

3 Zigzag Alley  
Charleston, South Carolina

The house at 3 Zigzag Alley was built between 1905 and 1910, at least the third dwelling house here at the bend in the alley. A traditional Charleston single house constructed as a rental property, it replaced a smaller house that had been built ca. 1885. That house had itself replaced a larger house that was here in 1842, and probably stood at 3 Zigzag Alley by 1804.

The two-story house is raised on a brick foundation, above a basement whose earthen floor is about two feet below ground level. In this basement is a remnant chimney support, near but unconnected to the north foundation wall. The chimney base is arched at its east and west faces, suggesting that above it was a double chimney with fireboxes serving east and west rooms, at either side of a partition wall. The flue atop the base was capped off when the two present chimneys were constructed inside the north face of the building. Each of these side-wall chimneys served fireboxes in the two main rooms at both floors.

The present house at 3 Zigzag Alley was built for the Trust Estate of James F. and Josephine L. Spinney sometime between October, 1905, when Spinney paid \$900 for a lot and "small dwelling," and December, 1910, when his daughter Caroline Fletcher Mazyck sold the lot with "dwelling house" for \$2,300. The house was sold again in 1913 and 1918. The 1918 buyer, Miss Virginia L. Porcher, left it by her will to her niece, Elizabeth L. Porcher. During the early 1920s the building was divided as a duplex, and at times during the half-century of Porcher ownership, one or another of their family members resided in one of the apartments. Miss Elizabeth Porcher sold the duplex building to an investor in 1972.

After four more sales during the 1970s and 1980s, George L. Cogar and Darlene Shaw bought 3 Zigzag Alley in 1988. They thoroughly restored the building and its double piazza, constructed a rear addition, and returned the house to single-family residency.

## 3 Zigzag Alley

### History of the Land and Building

In 1739 there was one building in the general area of today's Zigzag Alley. Its exact location remains unknown.<sup>1</sup> The earliest history of the property was not researched for this report; it began as parts of two town lots laid out on the Grand Modell of Charles Town. Lot 298 was on the east side of Meeting Street, south of a marsh that drained a creek which became Water Street; Town Lot 297, also fronting on Meeting Street, was south of Lot 298. John Vanderhorst bought both Town Lots in 1695. In the early eighteenth century, a bridge was built to extend Church Street southward across Vanderhorst Creek, and by 1739 Lynch's Lane (Atlantic Street<sup>2</sup>) ran eastward from New Church Street to the Cooper River. After 1741, John Clifford acquired parts of Lots 297 and 298.<sup>3</sup>

The documented history of 3 Zigzag Alley begins in January 1784 when Thomas You and Elizabeth his wife deeded one moiety (undivided half-interest) of "several lots in White Point" to Dr. Richard Savage, the husband of Mary Savage. Elizabeth You and Mary Savage were sisters, two daughters of John Clifford and Martha Dandridge Clifford. The property they shared was a large tract lying between Atlantic and Water streets, from East Bay Street to the west side of Zigzag Alley. Much of it was low sandy ground or mud flats, dry only at low tide.

How this land came into the ownership of Thomas You and his wife was not found. A plat filed with the 1784 deed of release shows the tract owned by the Estate of John Clifford.<sup>4</sup> Clifford's 1763 will recites a great deal of real estate. There were lots along today's Clifford Alley, his own residence and another house on King Street, "plantation lands" in St. Andrews Parish, tracts in Hampstead, and land on White Point, which he left to his sons Dandridge Clifford and

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<sup>1</sup> "The Ichnography of Charles-Town in South Carolina, by G.H.; engraved by Toms, 1739."

<sup>2</sup> Atlantic Street was named Lynch's Lane until 1837.

<sup>3</sup> Robert P. Stockton, "The George Keenan House, 38 Church Street. A History" (Charleston, 1995).

<sup>4</sup> "Plat of several lots of land on White-Point belonging to the estate of Mr. John Clifford... Ephraim Mitchell, surveyor." Charleston County Register of Deeds, Deed Book I5, p. 386, 388 (plat at release, p. 389).

