

Preservation Consultants, Inc.

Post Office Box 1112
Charleston, South Carolina 29402
(803) 723-1746

March 2, 1993

Ms. Donna Kendall
100 Rutledge Avenue
Charleston, South Carolina 29401

Re: 17 Meeting Street

Dear Ms. Kendall:

Thank you for your inquiry regarding the buildings at 17 Meeting Street. We have reviewed several nineteenth century maps at the South Carolina Historical Society and investigated the main house with Ms. von Werssowetz. Photographs taken during the site visit are attached.

The maps indicate that by 1852 there was a dwelling and stable on the property, in the same locations as the existing structures. The site inspection revealed building techniques and materials that date the construction of the main house before 1830.

In the staircase and in the flooring and fireplaces of the second floor are evidence of eighteenth and nineteenth century building practices, materials, and proportion. Still in place in the staircase are the original bases to the square newels, with their mortise and tenon construction. The compass-head window and trim are also indicative of an earlier period, probably before 1830. At the second level the flooring and mantel detail show the location of the early hearths, changed in the 1850's or 1880's.

The Bridgens and Allen Map of 1852 clearly shows an outbuilding in the same location as the existing stable. This stable also appears on the 1888 Sanborn Map. While we were not able to inspect its construction, we did note an early window opening and shutter detail on the south elevation. The stable could well have origins in the Federal period, with changes over time reflecting the needs and styles of the following 150 to 200 years.

I hope that this information is helpful to you.

