴ Oyster Point, or White Point, was the original name for the point of the peninsula formed by the confluence of the Ashley and Cooper rivers. The name was derived from a long, narrow oyster bank, exposed at half tide, so that some of its shells were bleached by the sun.⁵

Despite Gov. Sayle's reservation, the land at Oyster Point was granted to two important men among the first arrivals, John Coming, ship carpenter and mate of the ship *Carolina*, and his business partner, Henry Hughes, carpenter.⁶

In December, 1671, Lord Ashley Cooper (the Earl of Shaftsbury, one of the Lords Proprietors) sent instructions to a new Governor, Sir John Yeamans, to lay out a new port town. The move was in response to the recommendation of Joseph Dalton, Secretary of the Province, that a town "of safety as well as of trade," be built at Oyster Point, "for it commands both the rivers," and had a "bold landing free of any Marsh," for the accommodation of ships. On February 25, 1671/2, Hughes and Coming, and the latter's wife Affra, voluntarily surrendered lands "to be employed in and toward the outlaying of a town." Hughes and the Comings were compensated with lands farther up the peninsula. The Proprietors sent over a plan or "modell" for the layout of proposed towns in the province, including the town at Oyster Point. The "modell" came with instructions to lay it out with "streets runing strait" and specifying the widths of the major and "back" streets.⁷

The Proprietors' "modell" probably provided the basis for the "Grand Modell" of Charles Town (Figure 1). It is a formal town plan, similar to plans used in the layout of English towns in Northern Ireland, such as Londonderry and Portarlinton, in the seventeenth century. It

consisted of a grid of north-south and east-west streets, centered on a public square. The Surveyor General's attempts to follow the Proprietors' geometric grid, however, was frustrated by the many creeks and marshes which penetrated the peninsula.⁸

Surveyor General John Culpeper was instructed on July 27, 1672, to "admeasure and lay out" the town on the land at Oyster Point, "formerly allotted for the same." It is not known whether the "Grand Modell" was laid out by Culpeper, who left the province in 1673, or by a successor.⁹

The Lords Proprietors of Carolina issued instructions for granting lands in the new province in 1669, before the fleet sailed from England with the first colonists. The instructions were revised in the succeeding decades, but the procedure remained basically the same. A settler petitioned the Governor and Council of the Province for a grant of land. The Governor issued a warrant for land, in the name of the settler, which was recorded by the Secretary of the Province. The warrant ordered the Surveyor General to make a plat of the land and prepare a "return of survey." The plat and return of survey were presented to the Secretary, who checked them against his warrant record, and certified them. The Surveyor General made a copy of the certified plat for his office. The original plat and return were again presented to the Secretary, who drew up a sealed grant. The grant was signed by the Governor and Council, in the name of the Lords Proprietors. The grant was recorded by the Register of the Province (after 1687, by the Secretary).¹⁰

The earliest extant copy of the "Grand Modell" apparently dates from a resurvey by Col. William Bull, the Surveyor General, and his Assistant Surveyor, Col. John Herbert, in 1722 (Figure 1). It depicts 337 town lots of land with numbers and others without numbers. The lots

varied in size. The majority were rectangular in shape, with the more narrow width facing the street, the length extending to the interior of the large blocks. Most of the regularly shaped lots granted during the early years were about 100 feet in width and 200 feet in depth. Many lots, however, such as Town Lot No. 82, of which the lot at present-day 54 King Street was a part, were irregular in shape because their property lines followed the courses of the many creeks, which must have seemed like permanent obstacles. In addition to town lots which were "high land," there were "low water lots" (land exposed at low tide) and "water lots" (extending from the low water mark to the channel of Cooper River). Most lots were granted in the 1680s and '90s, although grants continued to be made well into the 18th century.¹¹

The Bull-Herbert survey of the "Grand Modell" shows "streets running straight" and large city blocks, as directed in 1671 by the Proprietors. The original streets, which went without formal names for a time, included present-day East Bay, Church, Meeting, King, Tradd and Queen streets. The principal streets, described as "Great Streets" -- present-day East Bay, Broad and Meeting streets -- were laid out 60 feet wide, while the secondary streets, described as "Little Streets" -- present-day King, Church, Tradd and Queen streets -- were laid out 30 feet wide. Meeting Street originally was designated in descriptive terms such as "the Great Street that Leadeth from the White point to the Market place," and later was named Meeting House Street or Meeting Street, for the Congregational Meeting House on the site of the present-day Circular Congregational Church.¹² Church Street (named after the building of St. Philip's Church, ca. 1712-21) originally extended from the north boundary of the Grand Modell southward to Vanderhorst Creek (present-day Water Street). Lower Church Street, below Vanderhorst Creek, was a continuation of the original Church Street, and was developed in the early eighteenth

century, and a bridge was built over the creek and marsh to connect Church Street with the new street. The new street was designated initially by descriptive terms such as "a street leading from Broughton's Battery into New Church Street to the Northward," and later was called Church Street Continued, as it was called.¹³

The original city blocks, bounded by those streets, were found to be too large for convenience, and a number of narrow streets and alleys, such as Price's Alley, were cut into the blocks, breaking up the intended grid into a more picturesquely inconsistent street pattern.¹⁴

Notes, The "Grand Modell" of Charles Town

1. William L. Langer, comp. and ed., An Encyclopedia of World History: Ancient, Medieval, and Modern, Chronologically Arranged (Boston, 1948) pp. 389, 493-494; Marcus Whiffen and Frederick Koeper, American Architecture, 1607-1976 (Cambridge, Mass., 1981) pp. 38-40; Samuel Gaillard Stoney, This is Charleston; A Survey of the Architectural Heritage of a Unique American City (Charleston: Carolina Art Association, 1944) pp. 15, 17; Lewis P. Jones, South Carolina; A Synoptic History for Laymen (Lexington, S.C., 1971; repr. 1981) pp. 10-11; Edward McCrady, The History of South Carolina, (New York, 1897-1901; repr. 1969) 1:45-47; Isabella Gaud Leland, Charleston, Crossroads of History (Woodland Hills, Calif., 1980) p. 1; Marguerite Couturier Steedman, The South Carolina Colony (London, 1970) p. 11; Ernest McPherson Lander, South Carolina; An Illustrated History of the Palmetto State (Northridge, Calif., 1989) pp. 13-14.
2. George C. Rogers, Jr., Charleston in the Age of the Pinckneys (Columbia: University of South Carolina Press, 1980) pp. 4-7; Alice R. Huger Smith and D.E. Huger Smith, The Dwelling Houses of Charleston, South Carolina (New York, 1917) pp. 17-20; Stoney, This is Charleston, p. 9.
3. Robert Rosen, A Short History of Charleston (San Francisco: Lexicos, 1982) p. 9; David Duncan Wallace, South Carolina, A Short History, 1520-1948 (Columbia, 1950; repr. 1969) p. 29; Ernest McPherson Lander, Jr., South Carolina, The Palmetto State (Chicago, 1970) p. 23; Henry A. M. Smith, "Charleston -- The Original Plan and the Earliest Settlers," South Carolina Historical and Genealogical Magazine; McCrady, The History of South Carolina, 1:129, 138, 145; Leland, Charleston, 5.
4. Teeny Cheves, ed., "The Shaftsbury Papers and Other Records Relating to Carolina . . . to the Year 1676," South Carolina Historical Society Collections, (Charleston: South Carolina Historical Society, 1897) 5:378-379; McCrady, History of South Carolina, 1:144; Leland, Charleston, 5.
5. A plat of Landgrave Thomas Smith's lands at White Point show the oyster bank with the notation, "Bank dry at half-tide" (Charleston County, Register of Mesne Conveyance Office, Deeds, K6:155); John Culpeper, Draught of Ashley River, 1671, copy in Charleston County Library; Henry A. M. Smith, "Charleston and Charleston Neck," South Carolina Historical and Genealogical Magazine, 19:3-4; Stoney, This is Charleston, 9.
6. A.S. Salley, Jr. and R. Nicholas Olsberg, Warrants for Lands in South Carolina, 1672-1711 (Columbia, 1973) 22; Smith, "Charleston -- The Original Plan," South Carolina Historical and Genealogical Magazine, 9:13-14; Smith, "Charleston and Charleston Neck," South Carolina Historical and Genealogical Magazine, 19:13-14; Stoney, This is Charleston, 11, 13.
7. The "modell" sent by the Lords Proprietors also was to serve as the plan for Jamestown, on James Island, which was laid out in 1670 on New Town Creek, and survived for a few years, and another town which was to be laid out on the Stono River, but which apparently was not

established (Cheves, "The Shaftsbury Papers," South Carolina Historical Society Collections, 5:378-379). Lords Proprietors of Carolina, Instructions to the Governor and Council of Ashley River, May 1, 1671, in William J. Rivers, A Sketch of the History of South Carolina (Charleston, 1856; repr. Spartanburg, 1972) pp. 366-367; Smith, "Charleston -- The Original Plan," South Carolina Historical and Genealogical Magazine, 9:13; Salley and Olsberg, Warrants for Lands, pp. 22-23, 45.

8. [Maurice Mathews], "A Contemporary View of Carolina in 1680," South Carolina Historical Magazine, 55:154; John W. Reys, Town Planning in Frontier America (Princeton: Princeton University Press, 1969) pp. 225-227; Russell Wright, "The Town Plan of Charleston," Antiques, April 1970, 544.

9. Lords Proprietors, Instructions to the Governor, July 27, 1699, in Rivers, A Sketch of the History of South Carolina, pp. 349-350; Smith, "Charleston - The Original Plan," South Carolina Historical and Genealogical Magazine, 9:13-14.

10. Salley and Olsberg, eds., Warrants for Lands, ix-xii.

11. The earliest recorded warrants for the laying out of town lots at Oyster Point were dated April 28, 1677. The warrants were issued to Surveyor Stephen Wheelwright to "admeasure and lay out" town lots for several individuals. The earliest recorded formal grant of a town lot was dated February 3, 1678/9 (1679 according to the present calendar). That grant to John Bullen for Town Lot No. 14, at the northwest corner of present-day East Bay and Broad streets, refers to the "Grand Modell," as do all subsequent grants of town lots (Salley and Olsberg, Warrants for Lands, pp. 130-134; Smith, "Charleston -- The Original Plan," South Carolina Historical and Genealogical Magazine, 9:14, 16).

12. Register of the Province and Secretary of the Province, Grant Book C, 1694-1707, 1722-1740, p. 46; Surveyor General, Surveys of Charles Town Town Lots of Land, folio 53.

13. Deeds, C6:133.

14. Smith, "Charleston -- The Original Plan," South Carolina Historical and Genealogical Magazine, 9:12-24; Stoney, This is Charleston, p. 11.

Town Lot No. 298

The land which makes up the present large lot at 38 Church Street historically was part of an even larger lot, known as Town Lot No. 298 of the Grand Modell of Charles Town (Figure 1). The lot, containing a half acre, extended from present-day Meeting Street to the Cooper River.

Town Lot No. 298, was granted by the Lords Proprietors of Carolina, on September 12, 1694, to Mrs. Susannah Varrin.¹ The lot was described in a warrant, dated August 18, 1694, as butting and bounding to the east on Cooper River, to the west on "the Great Streat [present-day Meeting Street] that Leadeth from the White point to the Market place," to the north on a marsh, and to the south on another lot belonging to Susannah Varrin. The lot was described as containing one half acre, for which Mrs. Varrin was required to pay to the Lords Proprietors an annual quit rent of one penny.²

Susannah Varrin also received, on September 12, 1694, a grant to Town Lot No. 297, adjacent to the south.³ That lot was described as butting and bounding to the east on Cooper River, to the west on "the greatt Street that Leads from the White Point to the Market place," to the south on land belonging to Mrs. Margaret Hobson (Town Lot No. 304) and to the north on the lot above described, belonging to Susannah Varrin.⁴

Susannah Varrin conveyed Town Lot No. 298 and Town Lot No. 297 to John Vanderhorst on June 29, 1695, for £17, "legal money of Carolina."⁵ The creek which drained the marsh which bordered Town Lot No. 298 on the north subsequently came to be known as Vanderhorst's Creek. In the late eighteenth century, the creek and marsh were filled, and Water Street was laid

out, following the course of the creek.

John Vanderhorst conveyed the western portions of Town Lots No. 298 and 297 to John Stewart, on September 8, 1696. The property conveyed was described as bounding to the west on "the broad street that leadeth from the Church and Market Place to the White Point," to the north on "a Certaine Marsh or Creek from the broad street aforesaid," to the south on land of Mrs. Margaret Hobson, and to the east by the remaining portions of the two town lots. The eastern division line was marked by a fence of pales set up by Vanderhorst.⁶

Stewart also acquired, by a grant dated May 12, 1697, a tract of marsh to the north of Town Lot No. 298. The marsh tract was described as bounding to the north on a canal or "Publick passage," 30 feet wide, for boats, in the middle of the said marsh, to the south on Town Lot No. 298, to the east on another marsh tract, and to the west on a "certain marsh in the Great Street that runs by the Church and Market Place, Paralel with Cooper River."⁷ The course of the canal later became the course of Water Street.

Stewart re-conveyed the western portions of the two town lots, and apparently the marsh tract as well, to John Vanderhorst by a deed dated October 29, 1706.⁸

Subsequently, a bridge was built across the marsh and creek, connecting Church Street (also known as New Church Street, for the second St. Philip's Church, built 1712-21 at its upper end) with a new street, extending from the bridge to Broughton's Battery, at the tip of the peninsula, which new street became known as Church Street Continued. A narrow cross street, extending from Meeting Street to the Cooper River, became known as Lynches Lane (later Lightwood's Lane and still later Atlantic Street). Lynches Lane extended along the southern border of the Vanderhorst property. Several houses and other buildings were built on the

Vanderhorst property by 1739. These features are depicted on a map, the "Ichnography of Charles Town at High Water," published in that year (Figure 2).

John Vanderhorst, by his will dated November 29, 1738, devised his several lots near White Point, with the houses, buildings and improvements thereon, to be divided amongst his surviving sons, when of age. His sons John Vanderhorst, Jr., and Joseph Vanderhorst, and merchants Henry Peronneau, Jr., and Alexander Peronneau, were designated as executors of the will.⁹ Henry Peronneau, Jr., and Alexander Peronneau, the surviving executors, divided the real estate in May, 1741, into five equal shares for the five surviving sons.¹⁰

The share of William Vanderhorst included large portions of Town Lots No. 298 and 297. He conveyed a large parcel, being the southeastern part of Town Lot No. 298 and adjacent shoal or marsh land, to Lois Mathewes, widow, by lease and release, dated May 1 and 2, 1751, for £1,180 current money of South Carolina. The property conveyed was described as measuring 107 feet the west line, on New Church Street Continued; 509 feet on the south line, bordering on part of Town Lot No. 297; 272 feet on the north line, bordering on another part of Town Lot No. 298, and 255 on the east line, which followed a southeasterly course along the canal, also known as Vanderhorst Creek. The lot conveyed to Lois Mathewes, and other portions of the Vanderhorst lands, was depicted on a plat dated April 19, 1751 (Figure 3), which accompanied the deed.¹¹ The lot acquired by Lois Mathewes included the site of present-day 38 Church Street.

Lois Mathewes conveyed part of the property to George Eveleigh on May 8, 1752, for £100, current money of the province. That property, depicted on a plat (Figure 4), was an irregular piece, described as "shoal or broken land," being the eastern and northern portions of

the lot conveyed to Lois Mathewes by William Vanderhorst. It measured, along a line running from Church Street Continued in a southeasterly direction, 78 degrees for a distance of 206 feet; then running northeasterly 87½ degrees for a distance of 215 feet to the edge of the canal; thence along the southwest side of the canal in a northwesterly direction, 68 degrees for a distance of 121 feet, 8 inches; thence returning southwest 87½ degrees for a distance of 302 feet. It was further described as butting and bounding to the west on Church Street Continued, to the south on the remaining portion of Lois Mathewes' land, to the east on the canal, and to the north on the canal and on shoal land belonging to George Eveleigh.¹² The latter had been conveyed to Eveleigh by William Vanderhorst by deeds of lease and release dated May 1 and 2, 1751.¹³ Eveleigh also acquired, in 1743, another portion of Town Lot No. 298, a large lot extending from Meeting Street to Church Street continued, on which he built the present house at 49 Church Street.¹⁴

George Eveleigh conveyed all his lands, described above, to John Bull, by deeds of lease and release, dated June 18 and 19, 1759. The deed was accompanied by a plat (Figure 5) by William Wilkins, dated June 5, 1759, depicting Eveleigh's land on the south side of Church Street continued.¹⁵ John Bull's will, dated April 6, 1767, and proved June 17, 1768, devised that property to his widow Mary Bull.¹⁶

William Vanderhorst conveyed another part of his inheritance, at some point in time, to John Clifford. This was a portion of Town Lot No. 297, lying to the south of the portion of Town Lot No. 298 which he conveyed to Lois Mathewes (Figure 3).¹⁷

John Clifford also acquired, at some point in time, the southern portion of Lois Mathewes' property.¹⁸ The portion acquired by Clifford included the site of the house, and the

adjacent garden to the south, at present-day 38 Church Street.

The remaining portion of Lois Matthewes' property, including the north garden of present-day 38 Church Street, was devised to her son Benjamin Matthewes by her will, dated December 3, 1752 and proved January 6, 1753. The will stated that Benjamin Matthewes was living in a house on the property on the east side of Church Street continued, at the time.¹⁹ Benjamin Matthewes died by 1759, and the property descended to his son George Matthewes, Jr. (so called to distinguish him from his uncle and namesake, the elder George Matthewes).²⁰ The executors of his estate -- Robert Randall, John Matthewes, Sr., and John Matthewes, Jr., gentlemen -- conveyed that property to Benjamin Guerard, Esq., by deeds of lease and release dated September 1 and 2, 1769, for £1,205, current money. That property was described at the time as a portion of Town Lot No. 298, measuring 50 feet in front on Church Street Continued, and 200 feet in depth on the south line. It was further described as butting and bounding to the west on Church Street Continued, south on another part of Town Lot No. 298, belonging to John Clifford, north on another part of Town Lot No. 298, and east by a diagonal line running on a southeasterly course.²¹

Benjamin Guerard of Charles Town, planter, and Sarah his wife, conveyed their property to Mrs. Mary Bull, of Prince William's Parish, plantress, by deeds of lease and release, dated December 28 and 29, 1769, for £1,275, current money of South Carolina. The property was described as being part of Town Lot No. 298, measuring 50 feet in front on Church Street Continued and 200 feet on the south line. It was further described as butting and bounding to the west on Church Street Continued, to the south partly on land belonging to the Estate of John Clifford, to the east by a diagonal line running on a southeast course, and to the north partly on

land of Mary Bull.²² The latter property had been bequeathed to Mrs. Bull by the will of her husband John Bull.²³

Mrs. Bull's property descended by her will, dated May 1, 1771, and probated February 20, 1772, descended to her granddaughter Elizabeth Blake, wife of Daniel Blake.²⁴ By Elizabeth Blake's will, the property descended to her cousin Mary Butler, wife of Major Pierce Butler.²⁵ Mary Butler died in 1790, leaving her husband as heir.²⁶

John Clifford wrote his will on March 20, 1763, directing that, after certain legacies of lands in Clifford Street and Clifford's Alley, and his plantation in St. Andrew's Parish, the remainder of his real and personal estate was to be divided among his heirs. His wife Martha Clifford and his friend William Dandridge were named as executrix and executor of his will. They qualified on February 15, 1765, when the will was proved before the Honorable William Bull, Esq., Lieutenant Governor of the Province of South Carolina.²⁷

In April, 1778, Clifford's heirs offered his various properties for sale. An advertisement in the Gazette described several properties including:

A Commodious House and Lot upon White-Point, in Church-street Continued, containing in front 24 feet 6 inches, and in depth 95½ feet deep, now rented by Mr. Paul Kewinn -- Two small Tenements & Lot upon White-Point, in Church-street Continued, containing in front 31 feet, 10 inches, and in depth 95 feet, one half now rented by Mr. Paul Newman . . .²⁸

The "Commodious House" rented by Paul Kewinn stood on the site of the south garden of present-day 38 Church Street, while the small double tenement, one half of which was occupied by Paul Newman, stood on the site of the present house at 38 Church Street.

Notes, Town Lot No. 298

1. South Carolina, Register of the Province and Secretary of the Province, Grant Book C, 1694-1707, 1722-1740, p. 46, South Carolina Department of Archives and History; South Carolina, Surveyor General, Surveys of Charles Town Town Lots of Land, folio 53, South Carolina Historical Society; South Carolina, Secretary of State, Recorded Instruments, Land Grants, Colonial Series, 38:271, South Carolina Department of Archives and History; Henry A. M. Smith, "Charleston -- The Original Plan and the Earliest Settlers," South Carolina Historical and Genealogical Magazine, 9:24.

2. Register of the Province and Secretary of the Province, Grant Book C, 1694-1707, 1722-1740, p. 46; Surveyor General, Surveys of Charles Town Town Lots of Land, folio 53.