Elias Clifford.<sup>5</sup> Dandridge Clifford died in 1773,<sup>6</sup> and Elias Clifford is presumed also to have died after John Clifford wrote his will. With these deaths, the lands at White Point seem to have reverted to Clifford's estate, and then into his daughters Elizabeth and Mary. In 1778, some of the property was sold by heirs of John Clifford: his widow Martha Clifford, his daughter Elizabeth You and her husband Thomas You, and his daughter Mary Savage and her husband Richard Savage.<sup>7</sup>

The remainder of the Clifford tract at White Point was managed for rental income for Mrs. Elizabeth You and her sister Mary, then their heirs, from 1784 until 1847 - six decades. With improvements to East Bay and Water streets, more of the tract became dry lots, and by 1788, there were a number of wooden buildings on the Clifford tract.<sup>8</sup> One of them might have been a dwelling at 3 Zigzag Alley.

Elizabeth Clifford You (ca. 1745-1831) was the wife of silversmith Thomas You (d. 1786). Mary Clifford was married twice, first to Richard Savage and second to merchant William Turpin. Thomas You does not appear to have been active in the management of the Clifford tract; Dr. Savage was shown as owner of the Clifford tract on an undated (1770s-1780s) plat.<sup>9</sup> A practicing physician and resident of King Street, he was one of three commissioners appointed in 1785 to direct the city's improvements to East Bay Street and the seawall.<sup>10</sup>

Richard Savage died in 1789, leaving his widow but no children. His will and estate inventory don't indicate who took over property management after his death, but they do provide some information about the Clifford tract circa 1790. Savage left one-third of the rents of all his houses at White Point and in Magazine Street to his "good and honest mother-in-law," Martha Clifford (as John Clifford's widow, she had a dowry right in his estate until her own death in 1793). After

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<sup>5</sup> Will of John Clifford, written March 1763, proved February 1865. Charleston County Will Book 10, p. 613.

<sup>6</sup> "Records Kept by Col. Isaac Hayne," *South Carolina Historical Magazine* 10 (1909).

<sup>7</sup> Stockton, "The George Keenan House, 38 Church Street."

<sup>8</sup> Edmund Petrie, *Ichnography of Charleston, South Carolina*. London, Phoenix Fire Company, 1788.

<sup>9</sup> Undated plat of parcels between Church Street, Lynch's Lane, and East Bay Street, surveyor and property owner not shown. Charleston County Register of Deeds, McCrady Plat 1220.

<sup>10</sup> *State Gazette of South-Carolina*, May 12, 1785.

small bequests to several of Elizabeth You's children, Savage devised the rest of his estate, real and personal, to "my dear and loving wife, Mary Savage, to be disposed of as she think proper."<sup>11</sup> The inventory of Savage's estate listed rents due at the time of his death: thirty-two tenants owed rent as of December, 1789. Most of the amounts due were for houses, workshops, or storehouses on the Clifford tract.<sup>12</sup>

In 1794, Mary Clifford Savage married her second husband, William Turpin.<sup>13</sup> A prosperous merchant, Turpin took over management of the Clifford tract. The property became dense with houses, kitchens, and other outbuildings and storehouses. Most of the buildings were constructed by renters at their own expense, and remained the property of the tenants. Some were dismantled and removed when leases expired; those left by departing tenants might be sold for removal or retained for use by the next tenant.

Before 1804, the property at the west side of Zigzag Alley had become distinct from the larger tract.<sup>14</sup> On these three lots, from Atlantic Street to the 90° turn beside 3 Zigzag, were houses that belonged to the property owner, not to tenants. In 1806, Turpin offered them for rent: "the house, now in the occupation of Mr. Humbert, at the corner of Lynch's-lane and Zigzag-court; likewise two comfortable houses in the said court. These three last mentioned houses are particularly convenient for persons having business on the wharves, having a full view of the harbor."<sup>15</sup>

Mary Clifford Savage Turpin died without children sometime before May 1820. Her husband, William Turpin, then about 65 years old, and her sister, Elizabeth You, about 75, were her only heirs. They retained most of the Clifford tract undivided, but partitioned the real estate on the west side of Zigzag Alley, using the 1804 Purcell plat.<sup>16</sup>

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<sup>11</sup> Will of Richard Savage, written October 28, 1788, proved January 15, 1790. Charleston County Will Book 23, p. 583.