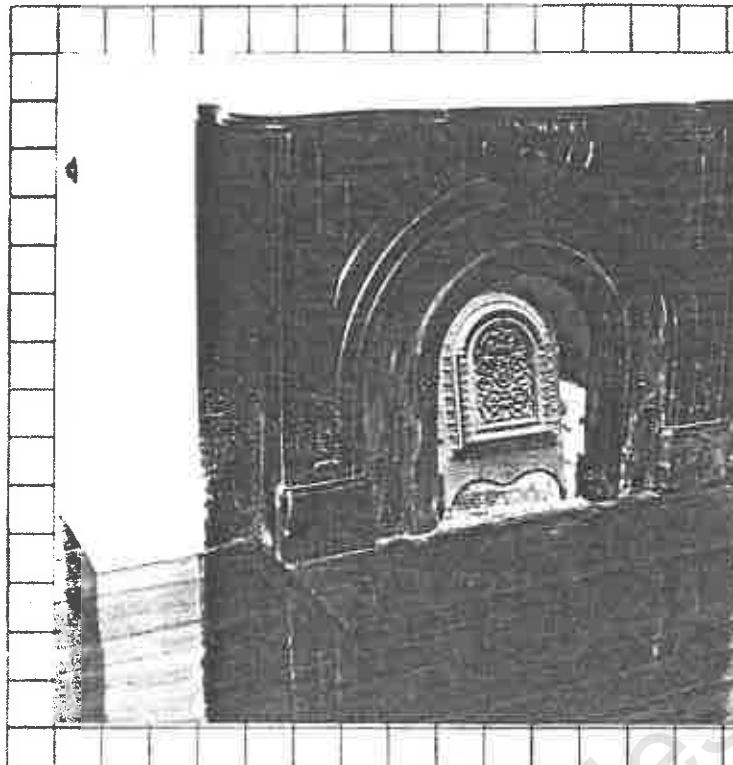
Sincerely,

John Laurens

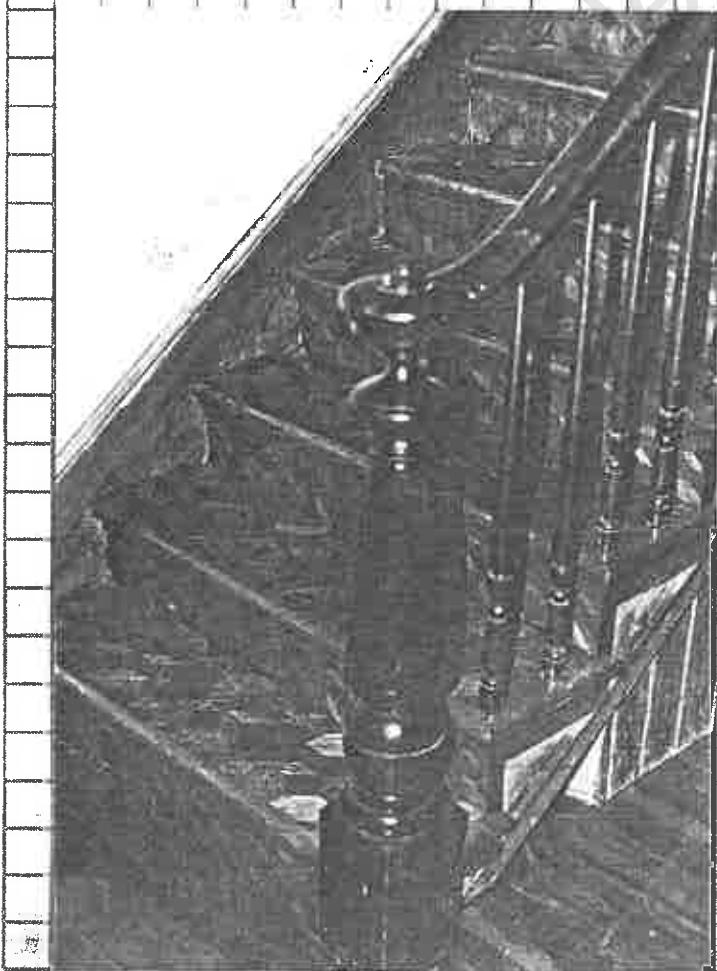
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PROJECT 17 MEETING
DATE 3/1/93