3. Register of the Province and Secretary of the Province, Grant Book C, 1694-1707, 1722-1740, p. 45; Surveyor General, Surveys of Charles Town Town Lots of Land, folio 53; Secretary of State, Land Grants, Colonial Series, 38:271; Smith, "Charleston -- The Original Plan," p. 24.

4. Register of the Province and Secretary of the Province, Grant Book C, 1694-1707, 1722-1740, p. 45; Surveyor General, Surveys of Charles Town Town Lots of Land, folio 53.

5. Register of the Province and Secretary of the Province, Records, 1675-1696, 1703-1709, v. 2, G, p. 528.

6. Register of the Province and Secretary of the Province, Records, 1675-1696, 1703-1709, v. 2, G, p. 531.

7. Secretary of State, Land Grants, Colonial Series, 38:333.

8. This deed was not found on record, but the transaction is recited in a subsequent deed of 1733 (MM:290).

9. John Vanderhorst's will was not found recorded, but its provisions are recited in subsequent deeds of 1751 (NN:295 and K3:168).

10. The division is not found on record, but is recited in subsequent deeds (EE:192, NN:295, K3:168 and E3:223).

11. Deeds, K3:168.

12. Deeds, NN:291.

13. Deeds, NN:295.

14. Deeds, KK:139.
15. Deeds, C6:133.
16. Wills (W. P. A.) Transcripts, 12:387.
17. The deed from Vanderhorst to Clifford was not found recorded but was cited in a subsequent deed (E3:223).
18. The transaction from Matthewes to Clifford is not found on record. However, the property was in possession of Clifford's estate by 1769 (Deeds, Q3:126, 165).
19. Wills (W. P. A. Transcripts) 7:5.
20. Deeds, C6:133; Wills (W. P. A. Transcripts), 8:579.
21. Deeds, Q3:165.
22. Deeds, Q3:125.
23. Wills (W. P. A. Transcripts) 12:387.
24. Wills (W. P. A. Transcripts) 14:127.
25. Wills (W. P. A. Transcripts) 24:1113.
26. N. Louise Bailey and Elizabeth Ivey Cooper, Biographical Directory of the South Carolina House of Representatives; Volume III: 1775-1790 (Columbia: University of South Carolina Press, 1981) p. 113.
27. Charleston County, Probate Court, Wills (Works Progress Administration Transcripts) 10:613.
28. South-Carolina and American General Gazette, April 23, 1778, 4:1.

"Geo. Keenans Brick House"

The site of the present house at 38 Church Street was occupied in 1778 by a small double tenement, one half of which was rented to Paul Newman. The lot and buildings belonged to the estate of John Clifford and was among several properties which were offered for sale at auction in April of 1778.¹

The lot and building were purchased at auction by Seth Gilbert of Charles Town, blacksmith, for £2,855, current money of South Carolina. Title was conveyed to Gilbert by deeds of lease and release, dated May 1 and 2, 1778, by John Clifford's heirs: Martha Clifford, his widow and executrix of his estate, his daughter Elizabeth and her husband Thomas You, silversmith, and his daughter Mary and her husband Dr. Richard Savage, "Practitioner in Physick." The property was described as measuring in front on New Church Street Continued, 31 feet, 10 inches, and in depth eastwardly 95½ feet. It was further described as butting and bounding to the west on Church Street, to the east on land of Clifford's heirs, to the south on land of Joseph Yates.² The last had been purchased by Yates at the same auction.³ The owner of the property to the north was not identified; however it belonged to the Bull-Blake family.⁴

The Phoenix Fire Company Map of 1788 (Figure 6) depicts a cluster of wooden buildings on the east side of Church Street Continued, below the bend.⁵ One building in the cluster would probably have been the former Clifford double tenement on the site of present-day 38 Church Street. A plat (Figure 7) drawn by Joseph Purcell, surveyor, in July of 1799, depicts two wooden buildings on the lot, belonging to "Eliz'h Gilbert."⁶ A plat of ca. 1800 depicts the environs of the lower peninsula of Charleston, and the various property owners at that time (Figure 8). The

plat identifies the lot, on which the present house at 38 Church Street was later built, as the property of "Mrs. Gilbert."⁷

She was Elza Gilbert, the widow of Seth Gilbert, to whom he had bequeathed the use of the property during her natural life, with the provision that after her death the property would devolve to his five children. On November 12, 1808, Joseph Gilbert, Godfrey Humbert and other heirs of Seth Gilbert filed a petition in the Court of Equity of Charleston District, stating that Elza Gilbert and one of the children had died. Thereby, the property had devolved to the remaining four children, who prayed that a writ of partition be granted to divide the estate. The case was heard in the November, 1808, term, and the Court decreed that the property be sold at auction, and after payment of the debts of the estate, the proceeds were to be divided equally among the heirs.⁸

The property was sold at auction by William Hasell Gibbes, the Master in Equity, on March 10, 1810, at which time it was purchased by John Duncan for a bid of \$1,122. Title was conveyed to Duncan on the same date. The property was described as measuring 31 feet, 11 inches, in front on Church Street Continued, and 95 feet, 10 inches, in depth. It was further described as butting and bounding to the east on land of Patrick Mooney, south on land of Mrs. Rogers and north on land of Pierce Butler.⁹

John Duncan conveyed the property to George Keenan by a deed of release, dated September 25, 1811, for \$1,500. The property was described in the same terms as in the 1810 deed from the Master in Equity to Duncan.¹⁰ Keenan mortgaged the property to Duncan by deeds of lease and mortgage dated September 25 and 26, 1811, stating that he by his several notes, dated even with the mortgage, agree to pay Duncan the sum of \$1,500.¹¹

George Keenan also borrowed \$7,000 from Joshua Brown, giving Brown a note for that amount, endorsed by Alexander Henry, Esq. To secure payment, Keenan mortgaged to Brown another lot which he owned on the east side of Church Street Continued, at present-day 34 Church Street.¹² Keenan may have used the money from that mortgage to build the house at present-day 38 Church Street.

However he financed it, Keenan had built the present house by June of 1812, when it was depicted on a plat with the designation, "Geo. Keenans Brick House." The plat (Figure 9) had been surveyed by John Diamond for Major Pierce Butler, the owner of the property adjacent to the north, and documented that "Mr. George Keenan has made a trespass on Lot C of 9 inches of a brick Wall, exclusive of eaves, in all about fifteen inches." The trespass, for a distance of 44 feet, was designated on the plat by a heavy line.¹³

Keenan, having signed promissory notes in the amount of \$7,000 to Jacob H. Lange, signed an agreement, on June 23, 1812, to convey the property to Lange for that amount. The property was described as the lot "with all the buildings thereon."¹⁴ Lange later relinquished his claim to the property.¹⁵

George Keenan conveyed the property by a deed of release, dated June 11, 1813, to Joshua Brown, for \$8,000. The property at that time was described as measuring 31 feet, 11 inches, in front on Church Street, and in depth about 95 feet, 10 inches. It bounded to the west on Church Street, to the east on land of Patrick Mooney, to the south on land of Mrs. Rogers and to the north on land of Pierce Butler. Elizabeth Keenan, wife of George Keenan, signed a relinquishment of dower on the same date.¹⁶

Joshua Brown was a merchant and vendue master in Vendue Range and resided in New

Street.¹⁷ He also did not retain the property for long, and conveyed it to Dr. Vincent LeSeigneur in 1814. The conveyance to Dr. LeSeigneur was part of an exchange of properties between the two parties. Dr. LeSeigneur agreed to sell to Brown a lot with buildings at the corner of Broad and Savage streets, "formerly used for a Surgeon House," for \$15,000, and Brown agreed to sell to LeSeigneur his "Lot of Land & buildings situate on the East Side of Church Street Continued & Valued at eight thousand Dollars."¹⁸

Brown conveyed his property on the east side of Church Street Continued to Dr. LeSeigneur, for \$8,000, on November 14, 1814. The property was described as measuring in front 31 feet, 11 inches, and in depth from west to east, 95 feet, 10 inches. It butted and bounded to the west on Church Street Continued, to the east on land of Patrick Mooney, to the south on land of Mrs. Rogers and to the north on land of Pierce Butler.¹⁹

Notes, "Geo. Keenans Brick House"

1. South-Carolina and American General Gazette, April 23, 1778, 4:1.
2. Deeds, D5:541.
3. Deeds, E5:206.
4. Deeds, Q3:125; McCrady Plats, No. 3351-01, Register of Mesne Conveyance Office.
5. "Ichnography of Charleston," surveyed for the Phoenix Fire Company of London, 1788, copy in Charleston County Library.
6. McCrady Plats, No. 3354-03.
7. McCrady Plats, No. 3351-01, Register of Mesne Conveyance.
8. Deeds, B8:198.
9. Deeds, B8:198.
10. Deeds, C8:439.
11. Deeds, C8:437.
12. Deeds, D8:409.
13. McCrady Plats, Nos. 3304, 3354-02.
14. Deeds, G8:51.
15. Deeds, K8:11.
16. Deeds, I8:49.
17. City Directory, 1813.
18. Deeds, L8:33, 37, 39, 40, 42.
19. Deeds, L8:45.

The South Garden

The lot which formed the south garden of the property at present-day 38 Church Street was formerly a separate property belonging in 1778 to the estate of John Clifford. Along with other properties belonging to the Clifford estate, it was offered for sale at auction in April, 1778. It was described in a Gazette advertisement at the time as "A Commodious House and Lot upon White-Point, in Church-street Continued, containing in front 24 feet 6 inches, and in depth 95½ feet deep, now rented by Mr. Paul Kewinn."¹

The property was purchased at the auction by Joseph Yates, a ship carpenter, for £3,230, current money of South Carolina. Title to the property was conveyed to Yates by deeds of lease and release, dated May 1 and 2, 1778, by the Clifford heirs: Martha Clifford, widow of John Clifford and executrix of his estate, Elizabeth You, daughter of John Clifford, and her husband Thomas You, silversmith, and Mary Savage, daughter of John Clifford, and her husband Dr. Richard Savage, physician. The lot was described as measuring in front 24 feet, six inches, and in depth eastward from the street, 95½ feet. It was bounded to the west on New Church Street Continued, east on property of the Clifford heirs, north on the lot sold at the same auction to Seth Gilbert, and south on unidentified land.²

The Phoenix Fire Company Map of 1788 (Figure 6) depicts a cluster of wooden buildings on the east side of Church Street Continued, below the bend.³ One building in the cluster would probably have been the "Commodious House" formerly belonging to the Clifford estate, on the site of the south garden of present-day 38 Church Street. A plat of ca. 1800 depicts the environs of the lower peninsula of Charleston, and the various property owners at that time (Figure 8).

The plat identifies the lot, the site of the south garden at present day 38 Church Street, as belonging to the Estate of "Mr. Yates."⁴

Subsequently, the chain of title became obscured. By 1811, the lot was identified as belonging to "Mrs. Rogers."⁵

At some point in time, the property was acquired by Dr. Vincent LeSeigneur. He was in possession of the property by August 9, 1831, when he acquired the lot to the east, on Zig Zag Alley. The lot on Zig Zag Alley was described at that time as bounding to the west on lands of Dr. LeSeigneur.⁶

The lot formed the south garden of Dr. LeSeigneur's property.⁷

Notes, The South Garden

1. South-Carolina and American General Gazette, April 23, 1778, 4:1.
2. Deeds, E5:206.
3. "Ichnography of Charleston," surveyed for the Phoenix Fire Company of London, 1788, copy in Charleston County Library.
4. McCrady Plats, No. 3351-01, Register of Mesne Conveyance.
5. Deeds, C8:437, 439.
6. Deeds, B10:547.
7. McCrady Plats, No. 7086; Charleston Courier, March 24, 1846, 3:7; Deeds, W11:213.

The North Garden

The large piece of land which forms the north garden of present-day 38 Church Street was historically part of Town Lot No. 298, and in the eighteenth century belonged to the Bull-Blake family.

Part of the property to the north, including the north garden of present-day 38 Church Street, had been part of Lois Matthewes' property, and was devised to George Matthewes, Jr., by 1759.¹ The executors of his estate -- Robert Randall, John Matthewes, Sr., and John Matthewes, Jr., gentlemen -- conveyed that property to Benjamin Guerard, Esq., by deeds of lease and release dated September 1 and 2, 1769, for £1,205, current money. That property was described at the time as a portion of Town Lot No. 298, measuring 50 feet in front on Church Street Continued, and 200 feet in depth on the south line. It was further described as butting and bounding to the west on Church Street Continued, south on another part of Town Lot No. 298, belonging to John Clifford, north on another part of Town Lot No. 298, and east by a diagonal line running on a southeasterly course.²

Benjamin Guerard of Charles Town, planter, and Sarah his wife, conveyed their property to Mrs. Mary Bull, of Prince William's Parish, plantress, by deeds of lease and release, dated December 28 and 29, 1769, for £1,275, current money of South Carolina. The property was described as being part of Town Lot No. 298, measuring 50 feet in front on Church Street Continued and 200 feet on the south line. It was further described as butting and bounding to the west on Church Street Continued, to the south partly on land belonging to the Estate of John Clifford, to the north partly on land of Mary Bull, and east by a diagonal line running on a

southeast course.³

The property to the north of the above described property, had been the property of George Eveleigh, who had acquired it partly from William Vanderhorst and partly from Lois Matthewes.

Lois Matthewes conveyed part of her property to George Eveleigh on May 8, 1752, for £100, current money of the province. That property, depicted on a plat (Figure 4), was an irregular piece, described as "shoal or broken land," being the eastern and northern portions of the lot conveyed to Lois Matthewes by William Vanderhorst. It measured, along a line running from Church Street Continued in a southeasterly direction, 78 degrees for a distance of 206 feet; then running northeasterly $87\frac{1}{2}$ degrees for a distance of 215 feet to the edge of the canal; thence along the southwest side of the canal in a northwesterly direction, 68 degrees for a distance of 121 feet, 8 inches; thence returning southwest $87\frac{1}{2}$ degrees for a distance of 302 feet. It was further described as butting and bounding to the west on Church Street Continued, to the south on the remaining portion of Lois Matthewes' land, to the east on the canal, and to the north on the canal and on shoal land belonging to George Eveleigh.⁴ The latter had been conveyed to Eveleigh by William Vanderhorst by deeds of lease and release dated May 1 and 2, 1751.⁵

George Eveleigh conveyed all his lands, described above, to John Bull, by deeds of lease and release, dated June 18 and 19, 1759. Eveleigh's irregularly shaped lot in the bend of Church Street Continued, was depicted at that time on a plat by William Wilkins, surveyor (Figure 9).⁶

The property bought by John Bull was devised by his will, in 1768, to his widow, Mary Branford Bull.⁷ Mrs. Bull bequeathed the property to her granddaughter, Elizabeth Izard Blake, wife of Daniel Blake, in 1772.⁸ Elizabeth Blake bequeathed "all my Lands and hereditaments

in Charles Town and all the Negroes which I inherited from my Grand Mother Mary Bull, with their issue, to my Cousin Mary Butler," in 1792.⁹ Mary Middleton Butler had actually predeceased her cousin Elizabeth Blake and her husband, Major Pierce Butler, dying in 1790. On the death of Elizabeth Blake, Mary Butler's interest in her estate devolved to her husband, Major Butler, one of the signers of the United States Constitution.¹⁰

The large triangularly shaped lot was subdivided into four smaller lots, designated as Lots A, B, C. and D, in a plat by Joseph Purcell, dated in July, 1799 (Figure 7). The plat shows various wooden buildings on the lots.¹¹ A plat of ca. 1800 (Figure 8) identified the property as belonging to the "Est. of Mrs. Blake."¹²

On June 9, 1808, Major Butler agreed to sell the easternmost lot, marked D in the Purcell plat (Figure 7) to Joseph Righton, and conveyed title to Righton by deeds of lease and release dated May 17 and 18, 1810.¹³

Butler had the remaining property, fronting on Church Street Continued, surveyed again by John Diamond in June of 1812 (Figure 9). The object of the survey was to prove that George Keenan had trespassed nine inches of brick wall onto Lot C.¹⁴

On August 3, 1826, Frances Butler, executrix of the estate of the late Pierce Butler of Philadelphia, conveyed the property to Dr. Vincent LeSeigneur, for \$1,200. The property was described as a lot in Church Street, known as No. 50, measuring in front on said street, 112 feet, six inches, and in depth, 114 feet. It was described further as butting and bounding to the west on Church Street, to the north and east on lands of Joseph Righton and to the south on land of Dr. Vincent LeSeigneur.¹⁵

Dr. LeSeigneur combined the property with other lots to form his large garden.

Notes, The North Garden

1. Deeds, C6:133.
2. Deeds, Q3:165.
3. Deeds, Q3:125.
4. Deeds, NN:291.
5. Deeds, NN:295.
6. Deeds, C6:133.
7. Wills (W. P. A. Transcripts, 12:387).
8. Wills (W. P. A. Transcripts) 14:127.
9. Wills (W. P. A. Transcripts) 24:1113.
10. N. Louise Bailey and Elizabeth Ivey Cooper, Biographical Directory of the South Carolina House of Representatives; Volume III: 1775-1790 (Columbia: University of South Carolina Press, 1981) p. 113.
11. McCrady Plats, No. 3354-03.
12. McCrady Plats, No. 3351-01.
13. Deeds, A8:143, B8:314.
14. McCrady Plats, No. 3304 and No. 3354-02.
15. Deeds, S9:427.

Zig Zag Alley

Dr. LeSeigneur expanded his holdings by acquiring two pieces of property fronting on Zig Zag Alley.

The two pieces of property formerly had been part of Town Lot No. 298, a large piece of which had been conveyed by William Vanderhorst to John Clifford. In January, 1784, a plat of lands belonging to the estate of John Clifford, drawn by Ephraim Mitchell, surveyor (Figure 10), divided the tract into several lots. The lot designated as No. 4 in the plat measured 55 feet in width and 356 feet on the north line, extending eastward to Water Street (formerly Vanderhorst Creek). The lot was bounded on the west by lands of Seth Gilbert and Mrs. Rogers. The western end of Lot No. 4 later became the back portion of the property at present-day 38 Church Street.

Lot No. 4 of the Clifford tract was acquired by Edward Hanahan, who sold a portion of it to Seth Yates in November of 1791. The portion sold to Yates was described as measuring 55 feet on the west line, 52 feet on the east line and 102 feet in length.¹ The lot acquired by Yates subsequently was subdivided into two lots.

Southernmost Lot

The southernmost lot, formerly the property of Yates, was in the possession of Samuel Braund by July of 1804, when a plat of Zig Zag Alley (Figure 11) identified the land as his.²

Samuel Braund, Anne Chapman Gibson and Jane Gibson conveyed the southernmost lot on Zig Zag Alley to Michael Delaney on February 28, 1806, for \$750. The property was described as butting and bounding to the east on Lynches Lane Continued, to the west on land

of Mrs. Rogers, to the north on land occupied by Ralph Atmar and to the south on land of Mary Oakford.³

Michael Delaney sold the southernmost lot to Alfred Galloway on April 8, 1807, for \$900. Frances Delaney, his wife, relinquished her dower rights in the property on the same date. The description of the property was the same as in the 1806 deed.⁴

Alfred Galloway sold the southernmost lot to Daniel Brown on October 25, 1811, for \$1,000. The property was described as fronting 33 feet on Zig Zag Court and having a depth from east to west of 82 feet. It was described further as butting and bounding to the east on Zig Zag Court, west on land of Mrs. Rogers, north on land of Patrick Mooney, and south on land of Captain Bonnell and land of Geyer.⁵

Isaac S. Bailey, as executor of the estate of Captain Daniel Brown, deceased, conveyed the southernmost lot to Dr. Vincent LeSeigneur on August 9, 1831. The property was described as a "Lot of Land with the Houses thereon," in Zig Zag Court, measuring in front on the said Court 32 feet, six inches, on the west or back line 25 feet, on the north line from east to west 75 feet, six inches and on the south line from east to west, 72 feet, three inches. It was butting and bounding to the east on Zig Zag Court, to the west and north on lands of Dr. LeSeigneur, and to the south on properties now or late of Geyer, Bonnell and Turpin.⁶

Northernmost Lot

The northernmost lot was in the possession of Mrs. Mary Savage in 1793, when she conveyed it by deeds of lease and release, dated November 1 and 2, to Thomas Evington, mariner, for £154 Sterling money of South Carolina. The property was described as butting and bounding to the east on "a Lane to said Lot," to the north on the estate of Daniel Blake, to the

west on land of Mrs. Gilbert, and to the south on land of Thomas Padgett, formerly of the estate of Dr. Savage.⁷

The lot was described in 1806 as being occupied by Ralph Atmar.⁸

Captain Thomas Evington of Prince William's Parish, Beaufort District, sold the property on March 7, 1807, to Patrick Mooney for \$1,000. The property was described in the same terms as in the 1793 deed.⁹

Patrick Mooney sold the property to Dr. Vincent LeSeigneur, on April 21, 1818, for \$750. The property was described in the same terms as in the 1793 deed.¹⁰

The Combined Property

Dr. LeSeigneur combined the two Zig Zag Alley lots with his other pieces of property, to form one large lot.¹¹

Notes, Zig Zag Alley

1. Deeds, H6:80.
2. Plat of lands of William Turpin, surveyed by Joseph R. Purcell, July, 1804, copy in files of Robert P. Stockton.
3. Charleston County, Register of Mesne Conveyance Office, Deeds, R7:289.
4. Deeds, R7:291.
5. Deeds, E8:20.
6. Deeds, B10:547.
7. Deeds, U7:157.
8. Charleston County, Register of Mesne Conveyance, Deeds, R7:289.
9. Deeds, W7:343.
10. Deeds, A9:435.
11. McCrady Plats, No. 7088.