<sup>12</sup> Charleston County Inventory Book B, p. 266.

<sup>13</sup> *City Gazette*, 1/4/1794.

<sup>14</sup> Joseph Purcell, "Plan of a Parcel of high, flat, and low lands and a wharf lot on East Bay Street from a survey taken in July 1804" Filed with 1820 Deed of Partition. Charleston County Register of Deeds, Deed Book F9, p. 204.

<sup>15</sup> *City Gazette*, October 28, 1806.

<sup>16</sup> Purcell, "Plan of a Parcel of high, flat, and low lands and a wharf lot on East Bay Street from a survey taken in July 1804."

Two lots, today's 1 and 3 Zigzag, were conveyed to Elizabeth You, and became part of her estate with her death in 1831. The lot at the corner of Zigzag and Lynch's Lane, 53'X80' with a house facing south on Lynch's, was William Turpin's portion. Upon his 1835 death, Turpin left this lot in equal thirds to Elizabeth You's three surviving children, who were the nieces and nephew of Turpin's late wife.<sup>17</sup>

Most antebellum city directories are not organized by address. However, streets and occupants are listed in the directory for 1841. In that year, two houses owned by the Estate of Elizabeth You on the west side of Zigzag Alley were shown as 1 Zigzag, occupied by Sarah Holmes, "colored," and 3 Zigzag, by William Lea, William P. Lea, and John Lea, all white, all listed as pilots. The next house north, 5 Zigzag, home of Jane Yates, was on a portion of Town Lot 298 purchased from John Clifford's heirs in 1778 by Joseph Yates.<sup>18</sup>

In 1847, the heirs of William Turpin and Elizabeth You finally divided and sold their Clifford real estate. There were six parcels on today's Clifford Street, one on King Street, a water lot extending from East Bay Street into the Cooper River; and twenty lots, some with buildings, between Atlantic and Water streets. Today's 3 Zigzag Alley was described as "a lot of land, with dwelling house thereon, situate on the west side of Zigzag Alley, bounding east on said alley about 28 feet, and north on said alley about 89'6".<sup>19</sup>

T. W. Holwell paid \$1,020 for the land and buildings on April 6, 1847,<sup>20</sup> and 3 Zigzag Alley became home to Thomas and Mary Ann Holwell. This was the Holwell residence for nearly forty years. The US Census for 1870 recorded T. W. Holwell, a retail clerk, and Mary Ann, "keeping house," both 65 years old. Also in the home was Catherine Holwell, an African-American domestic servant, age 13. Her relationship to the white homeowners is unknown; she was not recorded with them for the 1880 Census. In 1884, Mrs. Holwell, now a widow, sold the lot and dwelling house at 3 Zigzag Alley to Edward Kellers for \$1,025.<sup>21</sup> The dimensions of the lot had not changed

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<sup>17</sup> Will of William Turpin of Charleston, now living in New York City, written 1833, proved 1835.

<sup>18</sup> Stockton, "The George Keenan House, 38 Church Street."

<sup>19</sup> *Courier*, April 6, 1847.

<sup>20</sup> Charleston County Register of Deeds, Book S18, p. 1. The deed was executed 4/6/1847, recorded 8/11/1884 at the time Mrs. Holwell sold the property.

<sup>21</sup> Deed Book C20, p. 117.

significantly, so it is noteworthy that the sale price was essentially the same as in 1847. The buyer, Edward Kellers, was a physician-pharmacist and real estate investor. He bought 3 Zigzag Alley in 1884 not as his own family residence, but as a rental/investment property.