SHEET NO. 1 OF 4
BY _____



FIRST FLOOR HEARTH



MAIN ENTRY AND NEWEL

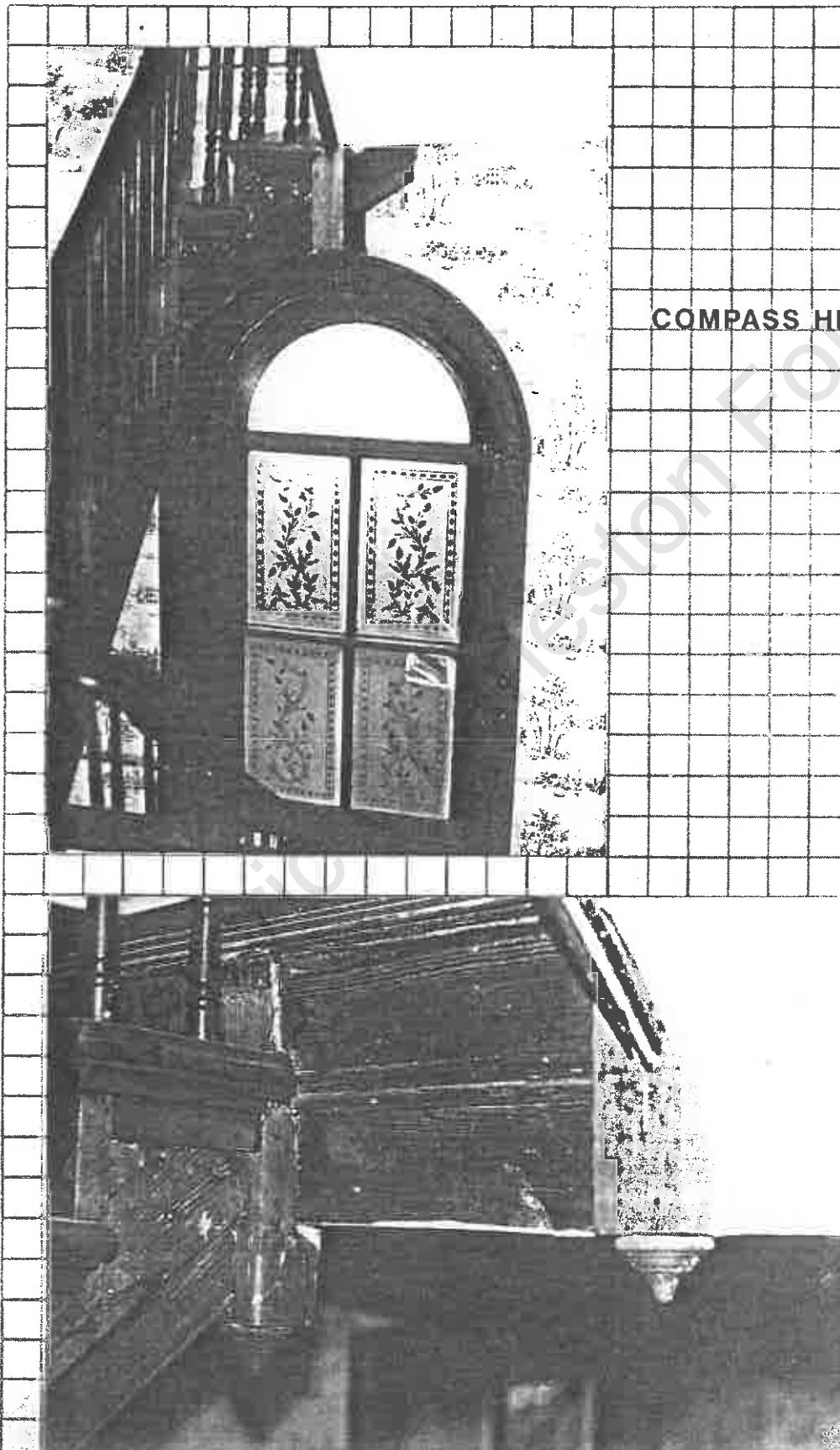
NOTE :
• CIRCULAR CAVE
NARROW FLOORING
• 1850 - 1880's
MANTEL
• NO CHANGES
TO HEIGHT