The Combined Property

Dr. Vincent LeSeigneur accumulated several pieces of property which he combined to provide an extensive garden and yard area for his house at present-day 38 Church Street.

Dr. LeSeigneur's combined holdings were depicted on a plat by Charles Parker, surveyed on March 7, 1846 (Figure 11). The plat also depicts the property as divided into two lots, designated as "A" and "B," to facilitate the sale of the property following Dr. LeSeigneur's death. The plat also depicts the property line on Church Street, to the north of the house, as a straight line, rather than as a curving line, as depicted on the plat of Major Butler's property in 1812 (Figure 7).¹ The change represents the condemnation of the land, between the 1812 line and the 1846 line, by the City of Charleston, for the straightening of the street line at that point, ca. 1835.²

Dr. LeSeigneur had died in January, 1846.³ His will, after making specific bequests, directed the executors of his estate "to sell and dispose of all the rest and residue of my Estate."⁴

Preparatory to the sale of the property, the executors of Dr. LeSeigneur's estate engaged vendue master A. Whitney, who ran an advertisement in the local newspapers:

Sales at Auction

*Estate Sale -- By order of the Executors of the Estate of
Dr. Vincent Le Seigneur,*

By A. Whitney,

THIS DAY, 24th instant, at 11 o'clock, will be positively
be sold, at the North side of the Custom House,

All that desirable three story BRICK DWELLING, the late residence of Dr.
Vincent Le Seigneur, situate on the east side of Church street continued, and
known by the number 144, finished in handsome style, and in the front room on

the first story, are five large glass door cases for a large library. The House contains six upright [rooms], a large room on first story, and dressing room above, and two well finished garrets, with double piazzas to the south and east, and large dry cellar; a two story brick kitchen, six rooms; a large two story wooden building, containing several rooms; a good two story wooden building, with five rooms fronting on Zig Zag alley; and large gates for carriage entrance from said alley, with carriage house, stables and store room adjoining; a very large cistern and two wells of water; a garden with the most choice grape vines and fig trees, and the yard paved.

The Lot forms a parallelogram of (66 feet 1 inch,) sixty six feet one inch, in front on Church street continued by (142 feet,) one hundred and forty-two feet on the south line, then joining another parallelogram running south, of (9 feet 10 inches,) nine feet 10 inches, and then running east on said south line (26 feet,) twenty-six feet, making the whole length of south line (168 feet,) one hundred and sixty-eight feet; on the north line running from east to west (113 feet,) one hundred and thirteen feet, then joining a parallelogram of (4 feet 10 inches) running south, and then running east on the north line (57 feet 5 inches,) fifty-seven feet five inches, making the whole length from east to west (170 feet 5 inches,) one hundred and seventy feet five inches, and in width on Zig Zag alley (65 feet 2 inches,) sixty-five feet two inches.

Terms of sale, \$4500 secured by a bond and mortgage of the premises -- payable in one, two and three years, the interest to be paid semi-annually, from the day of sale -- the property to be insured, and the balance payable in cash --and the purchaser to pay for papers.

ALSO,

All that desirable Building lot, adjoining the above to the north, measuring and containing in front on Church street continued (101 feet 8 inches,) one hundred and one feet eight inches, and on the back line (69 feet, 3 inches,) sixty-nine feet three inches; in depth, on the south line from east to west (113 feet,) one hundred and thirteen feet; and in depth, on the north line from east to west (97 feet 8 inches,) ninety-seven feet eight inches, with a large carriage house, stable and store room on the northeast corner of lot. This lot is enclosed on the front and north line, by a very substantial brick wall, with a handsome carriage entrance from Church street continued, with large gates. On this lot is a garden, with many choice grape vines and fruit trees. The purchaser will get in value at least \$1000, in having the stables and brick wall around. Any person wishing to purchase can examine the premises, a servant being in attendance, and a survey and plat just made by Charles Parker, Esq., may be seen at my house, No. 11 Cumberland street, and at the sale.

Terms -- one third cash; balance payable in one and two years, secured by a bond and mortgage with interest payable semi-annually, from day of sale, and the purchaser to pay for papers.⁵

Both portions of Dr. LeSeigneur's property were acquired at the auction by James Albert Hopkins. Charles Edmondston and George A. Trenholm, as executors of the estate of Dr. LeSeigneur, conveyed title to the two lots to Hopkins on March 26, 1846. He paid \$5,220 for Lot "A," on which the house was situated, and \$1,400 for Lot "B," to the north. The measurements of the two lots were described as in the advertisement for sale. Lot "A" was further described as butting and bounding to the north on land late of the Estate of Dr. LeSeigneur and now conveyed to Hopkins, to the east on Zig Zag Alley, to the south on lands of James McBeth, the Estate of Mary Geyer, Captain James Bounell, and Elizabeth You, and to the west on Church Street Continued. Lot "B" was described as butting and bounding to the north on lands of M. and E. Mood and partly on land of Joseph Righton in trust, to the east on land of Joseph Righton in trust, to the south on land late of Dr. LeSeigneur and now conveyed to Hopkins, and to the west on Church Street continued.⁶

James Albert Hopkins, who purchased 38 Church Street on March 26, 1846, was a cooper and wharf owner, and lived at 38 Church Street, which house was known as 28 Church Street during his ownership.⁷ The Federal Census of 1850 lists in the household James A. Hopkins, age 40, merchant; his wife Maria S. Hopkins, age 38; and their children J. Ward Hopkins, age 18, a student of law; Caroline E. Hopkins, age 16; Katherine L. Hopkins, age 14; Alice Hopkins, age 9; Maria J. Hopkins, age 7; Charles M. Hopkins, age 6.⁸ The house was numbered 28 Church Street in the 1850s, and that numbering remained until 1886, when it was changed to 38 Church Street.⁹

Hopkins died December 29, 1852.¹⁰ William Mitchell, a kinsman of his wife and one of his creditors, on December 28, 1855, filed a bill of complaint in the Court of Equity of

Charleston District, against Maria S. Hopkins, the widow and administratrix of Hopkins' estate, against J. Ward Hopkins, Caroline E. Hopkins, Catherine L. B. Hopkins, Alice Hopkins, Maria J. Hopkins and Charles M. Hopkins, the children and heirs of James Albert Hopkins, and against John E. Carew, his surviving business partner. The case was heard in June, 1856, and the court issued a decretal order for the property to be sold by the Master in Equity. The property was again divided into two portions for the purpose of the sale.¹¹

At the public auction, on April 28, 1857, the two pieces of property were purchased by Charles T. Mitchell, another kinsman, for high bids of \$5,500 (for the lot containing the house) and \$1,000 (for the north lot), respectively. A plat (Figure 14) accompanying the deeds depicts the division line between the two lots, a little to the north of the division line in 1846 (Figure 11). Otherwise, the two lots were described in the same terms as in the 1846 deeds. The plat also depicts the three story brick main house and a carriage house, one story of wood, on the north lot.¹²

Charles T. Mitchell reconveyed title to the two lots to Maria S. Hopkins on August 30, 1860, for \$5.00 each.¹³

The Federal census of 1860 lists as residing in the household Maria S. Hopkins, age 48, and her children J. Ward Hopkins, 27; Caroline E. Hopkins, 24; Kate L. Hopkins, 22, Alice R. Hopkins, 18; Maria J. Hopkins, 16; and Charles E. Hopkins, 15. Both sons were working as accountants.¹⁴

During the Federal occupation of Charleston in February, 1865, the Hopkins home was taken over by the Freedmen's Bureau, but afterwards returned to Mrs. Hopkins.¹⁵

The property was nearly alienated again in the late 1860s. Etienne Poincignon, holder

of a bond and mortgage on the property, filed his bill of complaint in the Court of Equity of Charleston County, on August 22, 1867, asking that the property be sold for payment of the bond and mortgage. The case was heard in February, 1868, and the Court decreed that the property be sold at auction by the Master in Equity. At the public auction, on March 24, 1868, Maria S. Hopkins repurchased the property for a high bid of \$7,800.¹⁶

The Federal census of 1870 lists as living in the household Maria S. Hopkins, age 59, and her daughters Caroline E. (Carrie) Hopkins, 35; Kate L. Hopkins, 33; and Alice Hopkins, 24. Also living there were Mrs. Hopkins' relatives William Mitchell, age 33, a lawyer; Ina Mitchell, age 26, May Mitchell, age 8; and Hest Mitchell, age 3.¹⁷

Maria J. Hopkins, one of the daughters of James Albert Hopkins and Maria S. Hopkins, married William E. Mikell, a Charleston attorney.¹⁸ He died of leukemia in the Hopkins home (although he lived at 10 Church Street) on August 23, 1870.¹⁹ After his death, his widow Maria J. Hopkins Mikell and her two daughters Marie Mitchell Mikell, age 9, and Hess Waring Mikell, age 3, lived with the Hopkins family until her marriage to Col. A. O. Andrews.²⁰ Maria J. Hopkins Mikell Andrews and her daughter Marie Mitchell Mikell was lost on the steamship Champion on November 7, 1879, leaving the other daughter, Hess Waring Mikell, an orphan. Her aunt Caroline Emma Hopkins was appointed as her guardian, and she went to live at 38 Church Street, which was then numbered 28 Church Street.²¹

Maria S. Hopkins sold the back part of the property, fronting on Zig Zag Alley, on May 14, 1878, for \$600. The conveyance was to Henry Siegling in trust for his wife Kate R. Siegling and their children. According to a plat (Figure 16) by Simons & Howe, dated March 11, 1878, the property measured 65 feet, two inches, on Zig Zag Alley, 30 feet, three inches, on the north

line, 26 feet, on the south line and 54 feet, four inches, on the west line. It was bounded on the east by land of Maria S. Hopkins and on the north by land of Henry Siegling.²²

Maria S. Hopkins sold the northern portion of the property to John Lewis on January 31, 1881, for \$1,500. The property conveyed measured in front on Church Street, 82 feet, six inches, in depth on the north line, 97 feet, 11 inches, in depth on the south line 110 feet, 11 inches, and on the east or back line, 50 feet, eight inches. It butted and bounded to the west on Church Street, south on land of Mrs. M. S. Hopkins, east on land of Henry Siegling, and north on land of Moore.²³

The widowed Maria S. Hopkins continued to live at 28 Church Street (present-day 38 Church Street) until her death on March 11, 1885.²⁴ Her will, dated May 13, 1884 and proved on March 13, 1885, bequeathed her real estate to her "beloved daughters" Kate L. Hopkins, Alice Hopkins and Caroline E. Hopkins.²⁵

The Misses Hopkins, daughters of J. Albert Hopkins and Maria S. Hopkins, continued to live at 28 Church Street, which was renumbered as 38 Church Street in 1886.²⁶

Hess Waring Mikell was married in February, 1888, to Robert Bee (Bob) Lebby, a young Charleston businessman.²⁷ Lebby was secretary and treasurer of the Bailey-Lebby Company, at 213 Meeting Street. He was also secretary and treasurer of the Charleston Knitting Mills Company, at 266 East Bay Street, corner of Pritchard Street.²⁸ The young couple initially lived at 16 Water Street, but soon moved to 38 Church Street, to live with the Misses Hopkins.²⁹

Alice Hopkins, Caroline E. Hopkins and Kate L. Hopkins conveyed their interests in the property to Hess Waring Mikell Lebby on October 11, 1894, for \$6,500. A plat (Figure 18) by Simons & Holmes, surveyors, dated 8 September 1894, and accompanying the deed depicted the

appearance of the property at the time. It was described as measuring in front on Church Street, 85 feet, 6 inches; measuring on the north line from west to east 111 feet, then on a line running south, 20 feet, then on a line running east 27 feet, making the whole length of the north line from west to east, 138 feet; measuring on the east line 54 feet, 6 inches; and measuring on the south line 142 feet. The property was bounded on the north by land of J. & E. Lewis, Jr., on the east by property of Henry Siegling, on the south by property of Ellen Campbell, and on the west by Church Street.³⁰

The Misses Hopkins continued to live at 38 Church Street until they died there. Alice Hopkins died June 9, 1899; Caroline Emma Hopkins died May 11, 1913; Kate L. Hopkins died July 6, 1917.³¹

Robert Bee Lebby and Hess Waring Mikell had three daughters. The eldest, Marie Mikell Lebby, born April 9, 1890, in Charleston, married February 23, 1922, Thomas Calendine Boushall of Raleigh, and afterwards lived in Richmond, Virginia.³² Lucile Bee Lebby, born April 26, 1892, at 38 Church Street, married April 26, 1916, Rudolph Campbell Siegling, publisher of The [Charleston] News and Courier.³³ They lived at 9 East Battery until his death in 1926, after which she returned to 38 Church Street, until her remarriage in 1932 to Charles Stevens Dwight.³⁴ Hess Waring Lebby the youngest daughter, married November 5, 1913, John Thomas Jenkins, a prominent Charleston realtor and insurance broker.³⁵ The Jenkins' eldest child, Hess Waring Jenkins, was born at 38 Church Street on July 24, 1914.³⁶

Robert Bee Lebby died July 9, 1927, at 38 Church Street.³⁷ His widow continued to live at the address. She was joined there ca. 1933 by John T. Jenkins, his wife Hess Lebby Jenkins and their daughter Hess Waring Jenkins.³⁸

The property was conveyed by Hess W. Lebby to her daughter Hess Lebby Jenkins by deed in December, 1949, retaining for herself a life estate in the property.³⁹ The conveyance was confirmed after her death on February 13, 1957, by her will.⁴⁰

Hess Lebby Jenkins sold the property to John Upshaw Downs on August 1, 1969, for \$10 and "other valuable consideration." The property was described as measuring in front on Church Street 103 feet; on the north on a line running from Church Street west to east, 105 feet, two inches, at which point the line runs south 20 feet, thence east 27 feet, making a total northern line of 132 feet, two inches; on the east line, 20 feet and 54 feet, 6 inches, making a total of 74 feet, six inches; and on the south line 142 feet. It was further described as butting and bounding to the west on Church Street; to the north partly on lands now or formerly of B. B. Kinloch and partly on lands now or formerly of Owens, formerly of Louise Porcher, et al; to the east partly on lands now or formerly of Owens, formerly of Louise Porcher, et al, and partly on lands now or formerly known as Lightwood Alley; and to the south on Numbers 34 Church Street and 8 and 10 Atlantic. The described butts and bounds, though not the dimensions, correspond to data on a plat (Figure 22) by W. Lucas Gaillard, surveyed August 29, 1968, and annexed to the deed.⁴¹

John U. Downs was an insurance broker with the Physicians Company, with offices at 66 Broad Street. He and his family rehabilitated the house and lived there until they sold the property in 1973.⁴²

Downs sold the property to William M. Matthew and Kathryn K. Matthew on December 3, 1973, for \$5.00 and "other valuable consideration," the latter being the assumption of two mortgages with a balance due of \$44,245. The description was the same as in the 1969

conveyance, except for one additional paragraph. The conveyance also included "All my right, title and interest, whatever the same may be, if any, to a strip of land to the east on the property above described and designated 'Lightwood Alley' on the aforesaid plat by W. L. Gaillard."⁴³ The latter was of doubtful effect, as the strip so designated had been part of the property conveyed by Maria J. Hopkins to Henry Siegling in 1878 (Figure 16).⁴⁴

William M. Matthew was manager of the Utilities Construction Company, Inc., at 1890 Milford Street.⁴⁵

Mr. and Mrs. Matthew sold the property to Priestley C. Coker, III, and Cynthia K. Coker, on December 28, 1990, for \$960,000. The property description remained the same.⁴⁶ Both the Cokers are active real estate investment, management and sales. Priestly Coker is the author of Charleston's Maritime Heritage, a book on shipbuilding, shipping and military vessels in the Charleston area.

The Cokers sold the property to Charles W. Patrick and Celeste H. Patrick on April 18, 1994. The property description remained the same.⁴⁷ Charles William Patrick, an attorney, conveyed his interest in the property to his wife, Dr. Celeste H. Patrick, physician, on February 22, 1995.⁴⁸

Notes, The Combined Property

1. McCrady Plats, No. 7088.
2. The change is depicted on a plat by Robert Q. Pinckney, city surveyor, in 1835, which plat, however, is not reproducible (City of Charleston, City Engineer's Office, City Engineer's Plat Book, p. 106, City of Charleston Archives).
3. City of Charleston, Health Department, Death Records Index, Charleston County Library.
4. Charleston District, Probate Court, Wills (Works Progress Administration Transcripts), 44:1.
5. The Charleston Courier, March 24, 1846, 3:7.
6. Deeds, W11:214, 215.
7. City Directories, 1849-1855.
8. United States, Department of the Interior, Bureau of the Census, United States Census, South Carolina, St. Philip's and St. Michael's Parishes, p. 111.
9. City of Charleston, Treasurer's Office, Ward Books, 1852-1856, City of Charleston Archives; City Directories, 1852-1887.
10. Hopkins Family monument, First (Scots) Presbyterian Church yard.
11. Deeds, V12:595, 596. Hess Waring Jenkins Montague (Mrs. Robert L. Montague), great-great-granddaughter of Maria S. Hopkins, says Maria's maiden name was Mitchell (telephone interview, May 28, 1995).
12. Deeds, V12:596.
13. Deeds, V12:595, 596.
14. United States Census, 1860, City of Charleston, Ward 1, p. 188.
15. Hess Waring Jenkins Montague, telephone interview.
16. Deeds, F15:585; The News and Courier, March 24, 1868, 3:6.
17. United States Census, City of Charleston, Ward 1, p. 16.
18. Charleston District, Probate Court, Estates, 200-7; Hess Waring Jenkins Montague, telephone interview.

19. Death Records Index; City Directories, 1867-1870.
20. Estates, 200-7; City Directories, 1874-1876.
21. Estates, 200-08; 261-15; Hess Waring Jenkins Montague, telephone interview.
22. Deeds, K17:571.
23. Deeds, B20:199.
24. City Directories, 1855-1885; Death Records Index; The News and Courier, March 12, 1885, 8:5; Hopkins Family monument, First (Scots) Presbyterian Church yard.
25. Estates, 296-21.
26. City Directories, 1885-1920; Death Records Index; Deeds, A22:141.
27. Mrs. Robert L. Montague, telephone interview May 28, 1995; E. DeTreville Ellis, Nathaniel Lebbby, Patriot, and Some of his Descendants (Charleston: privately printed, 1967) pp. 110, 179.
28. City Directory, 1898.
29. City Directories, 1888, 1889.
30. Deeds, A22:141.
31. Death Records Index; Hopkins Family monument, First (Scots) Presbyterian Church yard.
32. Ellis, Nathaniel Lebbby, p. 179.
33. Ellis, Nathaniel Lebbby, p. 179.
34. Ellis, Nathaniel Lebbby, p. 180.
35. "Descendants of John Jenkins, of St. John's Colleton," comp. Mabel L. Webber, South Carolina Genealogies; Articles from The South Carolina Historical (and Genealogical) Magazine (Spartanburg: The Reprint Company, 1983) 3:29; The News and Courier, May 3, 1970, 11A:5-6; Ellis, Nathaniel Lebbby, p. 180.
36. Ellis, Nathaniel Lebbby, p. 180; Hess Waring Jenkins Montague, telephone interview.
37. Estates, 646-26.
38. City Directories, 1934-42.
39. Deeds, K51:9.

40. Estates, 865-77; Deeds, A93:223.
41. Deeds, A93:223.
42. Deeds, K17:571.
43. City Directories, 1969-1973.
44. Deeds, J103:6.
45. City Directory, 1974.
46. Deeds, G199:764.
47. Deeds, R241:605.
48. Deeds, U252:124.

The Buildings

The main house at 38 Church Street was built by George Keenan sometime between September 25, 1811, when he bought the site, and June of 1812, when a plat (Figure 9) depicts "Geo. Keenans Brick House." The house intruded nine inches of brick wall onto Major Pierce Butler's property to the north; with the eaves, the intrusion totaled about 15 inches. The intrusion continued for 44 feet along the north wall of the house.¹

The main house is a three and one-half story brick dwelling house, three bays wide and five bays deep. Windows on the third level are smaller than those below, in the Palladian manner. The house has 9/9 light sash windows on the second and third levels and 1/1 light sashes on the first level, the latter representing late nineteenth century replacements.