The early nineteenth-century house at 3 Zigzag Alley was replaced twice between 1884 and 1910. In 1882, there was a wide two-story frame house without a side piazza that corresponds to the house shown on the 1842 plat,<sup>22</sup> and is the house that Edward Kellers bought for a low price in 1884. It had been built by the 1840s (maybe before 1804), and might have been in poor condition in 1884 when Mrs. Holwell sold it.

In 1888, the house and outbuilding at 3 Zigzag Alley were very different from the structures on the site in 1882. The two-story frame dwelling was not as wide or long as its predecessor, and had a piazza along its south side. The two-story frame kitchen house stood further east on the lot than the long one-story building it had replaced.

It appears that Kellers had replaced the Holwell house before the August 1886 earthquake. The official damage survey, completed only three months after the earthquake, notes a two-story frame dwelling, its dimensions 28'X16'. House, kitchen, and chimneys were in good condition all around.<sup>23</sup> Although it is possible that Kellers had repaired the Holwell house after the earthquake, the dimensions do not agree with the 1882 Lamblé plat. It seems more likely that Kellers bought an older building in deteriorated condition in 1884, and replaced it with a small house intended for rental - almost new construction that survived the earthquake well. It is unreasonable to think that Kellers had completed a new house, even a small one, at 3 Zigzag Alley within a few months after the earthquake.

City directories indicate that Dr. E. H. Kellers rented 3 Zigzag [Lightwood] Alley to a succession of mostly African-American tenants. He advertised it for rent in 1891 as five rooms with kitchen and

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<sup>22</sup> City of Charleston Block Plats (Lamblé), 1882. Edward B. White, "Plan of lots on Water, East Bay, and Atlantic Streets... property of the Est. Elizabeth You, dec., and family," December 22, 1842. Charleston County Register of Deeds, McCrady Plat 3332.

<sup>23</sup> Earthquake Survey Report signed by engineers November 27, 1886, published 12/11/1886. No mention of this property was found in newspaper records.

cistern, and in May 1905 offered it for sale as a “small dwelling.”<sup>24</sup> In October 1905, J. F. Spinney paid \$900 for the property. The lot boundaries had not changed,<sup>25</sup> but the 1905 sale price was less than Kellers paid in 1884 (\$1,025), and less than the \$1,020 paid by Holwell in 1847. Spinney, like Kellers, bought 3 Zigzag Alley as an investment/rental property; like Kellers, he built a replacement house.

At the end of 1909, four years after his purchase, James F. Spinney conveyed 3 Zigzag Alley and other properties on Council Street and Charleston Neck to his daughter Caroline Fletcher Mazyck. The transaction was paid for with “love and affection.” Mrs. Mazyck was to hold the properties in trust for her parents during their lives, then jointly with her sister Mattie H. Dawson.<sup>26</sup> At some point during their ownership, the family built a new house at 3 Zigzag Alley. The small 1880s rental house was replaced by a substantial two-story Charleston single house, with a piazza around the south and west sides, a roomy rear wing, and a small storage shed at the back of the property. Shown on the 1929 Sanborn map, this early twentieth-century building is today’s 3 Zigzag Alley.

After constructing a new house, Caroline Mazyck, her sister, and her parents agreed to sell it. On December 31, 1910, Anna W. Hendrix bought 3 Zigzag Alley for \$2,300.<sup>27</sup> There were several sales during the next few years: January 1913 Anna Hendrix to Watson Finger, \$2,800;<sup>28</sup> March 1913 W. C. Finger to Welling Corporation, \$2,850;<sup>29</sup> then in 1918 the Welling Corporation conveyed 3 Zigzag Alley to Virginia L. Porcher for \$3,300.<sup>30</sup>

Virginia Leigh Porcher and her heirs<sup>31</sup> held 3 Zigzag Alley as a rental property from 1918 until 1972. Although the building was reworked in

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<sup>24</sup> News and Courier, October 17, 1891; May 21, 1905. See also October 2, 1904: “for sale, 3 Lightwood Alley, near Atlantic Street, Lot and 2-story dwelling, now rented.” According to the Sanborn map, the outbuilding had been removed from the site by 1902.

<sup>25</sup> Deed Book T24, p. 74.

<sup>26</sup> Deed Book Y24, p. 236.