NOTE :
• 1850 - 1880's
NEWEL
BALUSTERS
• 1890 - 1910
PARQUET
FLOORING

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COMPASS HEAD WINDOW

- WINDOW & TRIM SHOW DETAILING OF FEDERAL DESIGN

MAIN LANDING

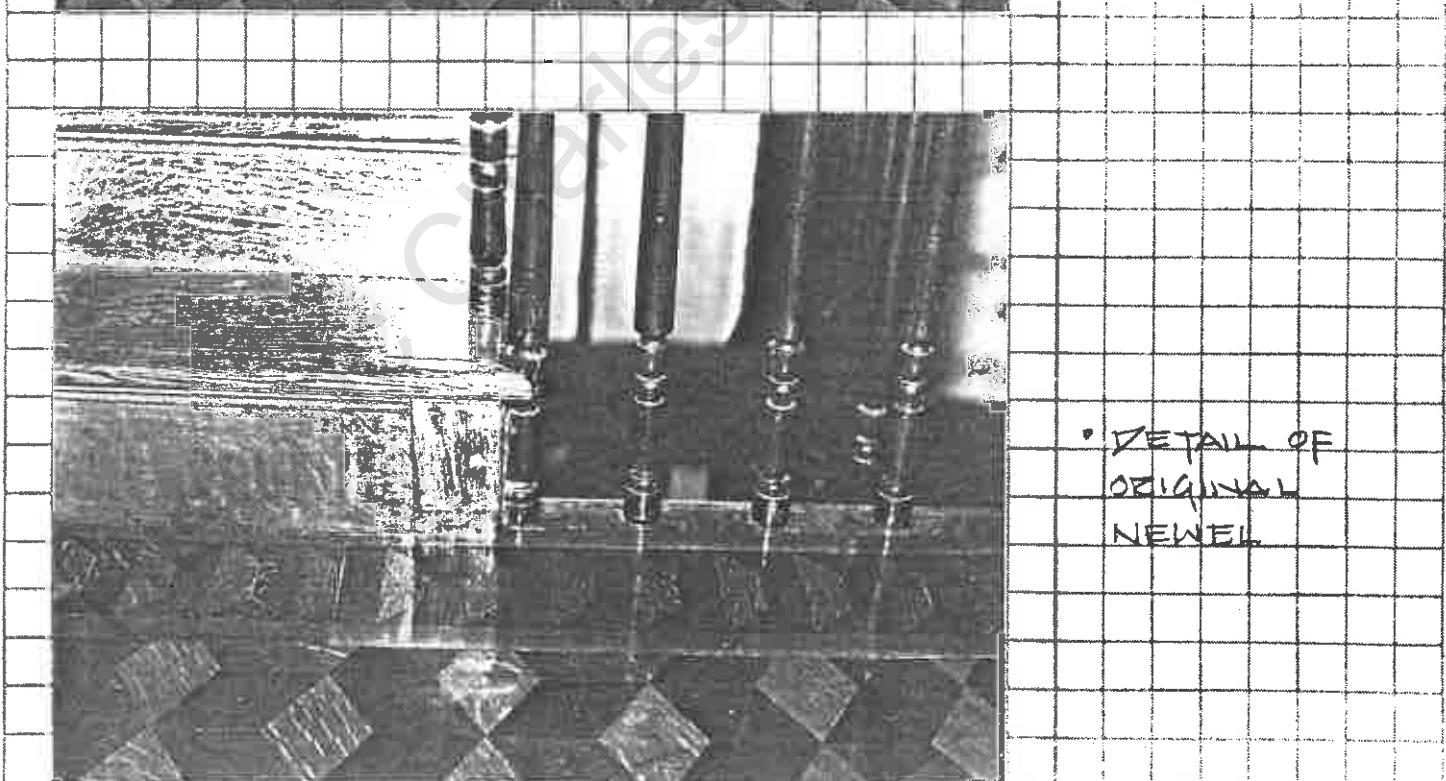
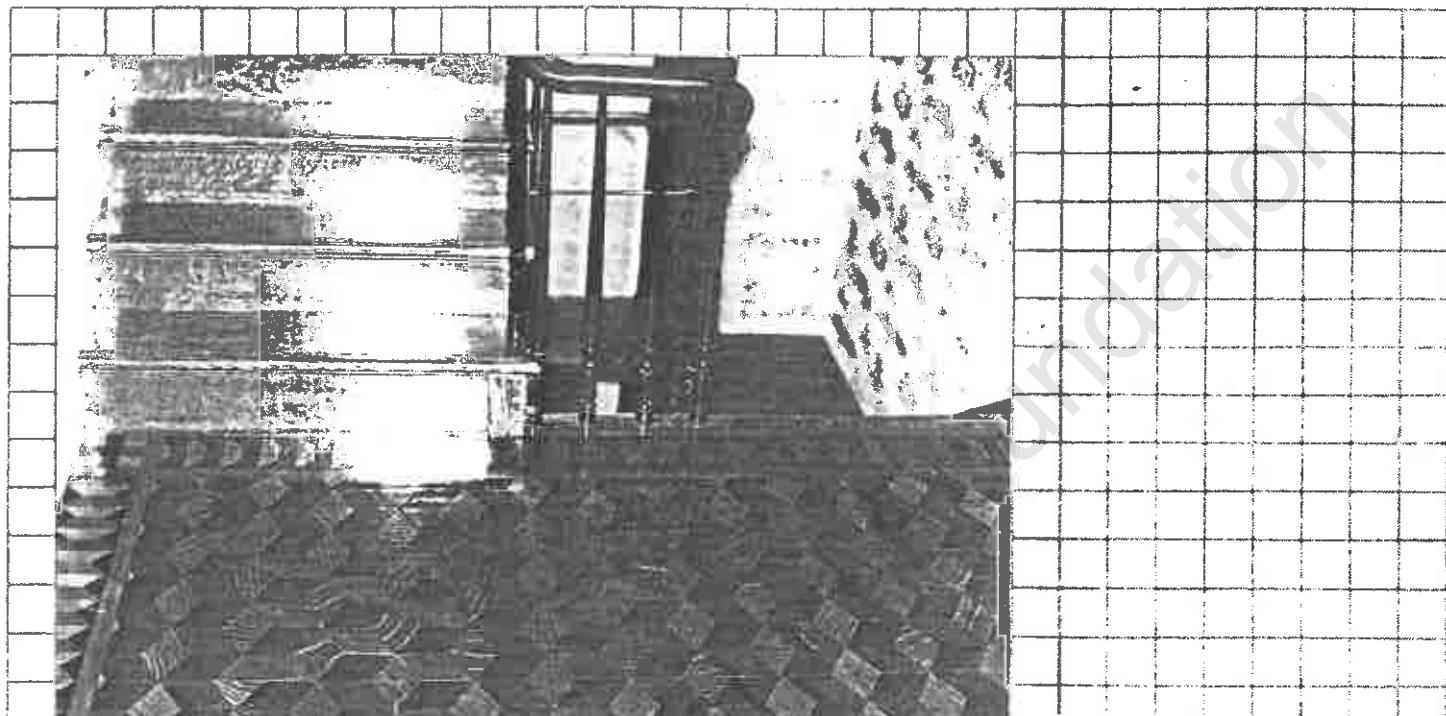
- NEWELS HAVE BEEN CUT AT TREAD & LANDING LEVEL