The Church Street facade is handsomely finished. On the second level, a gib door gives access to a wrought iron balcony which is centered in the facade. The balcony has plain rails, square in section, and there is a rondelle centered in the front expanse. There are stuccoed cornices, representing voussoirs and keystones, over the windows. The facade may have been rebuilt following the earthquake of August 31, 1886, as recommended by the earthquake damage inspectors, who noted that the west wall (facade) of the house was "Badly cracked." The condition of the north, south and east walls was listed as "Good" by the inspectors, although they recommended that the north and south walls be anchored at the openings.²

The house has a hipped roof, covered with slate. The original roof covering possibly was slate. The roofing was listed as slate in the report of the earthquake damage inspectors in 1886.³ The slate roof was damaged by Hurricane Hugo in 1989, after which the Board of Architectural

Review granted approval to replace it with the same material.⁴ There are three hipped dormers on the roof: one each on the front slope of the roof, the rear slope, and the south slope.

The main house is constructed of Charleston grey brick, stuccoed on the exterior. Charleston (or Carolina) grey brick was made in brickyards on Lowcountry plantations. It is named for the grey clay from which it was shaped; when fired, the material turned the distinctive reddish-brown hue characteristic of Charleston's older brick buildings. The stucco is scored to simulate stone blocks, and, as is customary, has been painted. Only the brick dog-tooth cornice below the eaves remains typically unstuccoed and unpainted.

The chimneys are also constructed of local grey brick. The chimneys of the main house were knocked down to the roofline in the 1886 earthquake, and the damage inspectors recommended that they be "rebuilt below ceiling."⁵ The chimneys have square-topped rain hoods, rather than the more typical pointed-arch type, which probably indicates that they were rebuilt at some point in time. As is typical, the chimneys are interior and are situated on the north side of the house, opposite the piazzas which are situated on the south side in order to catch the prevailing breezes from the south and west.

There are two tiers of piazzas and a balustraded deck on the roof of the upper piazza, accessible from a door opening from the stairhall on the third floor. The piazza on the first level has robust fluted Greek Doric columns. On one of the columns on the rear of the piazza are carved the name, "Jay Huston," the initials "J H" and the date, "May 1898." The columns are obviously a replacement of the original columns, as they are mortised to receive railings for a balustrade, but the holes are in the wrong places. The ceiling of the first tier piazza has rectangular sunk panels on axis with the length of the piazza, and a cornice of modillion blocks

all around.

The second level piazza has unfluted Roman Doric columns, more slender than those on the first level. The entablatures of both tiers of the piazzas are elaborated with dentil courses. The piazza door has an interesting surround, with three-quarter round columns of a modified Tuscan Order, with multi-ringed necking. The placement of the columns is unusual in that they project forward of the entablature above them. The piazza entrance is set into a round-arched opening with a deep reveal which is paneled. The top of the arch is outlined in molding. Within the arch is a fanlight with muntins in a sunburst pattern. The stoop of the piazza entrance is paved with brownstone slabs and the columns have brownstone bases. The piazzas are typically "L" shaped, continuing around the rear of the house and terminating at a rear extension.

At some point in time, the piazza on the second level was enveloped in wire mesh insect screening. A photograph taken ca. 1940 for the architectural survey, This is Charleston, depicted the piazza as screened. The screening was removed by Mr. and Mrs. John U. Downs as part of their rehabilitation of the house in 1969-71.⁶

The main entrance to the house, centered in the long south side, has a Victorian door with the upper part glazed (with beveled glass) and two lower panels. Above the door is a rectangular transom light with muntins in a sunburst pattern.

The house has a typical Charleston single house plan, so-called because it is a single room wide. The plan features a central hall which runs at a right angle to the piazza. The central hall functions as entrance hall, stairhall, and circulation facility. It connects on each of the three floors with two large square rooms, and in the half-story, with the garret rooms. Thus the house was described in the newspaper advertisement, for sale of Dr. LeSeigneur's property in 1846 as

having "six upright [rooms] . . . and two well finished garrets."⁷

The front room on the first floor was used by Dr. LeSeigneur as a library for his large collection of medical books, and was described in 1846 as containing "five large glass door cases" for that purpose (Figure 13).⁸ The book cases have since disappeared, and that room is now a drawing room. The rear room on the first floor is typically a dining room, and that is the pattern at 38 Church Street. The front room on the second floor is typically the drawing room in single houses. That room was converted by the Downs into a library in 1969-71, by the installation of bookshelves, the moldings of which were designed to be compatible with the existing historic mantelpiece and frieze.⁹ The rear room on the second level, both rooms on the third floor, and the two garret rooms would typically have been used as bedchambers. The Downs removed the garret partitions and converted the space into a "suite" for their sons, in 1969-71. At the same time, they removed fan units from the garret windows and reinstalled the old window sashes which they found stored in an outbuilding.¹⁰

Charleston single houses typically have a small rear extension, with access from the dining room on the first floor, and from the bedchambers above, and also with doors opening onto the piazzas on each level. Typically, the extension is one bay square and historically functioned as a butler's pantry or office on the first level, and as dressing rooms or small bedrooms, such as nurseries, on the upper levels. Typically, the extension was built as an integral part of the main house and is of the same construction and materials. That was not the case at 38 Church Street.

Instead, there was a two story wooden extension, described in the 1846 advertisement (Figure 13) as containing "a large room on the first story, and dressing room above."¹¹ As

depicted on the 1846 plat (Figure 12), the wooden extension connected the main house with the kitchen building.¹² The Sanborn insurance maps of 1888 and 1902 (Figures 17 and 19) depict the extension as brick on the first level and wooden on the second.¹³ Sometime after 1902, that feature was replaced by the present, much wider, two story brick extension between the main house and kitchen. The present extension was depicted for the first time on the Gaillard plat of 1968 (Figure 22), but is much earlier. The window on the second level, which has a multi-paned sash over a one-light sash, is similar to the windows in the "Gothic tower" on the north side of the house, which fact would indicate they probably were built at the same time, soon after 1902.

The "Gothic tower" on the north side of the main house is a three story brick extension in the shape of a polygonal tower with a crenelated parapet. The extension has a utility room on the ground level, with access from the north yard, and a small study on the first, and a bathroom on the second levels, with access from the stair landings; thus the first and second floor levels of the "Gothic tower" are of a higher elevation than the first and second floor levels of the house. The "Gothic tower" apparently was added sometime after 1902. It is not depicted on any plat up to and including the 1902 Sanborn insurance map (Figure 19), and is finally depicted on the Sanborn insurance map of 1944 (Figure 21).¹⁴ The late Victorian style and materials used, such as the high wainscot's narrow beaded tongue-and-groove vertical boarding, a plate rail, and the windows, which feature multi-light sash over one-light sash, would indicate a building date closer to 1902 than to 1944. A small square brick structure on the north side of the house, the number of floors not designated, is depicted on the 1846 plat (Figure 12); however the structure does not appear on subsequent plats.¹⁵

The interior of the original portion of the main house is characterized by decorative

elements of the Adamesque (ca. 1790-1810) and Regency (ca. 1810-25) styles, with some Victorian changes. The mixture of periods may indicate the Adamesque taste of the builder, George Keenan, Regency embellishments by Dr. Vincent LeSeigneur, and updating modifications by the Hopkins-Mikell-Lebby-Jenkins line.

In the front hall the main staircase, for example, has a robust turned newel post at the lower terminus, an oval-shaped railing, and Victorian turned balusters. The newel posts on the upper levels have rounded knobs on top. The wainscot of the stair, however, appears to be original. The paneling is sunk and outlined with slender strips of molding, in the taste of the Adamesque and Regency periods. A mahogany rail runs along the top of the wainscot. The ceiling is outlined by a narrow plaster with reeding and florettes. An unusual feature of the staircase is a crudely carved legend on the base of a newel post, quoting from Revelations about the sinful exhibiting "the mark of the beast" on Judgement Day.

The floor in the entrance hall is parquetté in light and dark wood, apparently oak and mahogany, with a key pattern in the border. The door surrounds have architrave moldings.

The primary rooms are elaborately decorated in the taste of the early nineteenth century. Each room is slightly different, although there is a unity of style.

The mantelpieces are predominantly in the Adamesque taste, with elements of carved wood and molded gesso. In the drawing room on the first floor the mantelpiece has raised figures of shepherds and sheep executed in gesso in the centerblock, urns in the cornerblocks and flower baskets and swags in the frieze. The mantelpiece in the dining room has raised gesso embellishments -- a lamp in the centerblock and roses in the cornerblocks, and swags and flowers in the frieze. The drawing room/library, the front room on the second floor, has a mantelpiece

with raised elements including classical figures in the centerblock (perhaps Venus and Cupid), and in the cornerblocks, and swags and griffins in the frieze. The bedchamber on the second level has an Adamesque mantelpiece with a fruit basket in the centerblock, classical figures in the cornerblocks and swags and fruit baskets in the frieze. The front bedchamber on the third level has a mantelpiece with a carved wood sunburst pattern; this last feature is more typical of the Regency period.

The two drawing rooms -- the front room on the first floor and the front room on the second floor -- both have, below the cornice, a deep frieze of floral baskets and foliate swags in high relief. The robustness of the pattern and execution are more typical of the Regency period than of the Adamesque. The acanthus leaf medallion in the second floor drawing room is also robustly molded, reflecting the Regency, or perhaps even a later Greek Revival or Italianate influence. The door and window surrounds of the second floor drawing room are inlaid with an open-work guilloche band, the liveliness of which echoes that of the Regency period. Similarly, the wainscot in the dining room is crowned with a band with an unusual incised chevron pattern, which recalls the experimental directions in design found in the Regency.

Other decorative elements appear more conventionally of the Adamesque taste. The second floor drawing room wainscot band has rather delicately executed gougework swags. In the bedchamber on the second level there is a wainscot band with horizontal reeding. Similar reeding elaborates the door and window surrounds in the same room.

The decoration of the dining room includes a plain coved plaster cornice. The bedchamber on the second level also has plaster cornice molding. In both cases, these could belong to either the Adamesque or Regency.

To the rear of the main house and connected to it by the two story brick rear extension, is the two story brick kitchen building. It was constructed, probably, at the same time as the main house, but is depicted for the first time on the 1846 plat (Figure 12). The plat also depicts a small rectangular brick structure on the north side of kitchen building. This apparently was a separate structure, as the legend on the plat refers to it as "the brick building lying to the north side of the Kitchen," and states that it would be sold with the lot to the north, as it extended over the division line between the two lots belonging to Dr. LeSeigneur's estate. The plat also depicts, just to the south of that structure, on the north side of the kitchen, an outside staircase ascending to the second level of the kitchen building. Neither the brick structure nor the staircase are depicted on subsequent plats. In addition, the plat depicts a two story wooden addition on the east end of the kitchen building. That structure was depicted on the Sanborn insurance map of 1902 (Figure 19) as built of brick on the first level and wood on the second level, which is now the case.¹⁶

The chimneys of the kitchen were damaged by earthquake of 1886, after which the inspectors recommended that one of them be "rebuilt entire."¹⁷ This obviously was the westernmost of the kitchen house chimneys. It is constructed of old grey bricks which are, however, laid in standard bond, which was not used when the kitchen was built, but was in use after the earthquake. Moreover, the chimney was built in a more narrow configuration above the first floor. The building itself was apparently not damaged extensively by the earthquake, as the inspectors recommended only that the walls be anchored.¹⁸

The kitchen building was described in the 1846 advertisement as containing six rooms.¹⁹ Typically there would have been a kitchen and wash kitchen (laundry room) on the first level,

and servants' quarters on the second. The kitchen building was converted into an apartment unit at some point in the twentieth century and is depicted on the Gaillard plat of 1968 (Figure 22) as a "2-story brick res[idence]." In 1969-71, the Downs removed partitions from the interior of the kitchen house and removed the staircase. They created one large room on the first level, with exposed beams and chimneys, and designated it a "party room." On the second floor, which had been divided into five rooms in the conversion to an apartment, they created one large room as a master bedroom. In the process, they uncovered a fireplace which had been hidden behind wallboard. They installed a new staircase on the east end.²⁰

The kitchen building has a cantilevered run on the first level. It possibly is an original feature although it is not depicted on any of the historical plats.

To the east of the kitchen building is a small square one-story brick structure which is designated on the 1846 plat (Figure 12) as a "Pigeon House."²¹ What kinds of pigeons were housed there is unknown. Dr. LeSeigneur may have raised carrier pigeons, or squabs for his table. It is a handsome structure, with of Charleston grey bricks laid in Flemish bond, a rather expensive treatment for an outbuilding. The building was identified as a "privy" in a plat of 1894 (Figure 18) and on the Gaillard plat of 1968 (Figure 22).²² A smaller one story wooden edifice, the use of which was not identified, was depicted adjacent to this building, on Sanborn insurance maps of 1902 and 1944 (Figures 19 and 21).

The plat 1846 plat (Figure 12) also depicts a water pump near the southeastern corner of the building. Another pump is depicted near the south line of the property, adjacent to a garden plot. These were the "two wells of water" described in the 1846 advertisement (Figure 13). Not depicted on the plat, but described in the advertisement, was "a very large cistern."²³ The cistern

is located below the present kitchen. The Downs had workmen excavate through the foundations of the house in order to provide access to the cistern, so that it could be used as a wine cellar.²⁴ The main house is described in the 1846 advertisement as having "a large dry cellar."²⁵ This presumably was under the main house, to the west of the cistern.

The 1846 plat (Figure 12) also depicted several wooden buildings which have disappeared. They included a long narrow, two story wooden building to the south of the pigeon house. That building was described in the 1846 advertisement (Figure 13) as "a large two story wooden building, containing several rooms." To the east, facing on Zig Zag Alley, was depicted a square two story wooden building, described in the advertisement as "a good two story wooden building, with five rooms."²⁶ That building evidently replaced a double tenement and kitchen which formerly stood on the site in 1793.²⁷ The building was depicted on the Bridgens & Allen map of 1852 (Figure 15), but had disappeared by the time that the piece of land on which it stood was sold by Maria S. Hopkins to Henry Siegling in 1878 (Figure 16).²⁸ The 1846 plat (Figure 12) also depicted a large one story wooden building on Zig Zag Alley, which was described in the concurrent advertisement as containing a "carriage house, stables and store room," adjoining some "large gates for carriage entrance from said alley."²⁹ That structure also had disappeared by 1878, when the lot on Zig Zag Alley was conveyed by Mrs. Hopkins to Siegling (Figure 16).³⁰

The 1846 plat (Figure 12) depicted, on the Church Street front of the property, a brick wall extending along the street line and a gate adjacent to the piazza entrance.³¹ That undoubtedly is the same wall presently running in front of the south garden. The wall is of Charleston grey brick, stuccoed, the stuccoed scored. The square pillars of the gateway have brownstone caps, carved with fluting and rosettes. The iron gate has scroll designs above crossed

strapping (Figure 20).³²

The 1846 plat (Figure 12) depicted a brick wall running parallel to the house and kitchen, separating the immediate yard area of the house and kitchen from the south garden area.³³ That wall is not delineated on subsequent plats of the property. The south garden was described in the 1846 advertisement (Figure 13) as having "the most choice grape vines and fig trees."³⁴

To the north of the house, on the Church Street frontage, the 1846 plat (Figure 12) showed the "handsome carriage entrance . . . with large gates," described in the advertisement (Figure 13), flanked by large pillars and set into a curving wall. The pillars probably were similar to those flanking the pedestrian gate on the south side of the house, with their brownstone caps. To the north of the gate, the wall, described in the advertisement as "a very substantial brick wall," continued to enclose the property on the west and north property lines, and partly on the back line. Tucked into the brick wall in the northeast corner of the lot was a large one story wooden building, containing "a large carriage house, stable and store room," according to the advertisement. Most of the north yard was given over to a garden, enclosed on the south and east by a fence, and containing "many choice grape vines and fruit trees," according to the advertisement.³⁵

Maria S. Hopkins sold most of the northern portion of the property in 1881, retaining the portion delineated by a line extending from the north pillar of the carriage entrance, eastward 111 feet to the rear line (Figures 14 and 18).³⁶

The curving wall and capacious carriage entrance are depicted on the 1894 plat (Figure 18). Subsequently, however, the curving wall and carriage entrance were removed and the present vehicle and pedestrian gates and fence were erected. The present enclosure consists of

a low masonry wall on top of which runs an iron fence topped with spear heads. Also, at some point in time before the Gaillard survey of 1968 (Figure 22), the present stuccoed masonry wall was built along the north wall of the property.³⁷

The brick garage was depicted for the first time on the Sanborn map of 1944 (Figure 21), but is probably much earlier.³⁸ A Studebaker automobile was listed in the inventory of Robert Bee Lebby's estate in 1927.³⁹

The house is pictured and listed as "Notable" in the architectural survey, This is Charleston, published in 1944, and listed in Group 2: Excellent in the Feiss-Wright-Anderson architectural survey, completed for the City of Charleston in 1975-76. The category is for buildings exhibiting "High style regional architecture -- fine 'Charleston style' -- well designed and proportioned, with good detail . . . Of irreplaceable importance, to be preserved 'in situ' at all costs."

Notes, The Buildings

1. McCrady Plats, No. 3304.
2. Record of Earthquake Damages, W. H. Parkins, architect, and Fred. S. Stewart, builder, inspectors (Atlanta, 1886) p. 29.
3. Record of Earthquake Damages, p. 29.
4. City of Charleston, Board of Architectural Review, Application No. Sr-89-426, October 6, 1989.
5. Record of Earthquake Damages, p. 29.
6. Gale Young, "Ties To Past Preserved," The News and Courier, February 10, 1971, 6A.
7. The Charleston Courier, March 24, 1846, 3:7.
8. The Charleston Courier, March 24, 1846, 3:7.
9. Gale Young, "Ties To Past Preserved," The News and Courier, February 10, 1971, 6A.
10. Gale Young, "Ties To Past Preserved," The News and Courier, February 10, 1971, 6A.
11. The Charleston Courier, March 24, 1846, 3:7.
12. McCrady Plats, No. 7088.
13. Sanborn Map Company, Insurance Maps of Charleston, 1888.
14. Sanborn Map Company, Insurance Maps of Charleston, mfm., Charleston County Library.
15. McCrady Plats, No. 7088.
16. McCrady Plats, No. 7088.
17. Record of Earthquake Damages, p. 29.
18. Record of Earthquake Damages, p. 16.
19. The Charleston Courier, March 24, 1846, 3:7.
20. Gale Young, "Ties To Past Preserved," The News and Courier, February 10, 1971, 6A.

21. McCrady Plats, No. 7088.
22. Deeds, A22:141.
23. McCrady Plats, No. 7088; The Charleston Courier, March 24, 1846, 3:7.
24. Gale Young, "Ties To Past Preserved," The News and Courier, February 10, 1971, 6A.
25. The Charleston Courier, March 24, 1846, 3:7.
26. McCrady Plats, No. 7088; The Charleston Courier, March 24, 1846, 3:7.
27. Deeds, U7:158.
28. Deeds, K17:571.
29. McCrady Plats, No. 7088; The Charleston Courier, March 24, 1846, 3:7.
30. Deeds, K17:571.
31. McCrady Plats, No. 7088.
32. McCrady Plats, No. 7088.
33. McCrady Plats, No. 7088.
34. The Charleston Courier, March 24, 1846, 3:7.
35. McCrady Plats, No. 7088; The Charleston Courier, March 24, 1846, 3:7.
36. Deeds, B20:199, A22:141.
37. Deeds, A99:247.
38. Sanborn Map Company, insurance maps of Charleston, 1944.
39. Estates, 646-26.

George Keenan

George Keenan (Kenan), who built the present house at 38 Church Street, has a somewhat obscure history.