<sup>27</sup> Deed Book O25, p. 283. Anna Hendrix financed part of the purchase with a mortgage to Nannie Connor Young, Deed Book B26, p. 38.

<sup>28</sup> Deed Book E26, p. 264.

<sup>29</sup> Deed Book N26, p. 266.

<sup>30</sup> Deed Book X27, p. 256.

<sup>31</sup> News & Courier, January 22, 1940.

the early 1920s as a duplex (two apartments, one up and one down), its footprint and lot coverage remained unchanged until the 1980s.

3 Zigzag Alley was sold five times in the 1970s. In April 1972, Elizabeth L. Porcher of Columbia sold the property to Stanley & Son (John C. Stanley III and John C. Stanley IV) for \$22,000.<sup>32</sup> Two years later, in April 1974, Stanley and Son Investment Co. sold it to Albert and Margaret L. Baptiste of Mount Pleasant for \$39,500.<sup>33</sup> They in turn sold it to Christopher Tito Bruni in May 1977, for \$21,900 plus his assumption of a mortgage of \$27,556.<sup>34</sup> Bruni resold the building and “all the furniture in the apartments” to Carl Carlson III and Emily Carlson for \$60,000, in July 1977;<sup>35</sup> they sold it in December 1978 to Ulla M. Bolstrom McPherson.<sup>36</sup>

In November 1988 the present owners, Darlene Shaw and George L. Cogar bought 3 Zigzag Alley. They restored the duplex as a single-family residence by removing a staircase that had been built along the piazza, adding an interior stair, and replacing the rear addition. Work was nearly complete in September 1989 when Hurricane Hugo struck the Lowcountry. While repairing 3 Zigzag Alley, the owners also redesigned the rear addition as a roomy wing that extends the width of the original building.

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<sup>32</sup> Deed Book A99, p. 150.

<sup>33</sup> Deed Book F104, p. 90.

<sup>34</sup> Deed Book J109, p. 278.

<sup>35</sup> Deed Book X112, p. 182.

<sup>36</sup> Deed Book V117, p. 143.

## Maps and Plats, 3 Zigzag Alley

In 1739 there was one building in the general area of today's Zigzag Alley. The "Ichnography" map shows Church Street, divided by Vanderhorst Creek, and Lynch Lane (Atlantic Street) extending inland from the Cooper River. The building east of the lower dotted line is in the area of today's Zigzag Alley.

"Ichnography of Charles-Town in South Carolina, by G.H.; engraved by Toms, 1739."

A plat dated January 13, 1784, shows an undeveloped "Dockyard" tract between the Curtain Line (East Bay Street) and a breastwork that extended from Lynch's Lane to Water Street. Four lots were drawn on the high ground at the west edge of the tract, along a line that seems to coincide with Zigzag Alley.

"Plat of several lots of land on White-Point belonging to the estate of Mr. John Clifford... Ephraim Mitchell, surveyor."  
Charleston County Register of Deeds, Deed Book I5, p. 386, 388 (plat at release, p. 389).

This plat is also shown as Figure 10 in Robert P. Stockton, "The George Keenan House, 38 Church Street. A History" (Charleston, 1995).

A plat of land on the south side of Lynch's Lane (Atlantic Street), made sometime later, shows the Clifford tract north of Lynch's Lane as belonging to Dr. Richard Savage. Plat was probably made between 1778 and 1790. While Savage (d. 1789) is shown as owner; the land belonged to his wife and her sister.

Undated plat of parcels between Church Street, Lynch's Lane, and East Bay Street, surveyor and property owner not shown. Charleston County Register of Deeds, McCrady Plat 1220.

By 1788, there were a number of wooden buildings on the Clifford tract. One of them might have been a dwelling at 3 Zigzag Alley.

Edmund Petrie, *Ichnography of Charleston, South Carolina*. London, Phoenix Fire Company, 1788.

A plat made by John Goddard in October 1793 shows the division of a lot belonging to the Estate of Dr. Savage, a portion of which was then sold by Mary (Clifford) Savage in November 1793. The plat shows a lane that corresponds to the alley shown on the east side of the Clifford tract on the 1788 Petrie Map.