MORTISE AND TENON CONSTRUCTION

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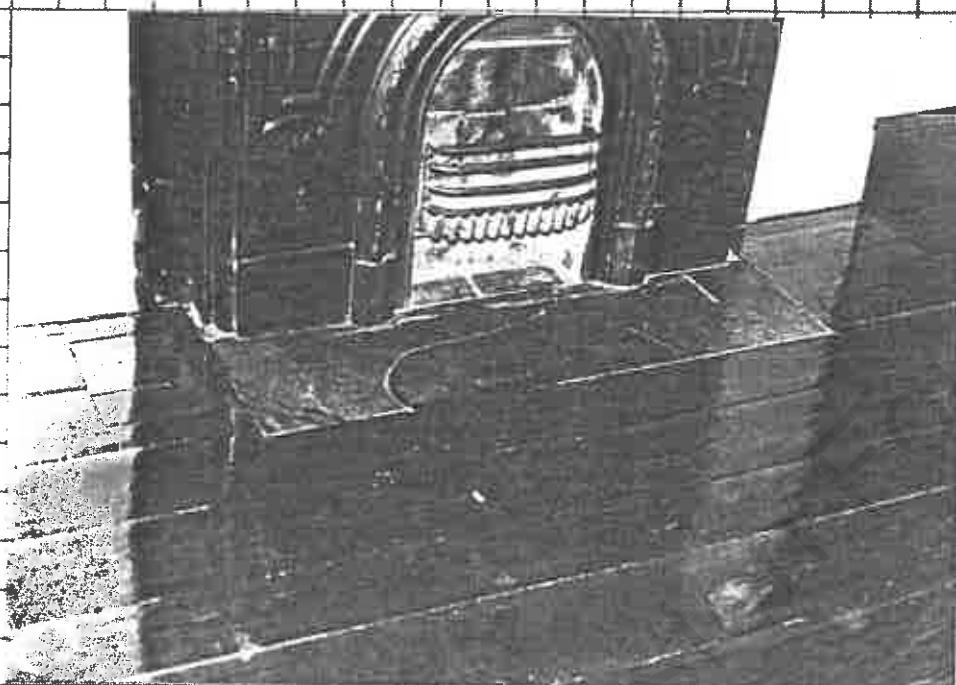
• DETAIL OF
ORIGINAL
NEWEL

SECOND FLOOR LANDING

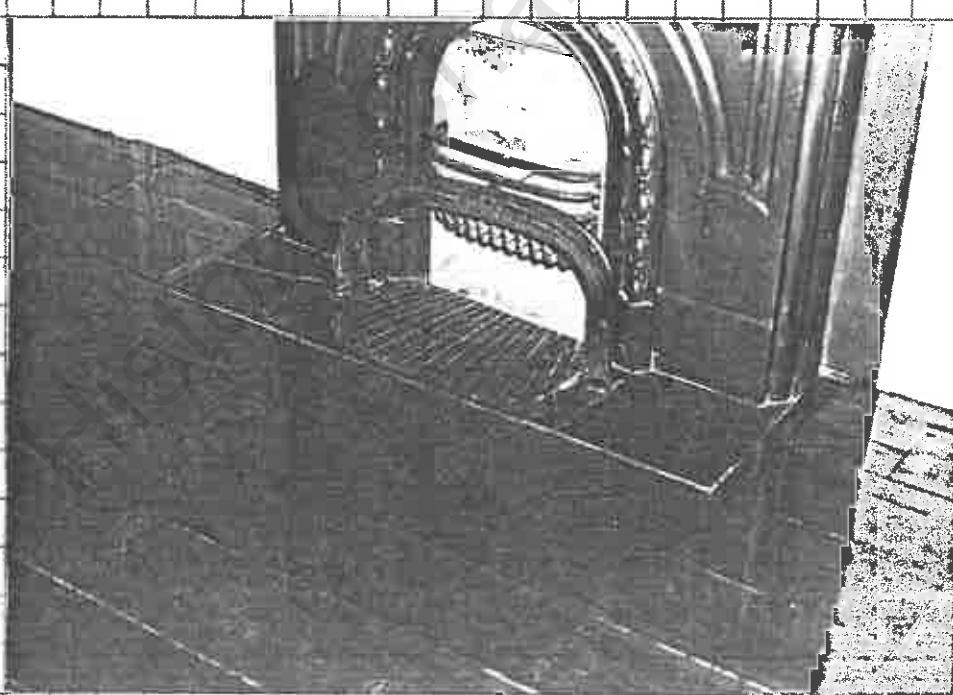
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NOTE:
• ORIGINAL
RANDOM WIDTH
PINE FLOORS
• ORIGINAL
HEARTH IS
INFILLED AT
EITHER SIDE
OF 1850 - 1880
HEARTH



SECOND FLOOR HEARTH