George Keenan first appears in the historical records in 1801, when he purchased a piece of property on lower Church Street from Thomas Keenan, a grocer and perhaps a kinsman.¹ He was listed in the city directories variously as a shop keeper at 123 Church Street (1801) and 23 Church Street (1802); a grocer on McKenzie's Wharf, South Bay (1803); a grocer at 23 Church Street Continued (1806); a grocer at 23 Church Street Continued and 66 east [side] of King Street Road (1807); a store keeper on King Street Road (1809); a merchant at 66 King Street Road (1813); a merchant on the east side of King Street Road (1816); and a merchant on King Street Road, near the Lines [present-day Line Street] (1819 and 1822). He was not listed after 1822.²

George Keenan invested extensively in real estate, buying and selling various properties in Church Street, in Lynches Lane, on the corner of Church Street and Chambers' Alley (Chalmers Street), at Columbus and Meeting streets in Hampstead, in Spring Street, in King Street in the city, on King Street Road and Meeting Street Road on Charleston Neck, and on the Saluda River.³

George Kenan (Keenan), grocer, was married in April, 1801, by the Rev. Dr. Buist, to a Miss Montgomery, who was "lately from Europe," according to The Times of Charleston.⁴ She apparently soon died, because he was married by the Rev. Dr. Buist, in June, 1802, to "the amiable Miss Elizabeth Reside" of Charleston, according to The Times.⁵ George Keenan's second wife, Elizabeth, was born ca. 1790 in New York.⁶

Elizabeth Keenan was involved in several of her husband's real estate ventures, because under South Carolina law she had dower rights to his various properties, and her consent to sell them was necessary.⁷

George and Elizabeth Keenan may have had two sons. The federal census of 1850 lists Elizabeth Keenan, aged 60, as having in her household William Keenan, age 40, an engraver, and John Keenan, aged 27, a carpenter; both of whom were born in South Carolina. Also listed in the household were Sarah Keenan, aged 28, and Sydney Keenan, a male child aged 2; both born in South Carolina, they were perhaps the wife and son of William Keenan. Also in the household were James Moorhead, aged 50, a grocer and native of Scotland, and James McRead, aged 50, a clerk and native of Scotland; they were boarders and perhaps relatives.⁸

Mrs. Elizabeth Keenan was listed as living at 216 King Street, in Charleston, in the 1824 city directory. Elizabeth Keenan, widow, was listed at 43 Society Street, in 1829. The 1835-36 directory lists both Elizabeth Keenan and William Keenan, engraver, as residing at 105 King Street, while William Keenan's place of business was at 136 King Street. William Keenan, engraver, was listed at 51 Broad Street in 1837, at 30 Archdale Street in 1849, at 250 King Street and 21 St. Philip Street in 1852, and at 250 King and 119 Queen Street in 1855. In the 1856 directory, William Keenan, engraver, was listed at 250 King Street, "up stairs," while he and Mrs. Elizabeth Keenan were listed as residing at 230 King Street. William Keenan, engraver, was listed at the corner of King and Hasell streets, and his house at St. Philip Street, near Morris Street, in the 1859 directory.⁹

William Keenan, who was perhaps the son of George and Elizabeth Keenan, was a well-known engraver. In 1842, William Gilmore Simms, who was then editor of the literary magazine

Magnolia, engaged William Keenan to engrave, for the frontispiece of the December, 1842, issue of the magazine, a copy of the colonial "A View of Charlestown," based on an engraving by C. Canot, after an original painting by T. Mellish.¹⁰ In 1844, William Keenan engraved a map, "Plan of the City and Neck of Charleston."¹¹

William Keenan, engraver, was listed in city directories as residing at 103 Meeting Street in 1831, at 51 Broad Street in 1838 and 1840-41, at 30 Archdale Street in 1849, at 250 King Street in 1855, upstairs at the corner of King and Hasell streets in 1859.¹² He died January 10, 1866, of dropsy, at his residence, 25 Franklin Street, and was buried in the Third Presbyterian Cemetery.¹³

Notes, George Keenan

1. Charleston County, Register of Mesne Conveyance Office, Deeds, F7:56.
2. City Directories, 1801-1822, Charleston County Library.
3. Deeds, F7:56, F7:56, L7:163, Q7:79, S7:78, T7:96, T7:110, X7:402, X7:403, X7:418, X7:368, A8:289, B8:409, C8:325, D8:402, E8:268, F8:211, F8:266, H8:340, H8:341, K8:224, P8:212, Y8:182, B9:297, G9:235, G9:250; File No. 32-47-4, South Carolina Historical Society.
4. Marriage and Death Notices from The (Charleston) Times, 1800-1821, comp. & ed. Brent H. Holcomb (Baltimore: Genealogical Publishing Company, Inc., 1979) p. 14.
5. Marriage and Death Notices from The (Charleston) Times, p. 41.
6. United States, Department of the Interior, Bureau of the Census, United States Census, 1850, South Carolina, Charleston, p. 215.
7. Deeds, T7:96, T7:98, X7:402, X7:403, H8:341.
8. United States Census, South Carolina, Charleston, p. 215.
9. City Directories, 1824-1859, Charleston County Library.
10. The Letters of William Gilmore Simms, col. and ed. Mary C. Simms Oliphant, Alfred Taylor Odelln and T. C. Duncan Eaves (Columbia: University of South Carolina Press, 1952) 1:333. A copy of the Canot engraving, published in London in 1768, is in the collection of the Charleston Library Society; See Art in South Carolina, 1670-1970, comp. & ed. Francis W. Bilodeau and Mrs. Thomas J. Tobias (Columbia: The South Carolina Tricentennial Commission, 1970) fig. 10.
11. File No. 32-62-2 and File No. 36-7, South Carolina Historical Society.
12. City Directories, 1831-1859; Keenan Family file folder, File No. 30-4, South Carolina Historical Society.
13. City of Charleston, Health Department, Death Records Index, Charleston County Library; Charleston Daily Courier, January 11, 1866, 2:4.

Dr. Vincent LeSeigneur

Dr. Vincent LeSeigneur, who owned the house at present-day 38 Church Street from 1814 until his death in 1846, was a prominent physician of French birth.

Dr. LeSeigneur was born in July, 1762, in Caen, Normandy, France, from whence he immigrated to the French colony of St. Domingo.¹ He was said to have been a veterinary surgeon on that Caribbean island.²

He came to Charleston in December, 1793, a refugee from the slave rebellion on St. Domingo.³ Arriving in a destitute condition, he initially made cakes and candies to support himself.⁴ He operated an apothecary shop at 17 Queen Street until about 1800, when he began the practice of physic and surgery. He was at one time in partnership with a Dr. Ulmo, who opened a private hospital for Negroes.⁵

Dr. LeSeigneur operated a hospital or "surgeon house" for Negroes, known as the "House of Health," at the southwest corner of Broad and Savage streets, ca. 1805-1807.⁶ He sold that property in 1814 to Joshua Brown.⁷

Opinions about Dr. LeSeigneur were variable. He obviously was held in high regard by Dr. B. B. Strobel who in his Essay on Yellow Fever quoted Dr. LeSeigneur, "a venerable and very respectable Physician, who has been practicing for fifty years in our city," as maintaining that he had "never known the disease to originate except between the Governor's Bridge [present-day Market Street] and Elliott Street."⁸

Another contemporary, Dr. Albert G. Mackey, had a less favorable opinion of Dr. LeSeigneur. He wrote:

He was a refugee from St. Domingo and his practice was almost entirely confined to his compatriots and their descendants. Among them however he was exceedingly popular. He was almost a *petit maitre* in dress and to the day of his death adhered to the primitive fashion of powder. The profession spoke well of him as a gentleman of the old school but he was seldom if ever met in consultation. His system was too much inclined to the '*Medicine expectante*' school to be congruous with the bolder theories and practice of our American physicians.⁹

That Mackey's viewpoint was not shared by all was indicated by Dr. LeSeigneur's obituary in The Charleston Courier, which stated:

His abilities as a physician -- his social qualifications as a gentleman of the old school -- and his natural kindness and benevolence of heart -- created for him a large circle of admirers and friends.¹⁰

Dr. LeSeigneur lived at various locations until moving to present-day 38 Church Street. He was listed as residing at 5 Tradd Street in the city directory of 1795, at 2 Hopton's Lane (1801), in Parsonage Lane (1802), at 3 Savage Street, near his hospital (1806, 1807 and 1808). He lived on King Street for a while (1816 and 1819), before moving to Church Street (1822).¹¹

At 38 Church Street he expanded the grounds by purchasing adjacent properties and kept large garden spaces which included choice grape vines and fig and other fruit trees.¹²

He was a member of the South Carolina Medical Society, La Société Française de Charleston, the St. George's Society, the St. Andrew's Society and the Hibernian Society.¹³

Dr. LeSeigneur died at 38 Church Street about 3 a.m. on January 6, 1846, "after sustaining a severe and protracted illness of many weeks duration, with patience fortitude and resignation," according to the Charleston Courier.¹⁴ His official death record, however, states that he died of old age, at the age of 83 years, seven months.¹⁵

His funeral procession left his home in Church Street, at 9 a.m. on January 7, 1846, and

proceeded to St. Philip's Church.¹⁶ He was interred in St. Philip's Church's western yard, where his grave site, now unmarked, lay in the middle of the burial ground, to the south of the brick walkway.¹⁷ A stone was erected in his memory by one of his patients, Madame Anne Manson Talvande, a St. Domingan refugee who operated a fashionable school for young ladies in the Sword Gate House at Legare and Tradd streets. The stone is on the north wall of the graveyard.¹⁸

There is also a William LeSeigneur buried at St. Philip's.¹⁹ His relationship to Dr. LeSeigneur is unknown.

Dr. LeSeigneur named no relatives in his will but bequeathed various items from his home to various friends and to the Medical Society. To his friend John S. Cogdell he left "my large Engraving of Napoleon which hangs over the Fire place in my dining room and my two engravings of Abelard and Heloise." To his friend George A. Trenholm he bequeathed "my Colored Engraving of Rentree de Napoleon Le Grand." To his friend H. A. DeSaussure, "my silver pencil case with the gold pen." To his friend Dr. Thomas Y. Simons "my pair of large French glasses." To his friend Dr. Francis Y. Porcher, "my large mantte glass." To Vincent LeSeigneur Starr, "my topaz breast pin." To Mary E. Gilchrist, daughter of his friend Judge Gilchrist, "my colored engraving of the Lion of Florence and a work called Micheaux on Forest trees." To the Medical Society of South Carolina, "my last edition of Thenard's Chemistry with the maps and Atlas." To "my young friend" Dr. Henry William DeSaussure, "a sett of books from my library called Dictionaire de Sciences Medicales containing in the whole one hundred and three volumes, Supplement thereto thirty volumes, Biography seven volumes, La Flore Medicale Six volumes."²⁰

More personal bequests went to members of the Touvelle family. Attempts to identify them and their relation to Dr. LeSeigneur, have been fruitless. To Louis Alexander Touvelle he bequeathed "all my wearing apparel of every kind and also my gold watch and chain." To Mary Elizabeth Touvelle and Beatrice Juliette Touvelle, "all my beds, bedsteads, bed linen, bolsters, pillows, blankets, counterpanes, etc." All the rest of his estate, real and personal, was to be sold, and after payment of his debts, the proceeds were to be divided equally between Mary Elizabeth Touvelle, Louis Alexander Touvelle and Beatrice Juliette Touvelle. His friends John S. Cogdell, Charles Edmondston and George A. Trenholm were named as executors of his estate.²¹

Notes, Dr. Vincent LeSeigneur

1. City of Charleston, Health Department, Death Records Index, Charleston County Library; The Charleston Courier, January 7, 1840, 2:2; Mabel L. Webber, "Copy of Some Loose Pages Found among the Manigault Papers, in the Hand Writing of Dr. Gabriel Manigault, October 25, 1888," South Carolina Historical and Genealogical Magazine, 40:15; Dr. Joseph Ioor Waring, A History of Medicine in South Carolina, 1670-1825 (Columbia: R. L. Bryan, 1964) p. 253.
2. Webber, "Copy of Some Loose Papers," p. 16.
3. The Charleston Courier, January 7, 1840, 2:2; Waring, A History of Medicine in South Carolina, 1670-1825, pp. 253-254; Webber, "Copy of Some Loose Papers," pp. 15-16.
4. Webber, "Copy of Some Loose Papers," p. 16.
5. Waring, A History of Medicine in South Carolina, 1670-1825, pp. 143, 253-254.
6. City Directories, 1806, 1807; Deeds, L8:33, 42; Waring, A History of Medicine in South Carolina, 1670-1825, p. 143.
7. Deeds, L8:33.
8. Dr. B. B. Strobel, Essay on Yellow Fever (Charleston, 1840) p. 208; Waring, A History of Medicine in South Carolina, 1670-1825, p. 254.
9. Waring, A History of Medicine in South Carolina, 1670-1825, p. 254.
10. The Charleston Courier, January 7, 1846, 2:2.
11. City Directories, 1793-1822.
12. The Charleston Courier, March 24, 1846, 3:7.
13. Wills (W. P. A. Transcripts) 44:1; The Charleston Courier, January 7, 1846, 2:7.
14. The Charleston Courier, January 7, 1840, 2:2; Webber, "Copy of Some Loose Papers," p. 15.
15. Death Records Index.
16. The Charleston Courier, January 7, 1846, 2:2, 2:7.
17. Death Records Index; St. Philip's Church, burial records.

18. Webber, "Copy of Some Loose Papers," p. 16.
19. St. Philip's Church, burial records.
20. Wills (W. P. A. Transcripts) 44:1.
21. Wills (W. P. A. Transcripts) 44:1.

The Hopkins-Mikell-Lebby-Jenkins Family

The house at 38 Church Street was the home of the related Hopkins-Mikell-Lebby-Jenkins family for nearly 125 years, with the title descending in the female line.

James Albert Hopkins, who purchased 38 Church Street on March 26, 1846, was a cooper, wharf owner and merchant. He lived at 38 Church Street, which house was known as 28 Church Street during his ownership, until his death in 1852.¹

He also owned various other properties including Roper's Wharf which he bought in 1838.² Roper's Wharf later was known as Southern Wharf and was the headquarters for John Fraser & Company, blockade runners during the Confederate War. Still later, it became the location of the Carolina Yacht Club and the Omar Shrine Temple.³ James E. Carew was a partner in his business.⁴

James Albert Hopkins died December 29, 1852, at the age of 44 years, 18 days. His widow, Maria S. Hopkins died March 11, 1885, in her 75th year, of phthisis pulmonalis, at her residence, which was then numbered 28 Church Street.⁵

James Albert Hopkins, his wife, Maria S. Hopkins, and their several children all are memorialized by an obelisk-topped monument in First (Scots) Presbyterian Church yard. The eldest child, Captain J. Ward Hopkins, born ca. 1832, was an officer of Company D, 27th Regiment, South Carolina Volunteers, and fell in defense of the Confederacy at Petersburg, Virginia, June 16, 1864, at the age of 31.⁶ Another son, Lieutenant Charles M. Hopkins, born April 27, 1844, also was an officer in Company D, 27th Regiment, South Carolina Volunteers, but survived the war and died December 26, 1893.⁷ A third son, Albert Hopkins, died

November 3, 1839, at the age of three months, seven days.⁸

The daughters of J. Albert Hopkins and Maria S. Hopkins included Caroline Emma Hopkins, born July 16, 1834, and died at 38 Church Street on May 11, 1913, at the age of 78, of acute indigestion. Katherine L. (Kate) Hopkins, born July 30, 1836, died at 38 Church Street on July 6, 1917, at the age of 80, of cerebral softening. Margaret E. Hopkins, born in March, 1839, died April 30, 1843, aged 4 years, 11 months. Alice Hopkins, born July 16, 1842, died at 38 Church Street on June 9, 1899, at the age of 59, of valvular disease of the heart.⁹

Maria J. Hopkins, the only daughter of James Albert Hopkins and Maria S. Hopkins who was married, was the wife of William E. Mikell, a Charleston attorney, and a leader of the Charleston Bar.¹⁰ Mikell was a master of Landmark Lodge, No. 76, Ancient Free Masons, and a high priest of Zerubbabel Chapter, No. 11, R. A. M.¹¹ He died of leukemia, at the age of 33 years, 8 months, in the Hopkins home (although he lived at 10 Church Street) on August 23, 1870. His funeral was held at First (Scots) Presbyterian Church, after which he was buried at Magnolia Cemetery.¹²

After his death, his widow Maria J. Hopkins Mikell and her two daughters Marie Mitchell Mikell, age 9, and Hess Waring Mikell, age 3, lived with the Hopkins family until her marriage to Col. A. O. Andrews.¹³ Maria J. Hopkins Mikell Andrews and her daughter Marie Mitchell Mikell was lost on the steamship Champion on November 7, 1879, leaving the other daughter, Hess Waring Mikell, an orphan and heiress to a \$20,000 estate. Her aunt Caroline Emma Hopkins was appointed as her guardian, and she went to live at 38 Church Street, which was then numbered 28 Church Street.¹⁴

Hess Waring Mikell, born September 23, 1867, was educated at Miss Isabell Smith's

private school.¹⁵ She also had private tutors, including Mrs. A. M. Cart for singing lessons, a Miss Della Torre for drawing lessons, and Mrs. J. A. Smith for drawing and German lessons.¹⁶

The Hopkins family continued to live at 38 Church Street until the last of the children, Kate Hopkins, died there in 1917.¹⁷

However, Alice Hopkins, Caroline E. Hopkins and Kate L. Hopkins conveyed their interests in the property to their niece Hess Waring Mikell Lebby on October 11, 1894.

Hess Waring Mikell was married in February, 1888, to Robert Bee (Bob) Lebby. He was a son of Dr. Robert Lebby, Jr., and Mary Eliza Bee, and was a descendant of Nathaniel Lebby (1740-1802), a patriot of the American Revolution. He was born July 16, 1865, in Sumter, when his family had refugeed from Charleston during the Confederate War. He spent his boyhood in Charleston and on James Island. He was graduated 1884 from the Porter Military Academy, where he displayed an extraordinary aptitude for mathematics.¹⁸

Robert Bee Lebby was a founder, with E. M. Bailey, of the Bailey-Lebby Company in April, 1887. The company, was headquartered at 213 Meeting Street and had two large warehouses on East Bay Street. Later, the headquarters was at 182 Meeting Street. The company began with small capital, but largely due to Lebby's business acumen, it grew into a large wholesale and retail concern which did business in North Carolina, Georgia and Florida, as well as South Carolina. The firm specialized in industrial machinery and supplies, including engines and boilers of all types, saw mills, grist, corn and cane mills and presses of all kinds, wood working machinery of every variety, phosphate mining and factory machinery, agricultural machinery such as threshers and mowers, and so on. The company retained a large force of employees including traveling salesmen for their regional business.¹⁹ Lebby was secretary and

treasurer of the Bailey-Lebby Company. He was also secretary and treasurer of the Charleston Knitting Mills Company, at 266 East Bay Street, corner of Pritchard Street.²⁰

Robert Bee Lebby was an enthusiastic huntsman and yachtsman. He was commodore of the Carolina Yacht Club, of which he was a longtime active member, and a leading spirit in the sailing regattas in his youth. He was president of the Charleston Club. He served on the City Council of Charleston, following in the footsteps of his grandfather who was an alderman in 1857-1861. He was also a member of the Board of Commissioners of the Charleston Orphan House, the Charleston Country Club, the South Carolina Society, the St. Andrew's Society, the Charleston Ancient Artillery, and St. Philip's Church.²¹

Hess Waring Mikell Lebby was a descendant of Landgrave Thomas Smith, a governor of the Province of Carolina during the Lords Proprietors' period, and of other Colonial officials, on the basis of which she was elected a member of the Colonial Dames of America in 1906. She was also a member of St. Philip's Church.²²

Robert Bee Lebby and his wife Hess moved from 16 Water Street to 38 Church Street, to live with the Misses Hopkins, ca. 1888.²³

Robert Bee Lebby and Hess Waring Mikell had three daughters. The eldest, Marie Mikell Lebby, born April 9, 1890, in Charleston, married February 23, 1922, Thomas Calendine Boushall of Raleigh, and afterwards lived in Richmond, Virginia.²⁴ Lucile Bee Lebby, born April 26, 1892, at 38 Church Street, married April 26, 1916, Rudolph Campbell Siegling, president and treasurer of The [Charleston] News and Courier.²⁵ They lived at 9 East Battery until his death in 1926, after which she returned to 38 Church Street, until her remarriage in 1932 to Charles Stevens Dwight.²⁶ Hess Waring Lebby, the youngest daughter, married November

5, 1913, John Thomas (Jack) Jenkins, a prominent Charleston realtor and insurance broker.²⁷

Jack Jenkins, born August 4, 1892, died May 2, 1970, was a son of Claudius Bissell Jenkins, founder of C. Bissell Jenkins and Sons, and who was active in the development of Murray Boulevard in Charleston, Riverland Terrace and Wappoo Heights on James Island, and North Charleston. His mother was Lula Thomas Jenkins.²⁸

Jack Jenkins attended Charleston schools and was graduated from the McCaulley School at Chattanooga. He was vice president and secretary of C. Bissell Jenkins & Sons, the Edisto Realty Company, and the Riverland Terrace Company; vice president of the Jenkins Mutual Insurance Company; secretary and treasurer of the Charleston Warehouse and Forwarding Company; secretary of the Home Builders Corporation; and principal in the John T. Jenkins Real Estate and Insurance Company. His office was in the People's Building at 18 Broad Street. He was a member of the St. Andrew's Society, the Society of Colonial Wars in the State of South Carolina, the St. Cecilia Society, the Charleston Ancient Artillery Society, the Carolina Yacht Club, the Charleston Club and St. Philip's Protestant Episcopal Church.²⁹

The Jenkins' eldest child, Hess Waring Jenkins, was born at 38 Church Street, in the front bedroom on the third floor, on July 24, 1914.³⁰ Their other children were Lucile Lebby Jenkins, born June 30, 1920, in Charleston, and John Thomas (Jack) Jenkins, Jr., born September 2, 1928, in Charleston.³¹ Hess Waring Jenkins was married June 25, 1941, to Robert Lataué Montague, son of Robert Lataué Montague and Constance Adams Montague of Charleston. Lucile Lebby Jenkins was married December 21, 1940, to Dexter Cleveland Rumsey II, son of Dexter C. Rumsey and Rhoda Rumsey. Jack Jenkins, Jr., was married February 12, 1954, to Patricia Dotterer, daughter of William Dotterer and Mary Susan Bolt Dotterer of Charleston. All were

married at St. Philip's Church.³²

Robert Bee Lebby died July 9, 1927, at 38 Church Street, and was buried in Magnolia Cemetery.³³ His widow continued to live at the address. She was joined there ca. 1927 by her daughter Lucile Lebby Siegling, after her husband Rudolph Campbell Siegling died. Mrs. Siegling remained there until ca. 1933, when John T. (Jack) Jenkins, his wife Hess Lebby Jenkins and their children, moved to 38 Church Street.³⁴

The property was conveyed by Hess Waring Lebby to her daughter Hess Lebby Jenkins by deed in December 10, 1949.³⁵ Hess Waring Lebby subsequently died, at the age of 90, on February 13, 1957.³⁶ Her will, dated December 23, 1949, and proved February 16, 1957, confirmed the conveyance to Hess Lebby Jenkins. Hess Lebby Jenkins sold the property to John Upshaw Downs on August 1, 1969.³⁷

Notes, The Hopkins-Mikell-Lebby-Jenkins Family

1. City Directories, 1849-1855.
2. Deeds, V10:114.
3. Robert P. Stockton, "History of the Carolina Yacht Club," MS. in possession of the author.
4. Deeds, V12:595.
5. Death Records Index; The News and Courier, March 12, 1885, 8:5; Hopkins Family Monument, First (Scots) Presbyterian Church yard.
6. Deeds, V12:595; Hopkins Family monument, First (Scots) Presbyterian Church yard.
7. Deeds, V12:595; Hopkins Family monument, First (Scots) Presbyterian Church yard.
8. Hopkins Family monument, First (Scots) Presbyterian Church yard.
9. Death Records Index; Hopkins Family monument, First (Scots) Presbyterian Church yard.
10. Charleston District, Probate Court, Estates, 200-7; E. DeTreville Ellis, Nathaniel Lebby, Patriot, and Some of his Descendants (Charleston: privately printed, 1967) p. 182; Hess Waring Jenkins Montague, telephone interview.
11. The Charleston Courier, August 23, 1870, 2:6.
12. Death Records Index; City Directories, 1867-1870; The Charleston Courier, August 23, 1870, 2:6.
13. Estates, 200-7; City Directories, 1874-1876.
14. Estates, 200-08; 261-15; Hess Waring Jenkins Montague, telephone interview.
15. The News and Courier, February 14, 1957, 17A:5; Ellis, Nathaniel Lebby, p. 182.
16. Estates, 200-08.
17. Death Records Index; Hopkins Family monument, First (Scots) Presbyterian Church yard.