Charles Parker, copy of plat annexed to deed of conveyance from Mrs. Mary Savage to Capt. Thomas Evington, November 2, 1793. Charleston County Register of Deeds, McCrady Plat 608.

In 1804, William Turpin commissioned a new survey of the property between Lynch's Lane (Atlantic Street), East Bay and Water streets. No explanation of the reason for the survey is given on the resulting plat. It shows only landscape features east of Zigzag Alley, but delineates lines of occupation and several houses at the west side of the alley. A house is shown on the site of today's 3 Zigzag Alley, the earliest direct record found of the property.

This plat was filed with the 1820 deed between Turpin and Elizabeth You, as heirs of Mary Turpin, dividing the portion of the Clifford tract lying west of Zigzag Alley. It is possible that the buildings shown were not present in 1804, and drawn on the earlier plat for convenience in 1820. However, it would be very unusual for a later surveyor not to have signed or dated the revised plat.

Joseph Purcell, Plan of a Parcel of high, flat, and low lands and a wharf lot on East Bay Street from a survey taken in July 1804. Charleston County Register of Deeds, Deed Book F9, p. 204.

This plat is also shown as Figure 11 in Robert P. Stockton, "The George Keenan House, 38 Church Street. A History" (Charleston, 1995).

A plat made in 1842 shows a two-story house at the location of today's 3 Zigzag Alley; it is not certain whether this was the same as the house that stood there earlier (presumably in 1804, definitely in 1820). The 1842 plat shows the Clifford tract divided into twenty-three parcels; on them were about forty buildings. Most were houses, but there were also sheds large and small, and several large structures that might have served commercial purposes.

The houses west of Zigzag Alley belonged to the Estate of Elizabeth You, but the other buildings shown on the 1842 plat were tenant improvements that did not belong to the landowner - lessors had the right to dismantle the structures and salvage the materials. Most had been removed by April 1847, when Elizabeth You's heirs advertised the Clifford tract for sale in twenty lots. East of Zigzag Alley were buildings on only eight parcels. One was a "small wood building." All the others were expected to be removed by the tenants before buyers took possession of the lots.

Edward B. White, "Plan of lots on Water, East Bay, and Atlantic Streets... property of the Est. Elizabeth You, dec., and family," December 22, 1842. Charleston County Register of Deeds, McCrady Plat 3332.

The 1852 Bridgens and Allen Map shows the house at 3 Zigzag Alley unchanged from the 1842 plat. This building and a house at today's 4 Atlantic Street were the only surviving structures of the dozens of houses, storehouses, and outbuildings that had existed on the Clifford tract in 1842.

R. P. Bridgens & Robt. Allen, "An Original Map of the City of Charleston." 1852

The available plats and maps dated 1804 to 1852 all show a frame house set along the east and north lot lines at 3 Zigzag Alley, perhaps with a narrow front porch. Although proof cannot be found that the 1852 house was the same as the 1804 house, no records were found to suggest that the building was replaced during that time. Likewise, the 1882 Block Plat shows 3 Zigzag Alley as a two-story

frame house, its footprint and lot coverage unchanged from earlier plats.

Henry S. Lamblé, City Surveyor, City of Charleston Block Plats, 1882-1883.

Sanborn Company Insurance Maps show that 3 Zigzag Alley was replaced twice during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The 1888 map depicts a two-story house much smaller and narrower than the house shown on the 1882 Lamblé plat, and with a wide piazza along its south side. The 1902 Sanborn map is essentially the same as in 1888, except the line of the front wall is closer to Zigzag Alley. This might represent an alteration to the building, or a discrepancy between the two maps.

The 1929 Sanborn map shows a completely different house than the 1902 building – deeper, wider, with a two-story rear wing and two-story piazza around the south and rear sides. Updated Sanborn maps from 1944 and 1951 show 3 Zigzag Alley unchanged since 1929. This is the early twentieth-century house still on the site today.