18. Ellis, Nathaniel Lebby, pp. vii-viii, 110, 179, 181, 457.
19. Charleston, S.C., Its Advantages, Its Conditions, Its Prospects; A Brief History of the "City by the Sea" (n.p.: n.p., ca. 1898) p. 70; Charleston City Directory, 1898; Ellis, Nathaniel Lebby, pp. 181-182.
20. City Directory, 1898.
21. Ellis, Nathaniel Lebby, p. 182; The News and Courier, July 14, 1927, 4:1.
22. Ellis, Nathaniel Lebby, p. 182.
23. City Directories, 1888, 1889.
24. Ellis, Nathaniel Lebby, p. 179.
25. History of South Carolina, ed. Yates Snowden (Chicago: The Lewis Publishing Company, 1920) 5:230-231; Ellis, Nathaniel Lebby, p. 179.
26. Ellis, Nathaniel Lebby, p. 180.
27. "Descendants of John Jenkins, of St. John's Colleton," comp. Mabel L. Webber, South Carolina Genealogies; Articles from The South Carolina Historical (and Genealogical) Magazine (Spartanburg: The Reprint Company, 1983) 3:29; The News and Courier, May 3, 1970, 11A:5-6; Ellis, Nathaniel Lebby, p. 180.
28. Ellis, Nathaniel Lebby, p. 180; The News and Courier, May 3, 1970, 11A:5-6.
29. City Directories, 1930-1970; The News and Courier, May 3, 1970.
30. Ellis, Nathaniel Lebby, p. 180; Hess Waring Jenkins Montague, telephone interview.
31. Ellis, Nathaniel Lebby, p. 181.
32. Ellis, Nathaniel Lebby, pp. 180-181.
33. Estates, 646-26; Ellis, Nathaniel Lebby, p. 179.
34. City Directories, 1927-42.
35. Deeds, K51:9.
36. The News and Courier, February 14, 1957, 17A:5.
37. Deeds, A93:223.

W. Platt of Charles: John



Figure 1

Grand Model of Charles Town, ca. 1672-1720.

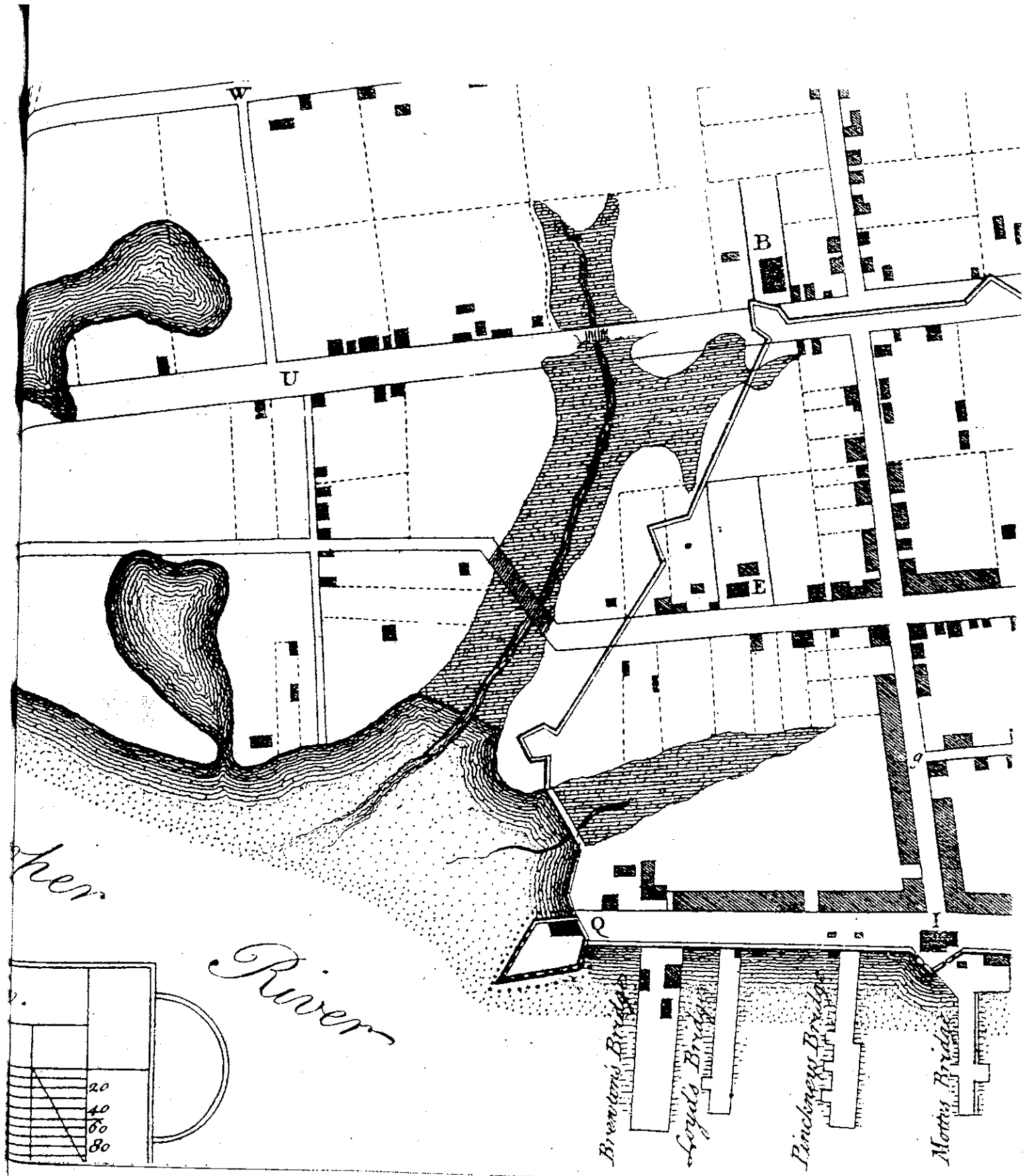
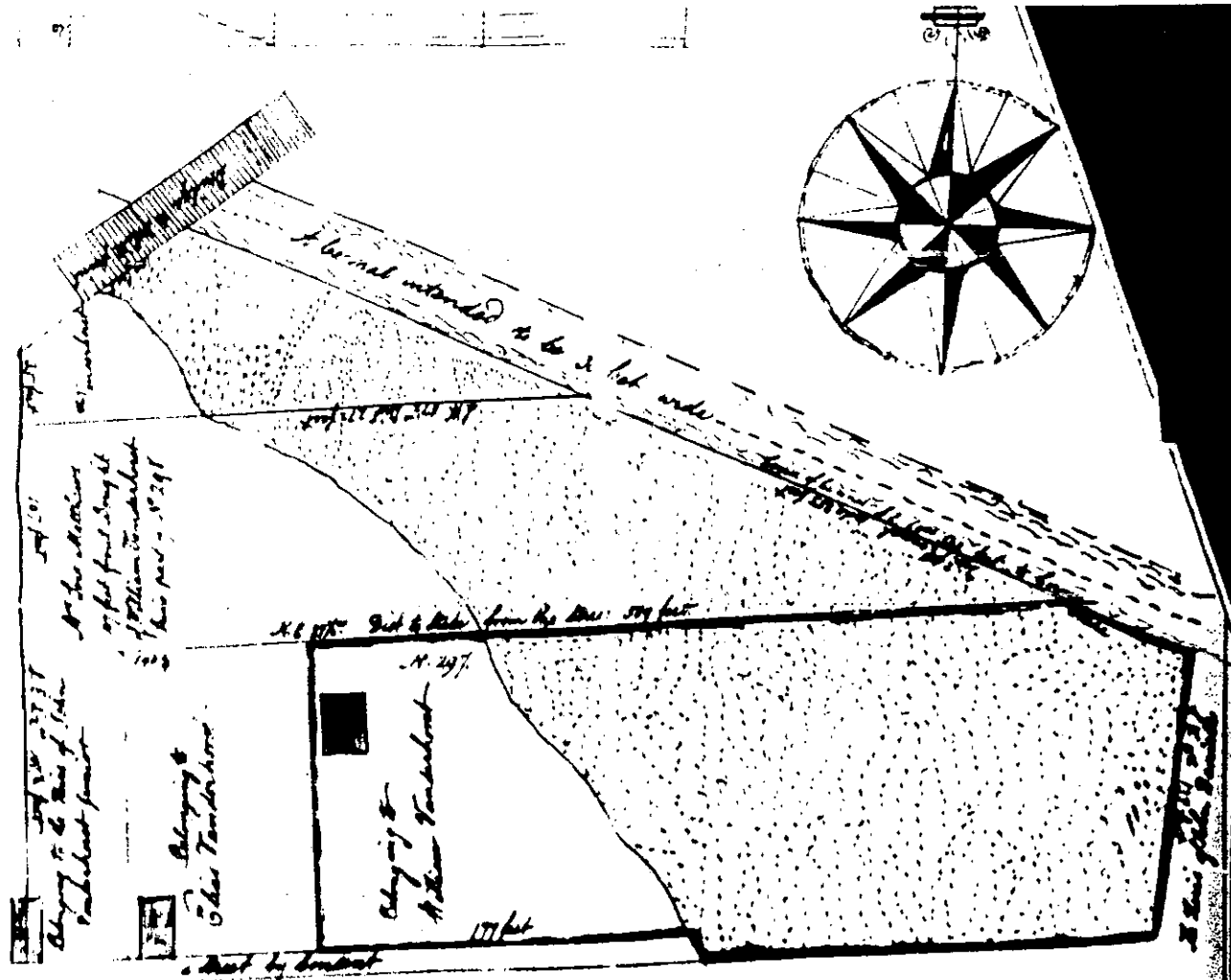


Figure 2

Ichnography of Charles Town, 1739 (detail).



South borderline

By the deed of William Vanderhorst I have a measured and laid out to St. Lawrence
 a lot of land containing content one hundred and seven feet and in depth on the southmost line
 five hundred and seven feet and on the northmost line two hundred and seventy feet, which said land
 taken out of a lot N. 297 belonging to the above-named William Vanderhorst and for the better knowing
 the same is contained within the lines shaded yellow, and is bounded and limited to the southward part
 on lot N. 297 and partly on lot of John Vanderhorst and the heirs of John Vanderhorst Junior and to the
 Western on a line dividing White Street, and to the Northward partly on the town corner of lot N. 297 and partly
 on a line, and of both such shape and form as is described in the above said shaded yellow, laid out and
 returned this 19th day of April 1751 by

Thos. Ryalls Deane

Figure 3

Lands of Vanderhorst and Lois Mathewes. 1751

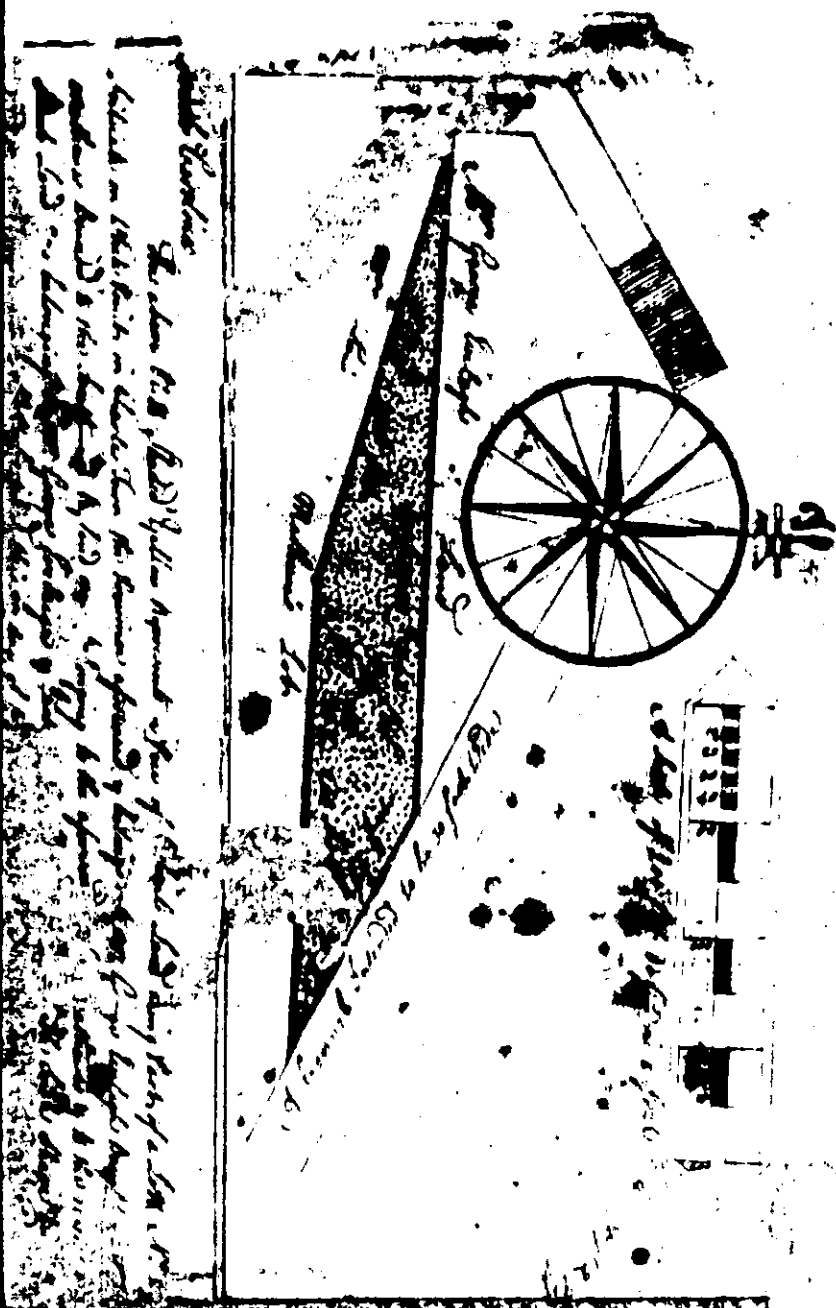
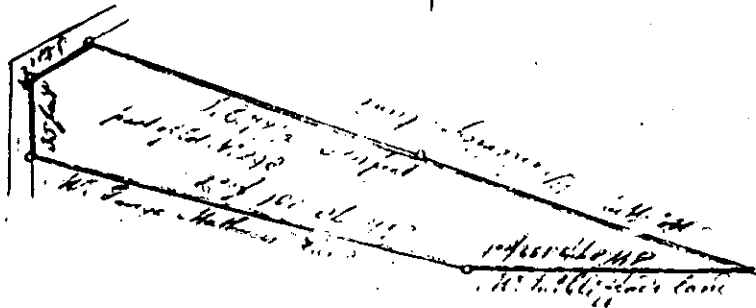


Figure 4

Land sold by Lois Matthews to George Eveleigh, 1752



(1) Piece of 25, and 50 feet in an Inch -



South Carolina This Plot should show represents part of a lot of land at 1758 near the
 Bridge & Canal on White Point & now belongs to Mr. George S. Sledge
 bought part of it. Mr. William Sledge bought part of it. Mr. Sledge
 Mr. Sledge's record & both such shapes marks & forms as is described
 above. Witness this 5th day of June 1759 -

Recorded & Examined by Wm. Sledge
 1759 by Wm. Sledge
 77



Figure 5

Land sold by Eveleigh to John Bull, 1759.

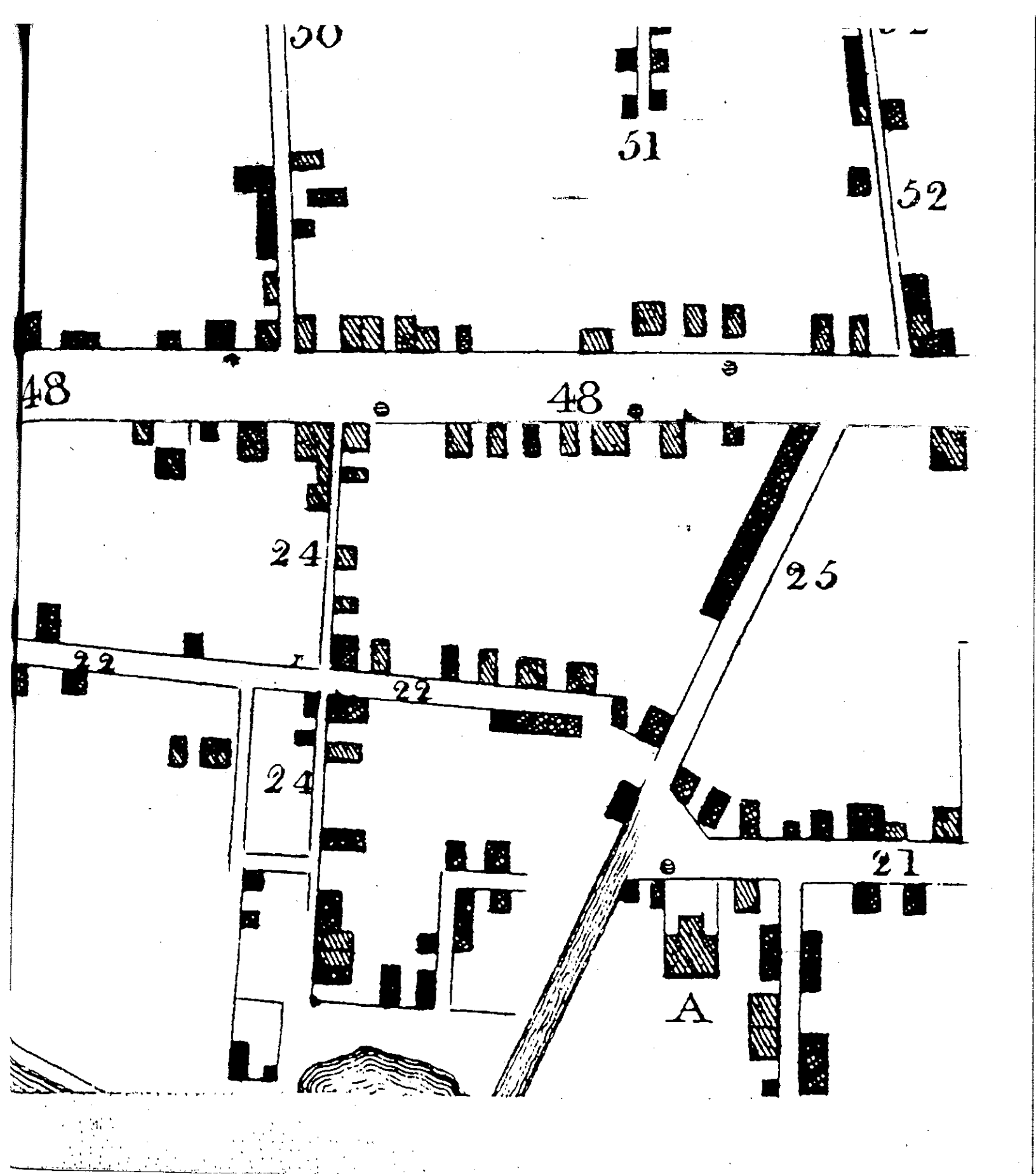
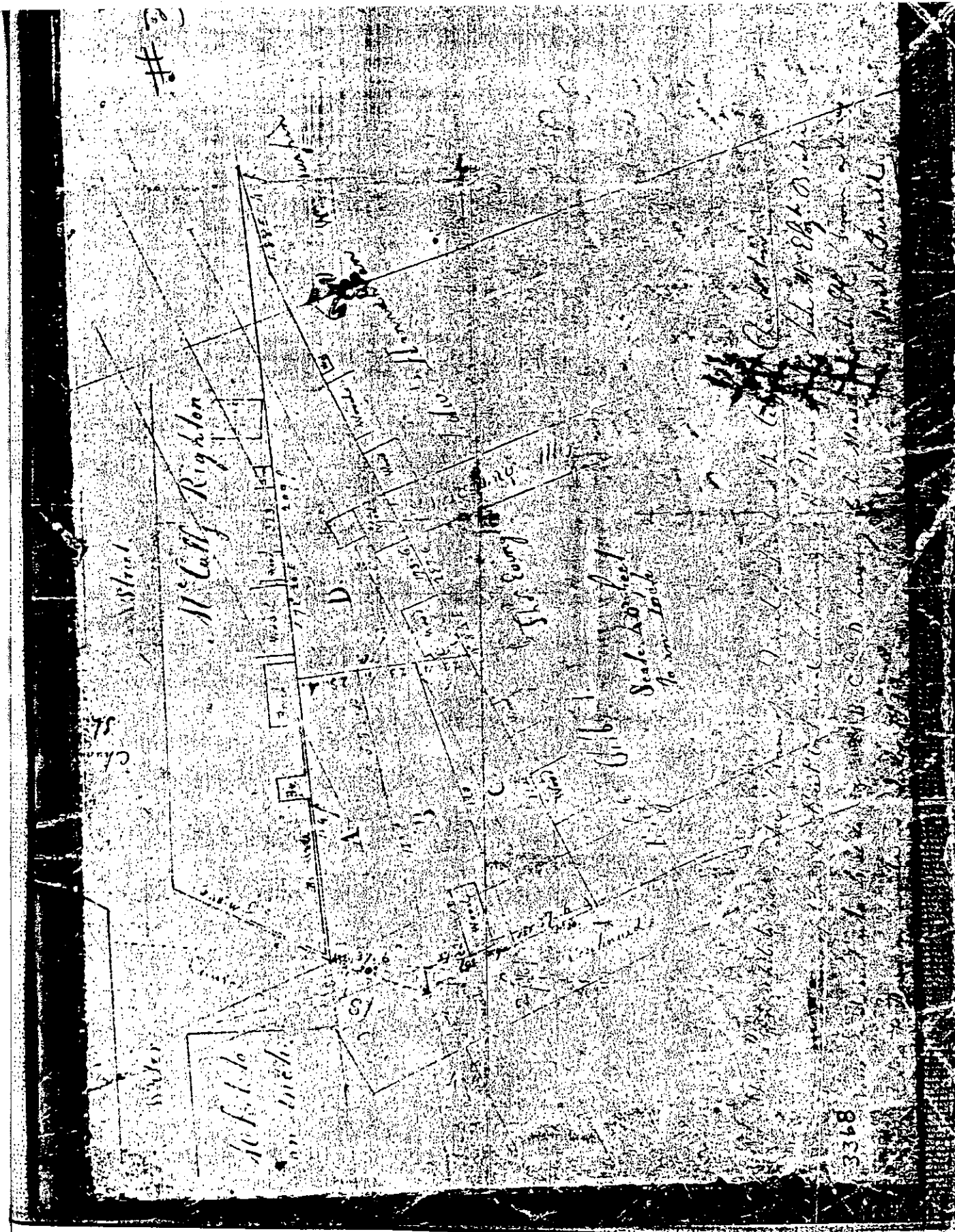


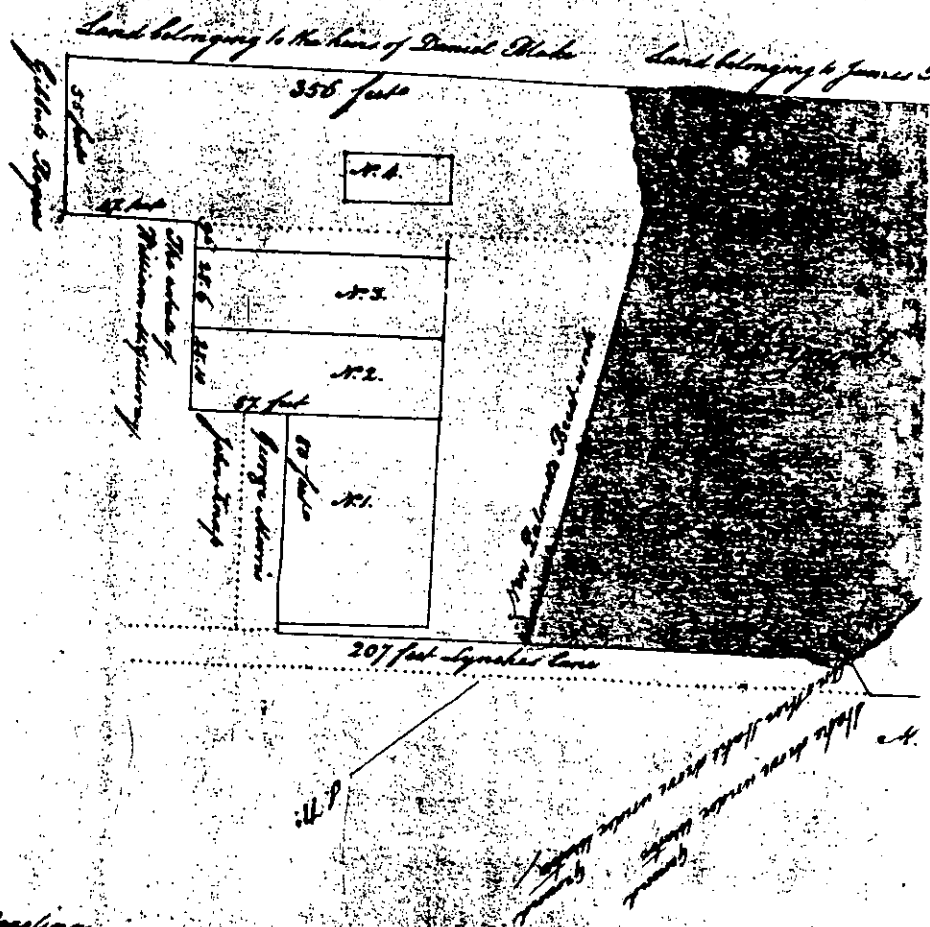
Figure 6

Phoenix Fire Company Map, 1788 (detail).



Recorded and Examined the 26th day of
by J. Hays

April 1784.
R. Register



The above Plat is a true Representation of several Lots of a
butting and bounding to the North Westward by a line measuring
estate of Daniel Blake and lands of James Register to the S.
to five feet on the estate of William M. Gillman sixty six feet
lane thirteen feet to the South Eastward forty seven feet
and said George Morris two hundred and seven feet on the
M. Cox's Land and on a low water lot belonging to M.
to the North Eastward one hundred and fifty feet on M.
Surveyed the 13th day of

land on White-pointe belonging to
Three hundred and fifty six
with Westward on lands belonging to
and on George Morris eighty feet
said William M. Gillman they
notes lane of one hundred
heirs of John Donnell one hundred
water Street and the Flood-gate
January 1784. Ephraim M.

Figure 10

Plat of John Clifford Estate lands, 1784.

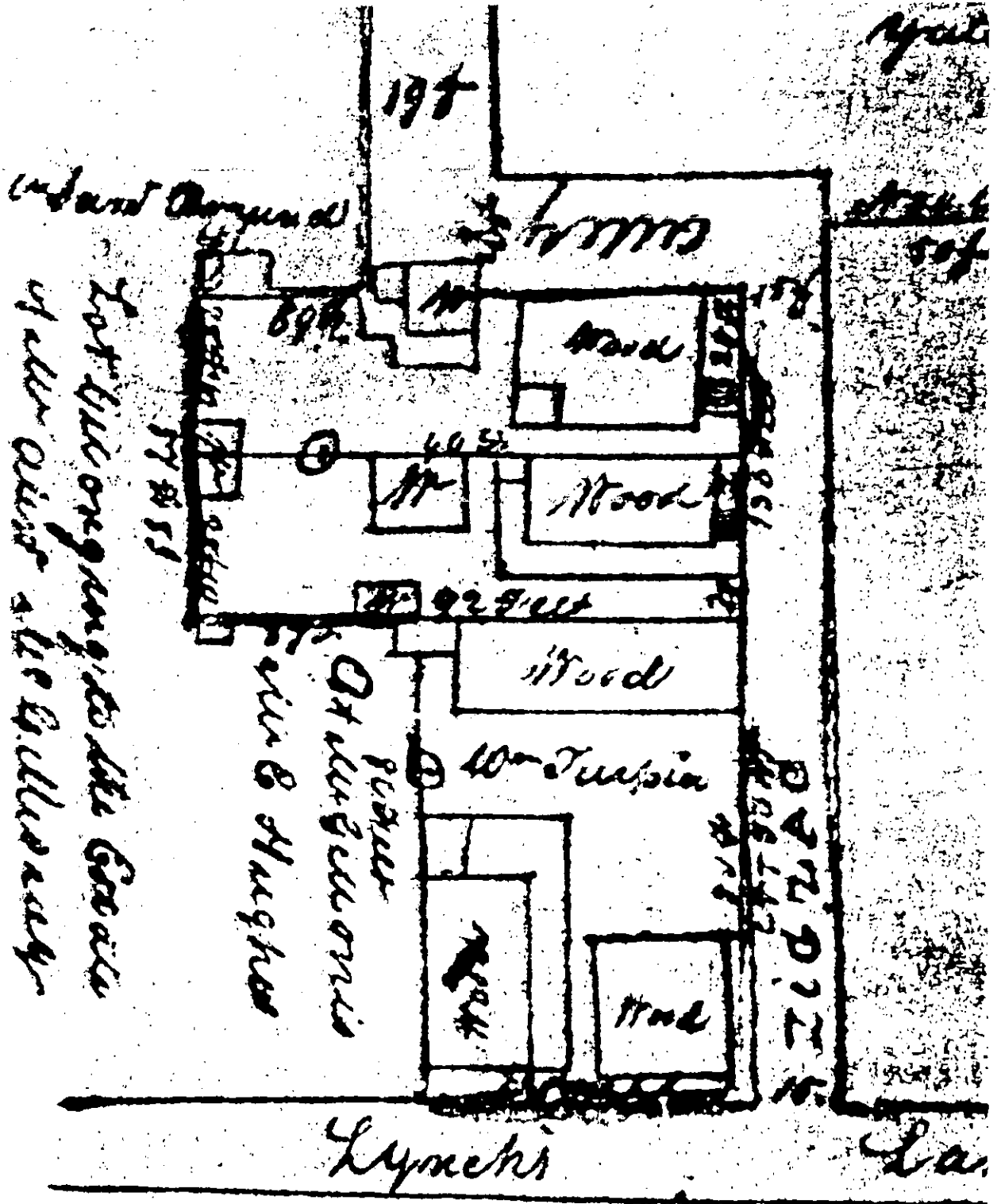


Figure 11

Plat of Zig Zag Alley, Samuel Braund's land, 1804.

CHIL & CO.
without reserve,
DRY GOODS.
may therefore be ex-
change of Dry Goods to
about be disposed of,
over that amount, sixty
as settlement for pur-
chase of goods.
the above firm, offered
Apply at store.

see sales
IAS.
o'clock, will be sold, at
reserve,
ERY, viz:

Mh 24

ellery.
IAS.
o'clock, will be sold, be-
TCHES

roaches
kc.
trade. Mh 24

IAS.
precisely at 10 o'clock,
account of the former
with the terms of sale,
INWARE,
or:

C.
to 300, sixty days; over
ed notes. Mh 24

WELL.
my store, at 10 o'clock,
EA
O. Mh 24

WELL.
my store, at 10 o'clock,
RD

Vinegar

cease
ill. Mh 24

**Private Sale—By order of the Executors of the Estate of
Dr. Vincent LeSeigneur.**
BY A. WHITNEY.

THIS DAY, 24th instant, at 11 o'clock, will positively be sold, at the North side of the Custom House,
All that desirable three story **BRICK DWELLING**, the late residence of Dr. Vincent LeSeigneur, situated on the east side of Church street continued, and known by the number 144, finished in handsome style; and in the front room on the first story, are five large glass door cases for a large library. The House contains six, upright, a large room on first story and dressing room above, and two well finished parlors, with double piazzas to the south and east, and large dry cellars, one story brick kitchen, six rooms; a large two story wooden building, containing several rooms; a good tall story wooden building, with five rooms fronting on Zig Zag alley; and large gates for carriage entrances from said alley, with carriage house, stables and store room adjoining; a very large cistern and two wells of water; a garden with the most choice grape vines and fig trees, and the yard paved.

The Lot forms a parallelogram of (66 feet 1 inch,) sixty six feet one inch, in front on Church street continued by (142 feet) one hundred and forty-two feet on the south line, then joining another parallelogram running south, of (9 feet 10 inches,) nine feet ten inches, and then running east on said south line (26 feet,) twenty-six feet, making the whole length of south line (168 feet,) one hundred and sixty-eight feet; on the north line running from east to west (113 feet,) one hundred and thirteen feet, then joining a parallelogram of (4 feet 10 inches) running south, and then running east on the north line (57 feet 5 inches,) fifty-seven feet five inches, making the whole length from east to west (170 feet 5 inches,) one hundred and seventy feet five inches, and in width on Zig Zag alley (65 feet 2 inches,) sixty-five feet two inches.

Terms of sale, \$4500 secured by a bond and mortgage of the premises—payable in one, two and three years, the interest to be paid semi-annually, from the day of sale—the property to be insured, the policy assigned, and the balance payable in cash—and the purchaser to pay for papers.

ALSO,

All that desirable Building Lot, adjoining the above to the north, measuring and containing in front on Church street continued (101 feet 8 inches,) one hundred and one feet eight inches, and on the back line (69 feet 3 inches,) sixty-nine feet three inches; in depth, on the south line from east to west (113 feet,) one hundred and thirteen feet; and in depth, on the north line from east to west (97 feet 8 inches,) ninety-seven feet eight inches, with a large carriage house, stable and store room on the north east corner of lot. This lot is enclosed on the front and north line and partly on the back line, by a very substantial brick wall, with a handsome carriage entrance from Church street continued, with large gates. On this lot is a garden, with many choice grape vines and fruit trees. The purchaser will get in value at least \$1000, in having the stables and brick wall around. Any person wishing to purchase can examine the premises, a servant being in attendance, and a survey and plat just made by Charles Parker, Esq., may be seen at my house, No. 11 Cumberland street, and at the sale.

Terms—one third cash; balance payable in one and two years, secured by a bond and mortgage, with interest payable semi-annually, from day of sale, and the purchaser to pay for papers. Mh 24

Positive sale of Lots of Land.

BY A. WHITNEY.

Figure 13

Advertisement for sale of LeSeigneur property, 1846.

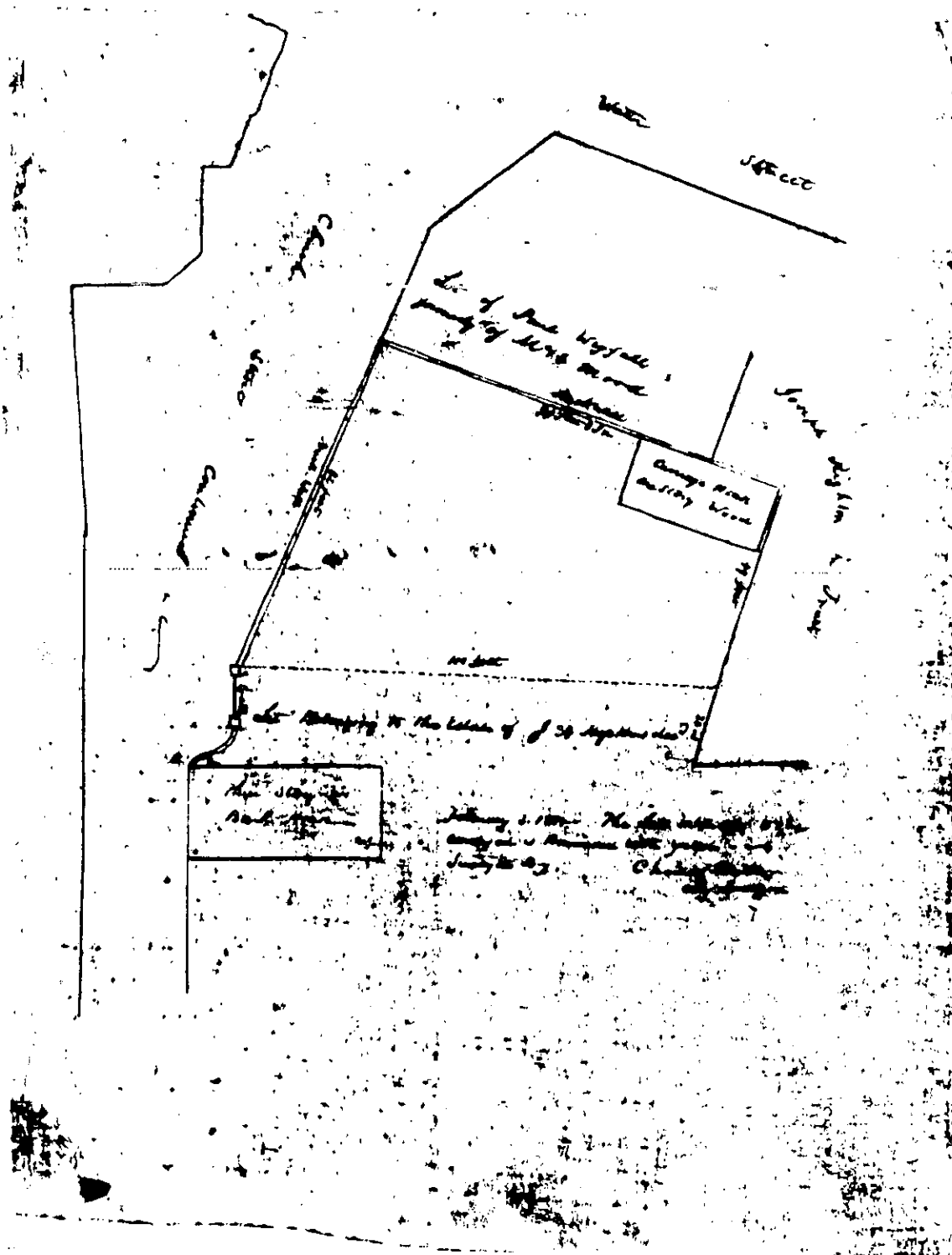


Figure 14

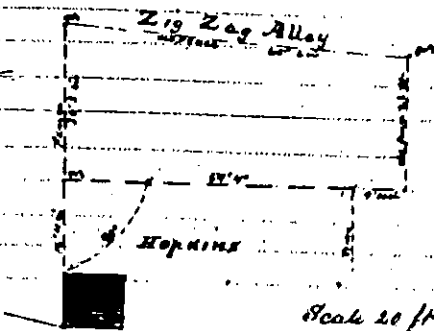
Division of J. A. Hopkins Estate land, 1857.