## Clifford Family

A large tract of land at White Point, extending west between Atlantic and Water streets, from East Bay Street to the west side of Zigzag Alley, was owned by the Estate of John Clifford, his daughters Mary (Savage) Turpin and Elizabeth You, and heirs of Elizabeth You from at least 1764 until 1847. Information about the family will be helpful to researching other properties in the block.

John Clifford (1707-1764) married Martha Dandridge Clifford (1720-1793<sup>37</sup>)

Will of John Clifford, written March 1763, mentions sons Dandridge Clifford (d. 1773) and Elias John Clifford; daughters S. Piggot [Sarah], Elizabeth Clifford, Frances Clifford, Mary Clifford.<sup>38</sup> Elizabeth and Mary came into ownership of the property that included Zigzag Alley.

Mary Clifford married twice. She had children with her first husband, Richard Savage, but none survived their father. Three young sons died during the months of August and September, 1784; if there were other children their names have not been found. Richard Savage died in 1789.<sup>39</sup> By his will, he left his medicines, medical books, a cash legacy, and all his clothing to his brother John Savage. There were small bequests to two of Elizabeth You's children, Sarah You and John You, and to Miss Harriet [illegible, possibly You]; to his "good and honest mother-in-law," Martha Clifford (who had a dowry right in John Clifford's estate), Savage left one-third of the rents of all his houses at White Point and in Magazine Street. The rest of his estate, real and personal, to "my dear and loving wife, Mary Savage, to be disposed of as she think proper."<sup>40</sup>

In 1794, Mary married her second husband, William Turpin,<sup>41</sup> had no children with him, and predeceased him by at least fifteen years. The owner of a "considerable real estate," Mary died sometime before

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<sup>37</sup> *City Gazette*, August 23, 1793.

<sup>38</sup> Will of John Clifford, written March 1763, proved February 1865. Charleston County Will Book 10, p. 613.

<sup>39</sup> *State Gazette of South-Carolina*, December 31, 1789.

<sup>40</sup> Will of Richard Savage, written October 28, 1788, proved January 15, 1790. Charleston County Will Book 23, p. 583.

<sup>41</sup> *City Gazette*, 1/4/1794.

May 1820, when her husband and her sister, Elizabeth You, who were her only heirs, divided her real property. Houses and lots on King Street and Clifford Alley were Elizabeth's portion; Turpin retained property on Magazine Street and in Hampstead. Most of the White Point tract, including today's 3 Zigzag Alley, was deeded to Elizabeth, with Turpin keeping only the lot at the north corner of Zigzag Alley and Atlantic Street.<sup>42</sup>

Sometime after 1820, William Turpin moved to New York. He wrote his will there in 1833, instructing that he be buried in the "Quaker Meeting burial ground," and died in 1835. The lengthy will refers to numerous freed black people – men, women, and children – in South Carolina and New York, confirming their ownership of houses and lots and requesting his executors to "protect them in their freedom." Turpin bequeathed the real estate that had come to him through his wife, Mary Clifford, to surviving members of her family: Mary Yeadon, Sarah Gelzer, and John You, who were the children of Elizabeth Clifford You.<sup>43</sup>

Elizabeth Clifford (ca. 1745-1831) married Thomas You (d. 1786), a silversmith. There were five children, four daughters and a son.<sup>44</sup> Three of them were living when Elizabeth You wrote her will in 1826: John C. You, Mary Yeadon, and Sarah Gelzer.<sup>45</sup>

Mary (You) Yeadon (1774-1842) was married to her second husband Richard Yeadon (1773-1841); their son Richard Yeadon (1802-1870), editor of the *Charleston Courier*, married Mary Videau Marion (1811-1871) in 1829.<sup>46</sup> Sarah (You) Gelzer (1777-1846) had survived two husbands: Joseph Lewis (d. by 1820) and Thomas Gelzer, Sr. (d. 1827).

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<sup>42</sup> Charleston County Register of Deeds, Deed Book F9, pp. 202, 204.

<sup>43</sup> Will of William Turpin, Charleston County Will Book.