Figure 15

Bridgens & Allen Map, 1852 (detail)

W.D. Porter & me made oath that he saw the within named Maria J Hopkins sign seal & as her act & deed deliver the within written deed & that he with Maria J Andrews witnessed the execution thereof
 Sworn to before me this 17th day of May 1878
 Rudolph Siegling
 Not. Public } W.D. Porter



Plot
 of a Lot of Land on
 Zig Zag Alley Ward No 1
 cut off from Hopkins lot
 by request of C.I. Mitchell
 Simpson & Andrews
 March 11th 1878

Scale 20 ft per inch

The State of South Carolina

In consideration of the sum of Six Hundred Dollars to us in hand paid the receipt whereof we do hereby acknowledge said amount being the purchase money of the Lot of Land within & about described we do hereby remise release & discharge unto Henry Siegling Trustee the said & assign the within Lot of Land from the Lien of the Mortgage of Maria J Hopkins to James H Gray Master in equity dated 24th March 1868 & recorded Book 184 page 281 by the said James H Gray Master assigned to & pointing unto his Executive Administrator & Assigns

Witness our hands & seals this seventeenth day of May 1878
 Signed Sealed & Delivered

In presence of
 Wm Hragg Johnsen }
 Henry A Dedouffure }

Witnessed by
 Wm Hragg Johnsen }
 F J Downey }
 L A Dural }
 (2)
 (2)
 (2)

South Carolina

Charleston County } Personally appeared before me Henry A Dedouffure & me made oath that he was free and lawful the within named witness & Dedouffure F J Downey & L A Dural came sign seal as their act & deed deliver the within written deed & that he with Wm Hragg Johnsen witnessed the execution thereof
 Sworn to before me this 17th May 1878

James Simpson

Noty Public

Henry A Dedouffure

Recorded & Examined 22nd May 1878
 Wm Hragg Johnsen

Figure 16

Land on Zig Zag Alley, sold by Hopkins to Siegling, 1878.

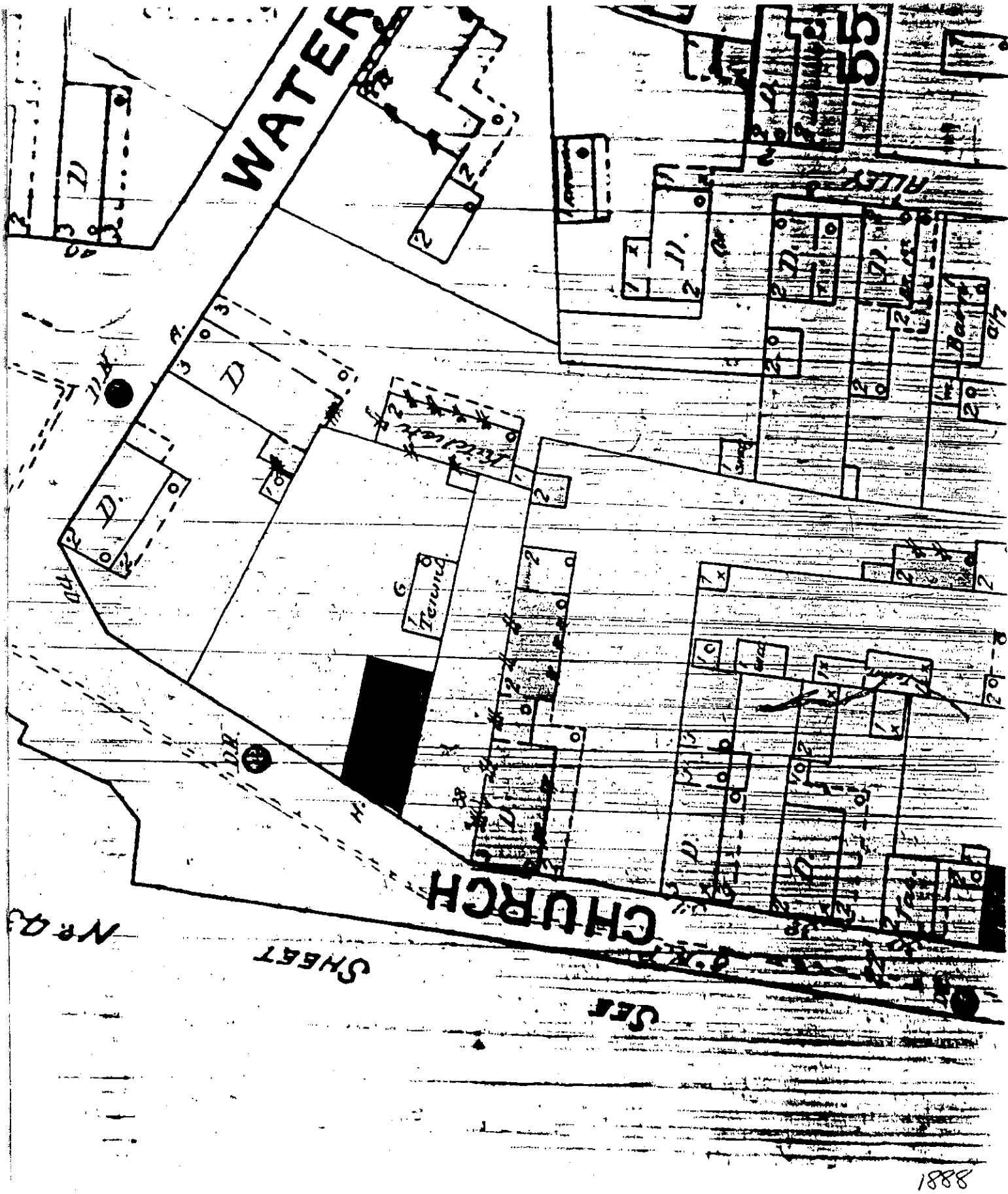


Figure 17

Sanborn Insurance Map, 1888 (detail).

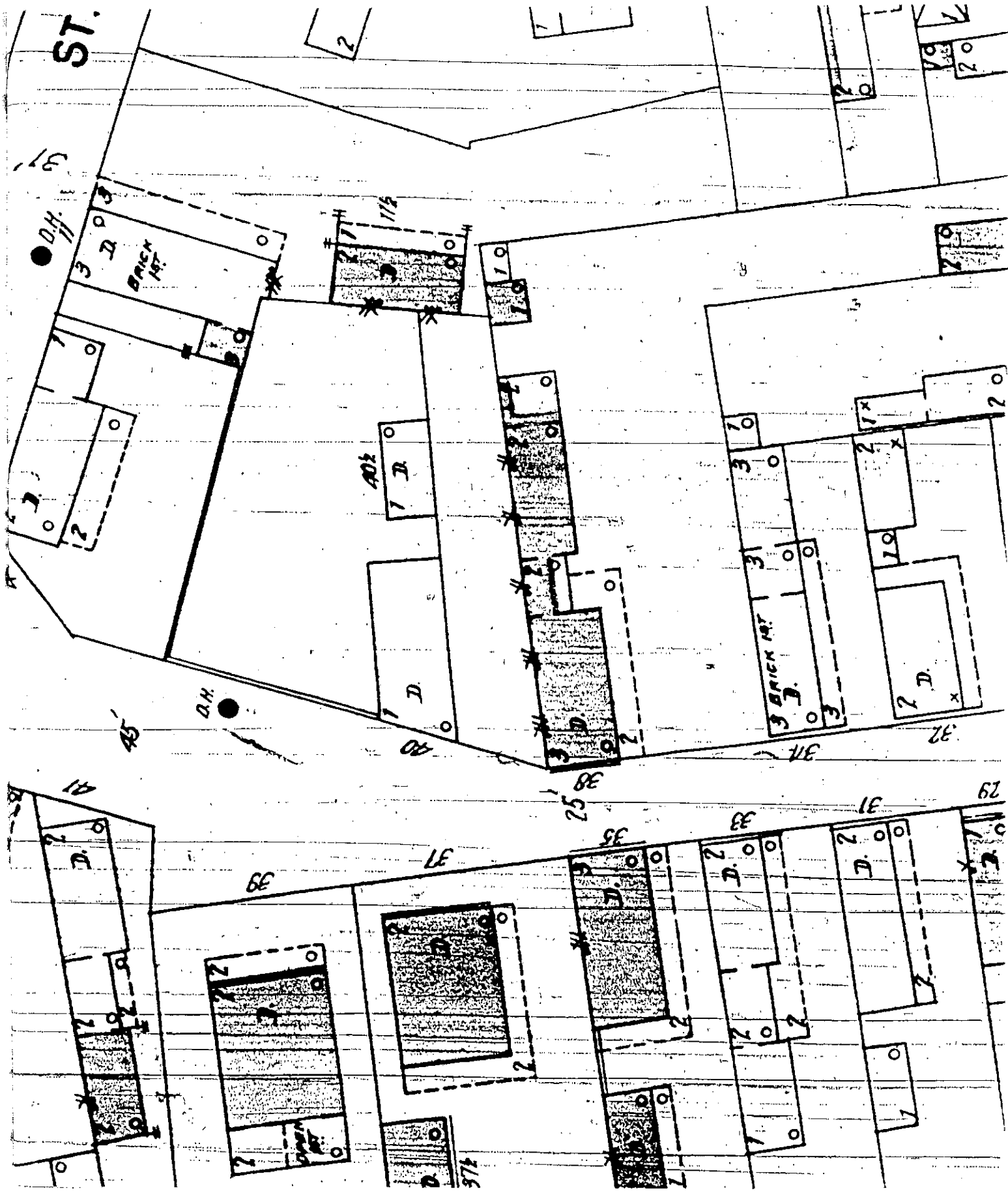


Figure 19

Sanborn Insurance Map, 1902 (detail).

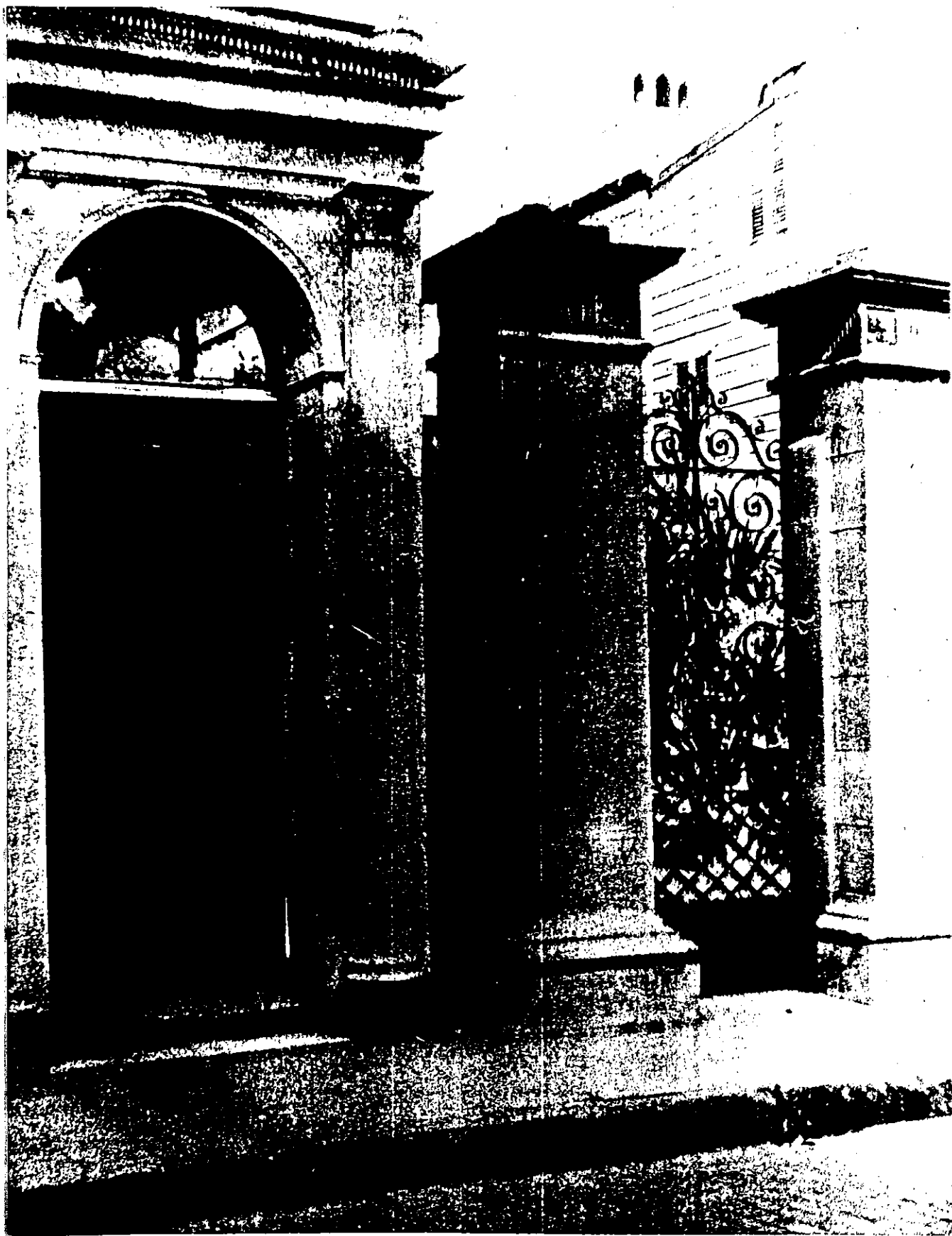


Figure 20

Photo, 38 Church St., by William Johnson, ca. 1930.

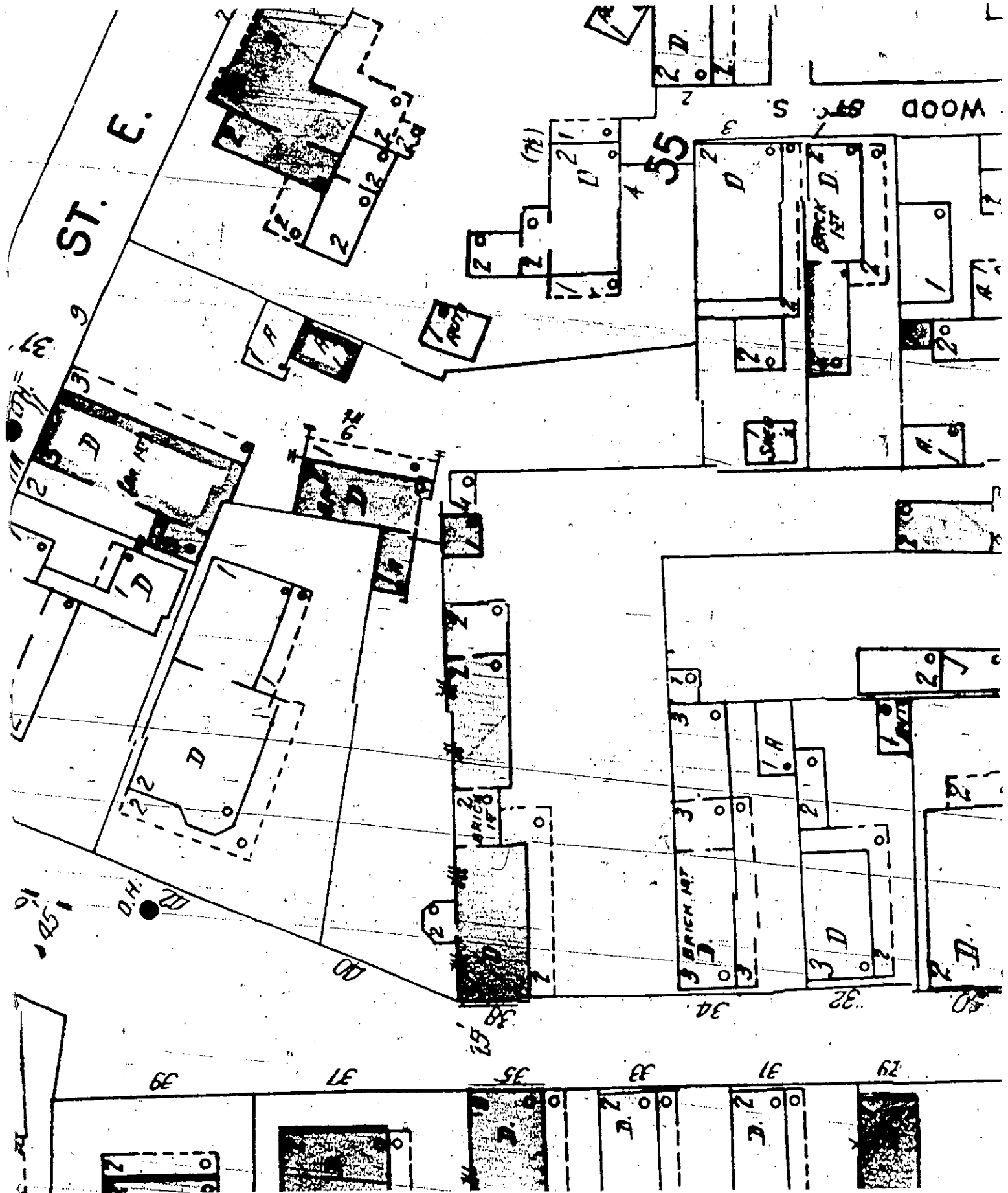


Figure 21

Sanborn Insurance Map, 1944 (detail).

100A 93 247

Charleston, South Carolina
Office of Register Marine Conveyance

Plat recorded this 12th day of August, 1968, at
4:00 p.m. in File No. 100A 93 247, and tracing cloth
copy filed in File No. 100A 93 247, Drawer 2, Folder 54. Draw-
ing No. 45. Original plat (a duplicate) delivered
to Joseph S. Henderson, Jr.

S. B. KIMLOCH

Joseph S. Henderson, Jr.

Register Marine Conveyance
DRIVEWAY

PLAT OF
NO. 38 CHURCH STREET
IN CHARLESTON, S.C.
OWNED BY
HESS L. JENKINS
Surveyed August 29, 1968
By - W. L. Gaillard, L.S. 457
Scale - 1 inch = 20 feet

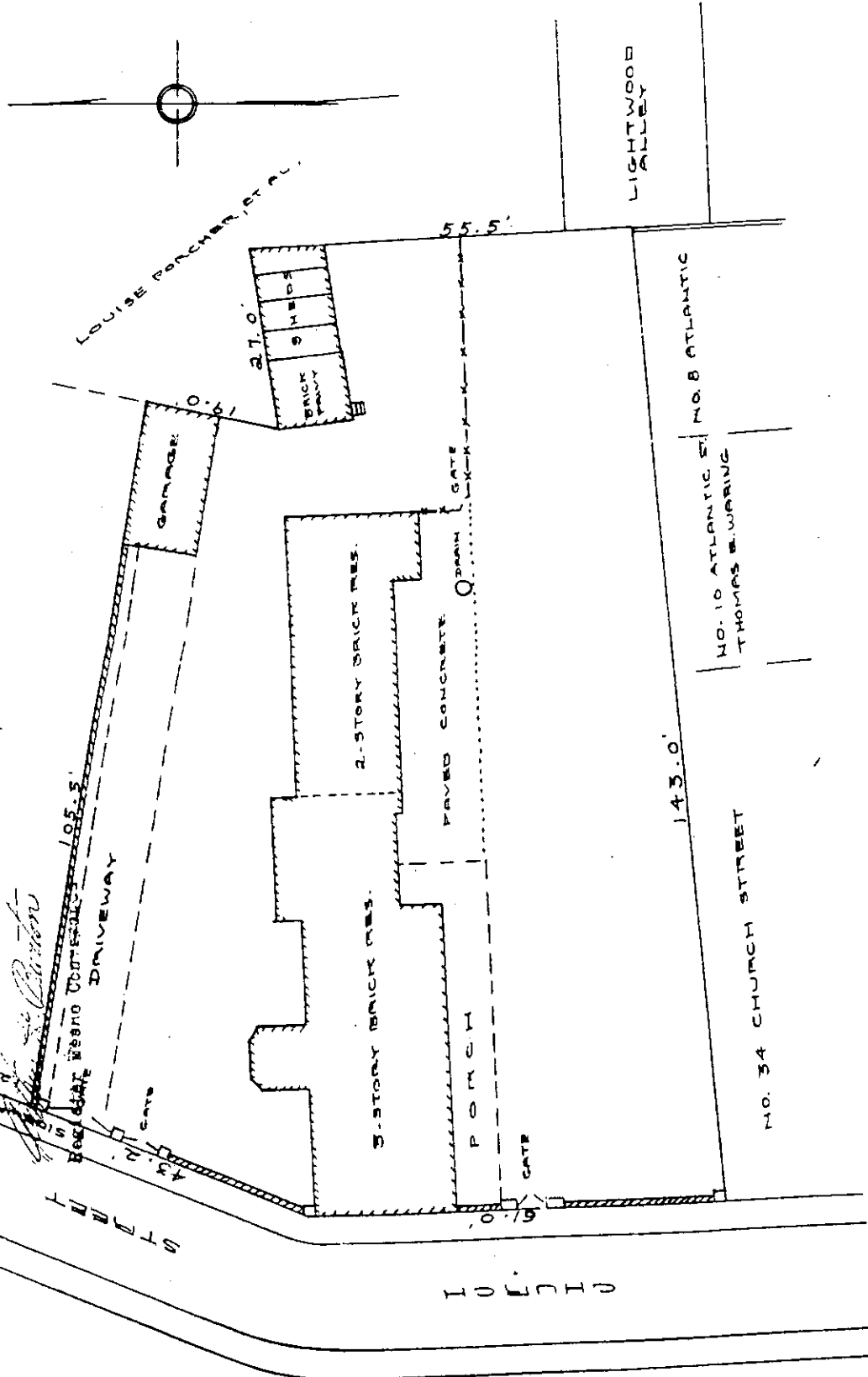


Figure 22

Plat of 38 Church St., by Gaillard, 1968.

INTENTIONALLY
BLANK



Figure 23

Hess Waring Mikell Lebby



Figure 24

Robert Bee Lebby