<sup>44</sup> Gary Albert, "Scratching the Surface: Thomas You, Charleston Silversmith, Engraver, and Patriot." *Journal of Early Southern Decorative Arts*. Vol. 40, 2019. Death of Thomas You: *Charleston Morning Post & Daily Advertiser*, May 26, 1786. Will of Thomas You, Charleston County Will Book 22, p. 31.

<sup>45</sup> Will of Elizabeth You, widow. Written 3/1826, proved 2/1831. Charleston County Will Book 22, p. 31.

<sup>46</sup> Gravestones, Circular Church. Also "Memoir of Richard Yeadon, Esq." *American Whig Review*. (1850)

The Clifford tract was partitioned for sale in 1847, resulting from a court case brought by Richard Yeadon and his wife Mary V. Yeadon; Robert Macbeth (1802-1867) and wife Louisa, who was the eldest daughter of Richard Yeadon; Phineas F. Smith and wife Harriet (1807-1894), a daughter of Richard Yeadon. The parties to the sale included John C. You and wife, Richard Yeadon and Mary V. Yeadon, and Thomas Roper and wife. Mrs. Thomas Roper was Elizabeth Clifford Lewis (1827-October 1847), a granddaughter of Sarah You Lewis Gelzer and Joseph Lewis.

### Deeds of Interest – 3 Zigzag Alley and the Clifford Tract

May 12 1820. William Turpin to Elizabeth You, deed of partition. Both parties of Charleston. Mary Turpin, wife of William, lately died leaving husband and a sister, the said Elizabeth You. By state law they are entitled to equal parts of the estate. Mary was seized of a considerable real estate which has been divided between them in an amicable and friendly manner.

In order to confirm the partition of Mary's real estate, Elizabeth's part is the lots described in the plan annexed to the Indenture of which this is a counterpart. Bounded by the lines colored yellow with the exception of that portion situate at the corner of Lynches Lane and Zigzag Alley, containing 53'6" on Lynches Lane and 80' on Zigzag, also a brick house & lot at corner of King & Clifford; also 2 brick tenements adjoining the above; also lot north side Clifford; these to Elizabeth subject to leases made by William Turpin and Mary Turpin. All of which said lots to satisfy Elizabeth for her part by the death of Mary.

William's part is lot in Hampstead, 99' on King St 237' deep. Bounded by lands of You. Another lot in Hampstead, Meeting Street; lot in Magazine Street. Also that lot above excepted, Lynches & Zigzag.<sup>47</sup>

May 12, 1820. Turpin to You, partition & plat.

On the lots of land represented by Purcell's plat annexed to conveyance of same to Eliz. You are a number of houses and other improvements the whole of which belong to the tenants, some of there leases have ended several years past but they are all entitled to hold there lots on the same terms of original leases until one full

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<sup>47</sup> Deed Book F9, p. 202.

year's notice is given of an intended alteration and then they have a right to move off all the houses and other improvements.<sup>48</sup>

April 1847 ad for partition sale by the Turpin-You heirs. Much of the land on both sides of Clifford Street; and the leased lots on Zigzag Alley and Atlantic, East Bay, and Water streets, nineteen lots in all. Today's 3 Zigzag Alley was described as #9: A lot of land, with dwelling house thereon, situate on the west side of Zigzag Alley, bounding east on said alley about 28 feet, and north on said alley about 89'6".<sup>49</sup>

The deed of sale for 3 Zigzag Alley from the heirs to T. W. Holwell (executed 4/6/1847, recorded 8/11/1884) notes the case for partition brought March 1847, Richard Yeadon and wife Mary V. Yeadon; Robert Macbeth and wife Louisa Macbeth; Phineas F. Smith and wife Harriet Smith. Court ordered sale for partition, lot west side Zigzag Alley, 28'X89'6", bounding south Chapman, west John Bonnell and Dr. LeSeigneur, deceased.<sup>50</sup>

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<sup>48</sup> Deed Book F9, p. 204.

<sup>49</sup> *Courier*, April 6, 1847.

<sup>50</sup> Deed Book S18, p. 1.