

17 Meeting Street

The History of Thomas and Alison Schneider's
Charleston House

Christina Rae Butler
Butler Preservation LC
May 2015



© 2105 by Christina Rae Butler, the author of this book. The book author retains sole copyright to his or her contributions to this book.



The Blurb-provided layout designs and graphic elements are copyright Blurb Inc. This book was created using the Blurb creative publishing service. The book author retains sole copyright to his or her contributions to this book.





The paneled wooden piazza door entering off of Meeting Street, with its pediment and classical brackets.

The first story Victorian era windows, with decorative cornices.

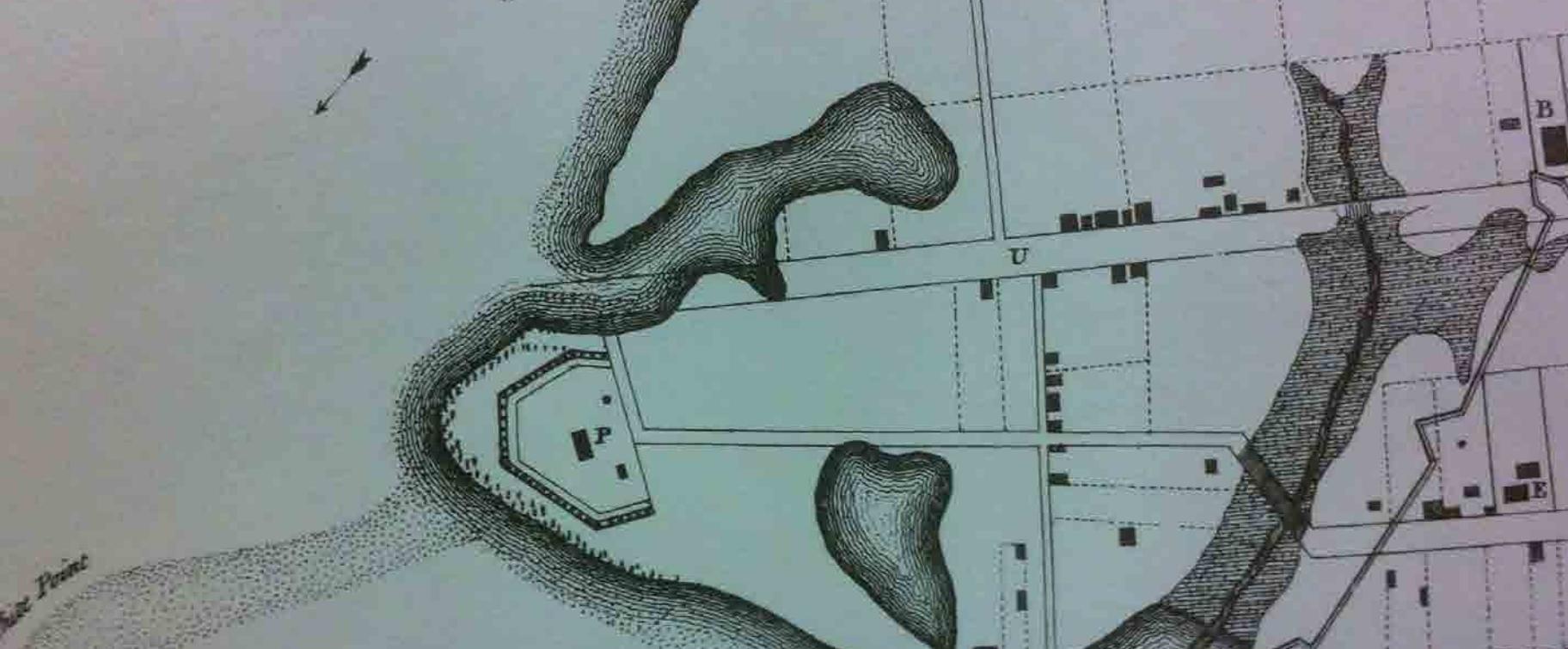


Situated in the South of Broad neighborhood in the historic district of Charleston, South Carolina, sits 17 Meeting Street, a significant historic house that has accommodated noteworthy Charlestonians since its construction. The three-story masonry single house dates to at least circa 1756. In 1779, owner John Edwards described it as a two story brick dwelling. Over time the house was remodeled and expanded to meet the styles of the changing times and the needs and tastes of its owners. 17 Meeting Street features formal gardens, a historic kitchen house, and newer outbuildings in the rear.

17 Meeting Street is a three-story brick town house in the signature Charleston single house form. It is one room wide with the narrow facade facing the street. Piazzas stretch down the southern length of the house on all three stories. The structure is brick, but the facades have been covered in stucco, a popular exterior finish since the earliest days of the city. Stucco coating was an excellent way to protect soft locally made bricks from weathering. The stucco has a smooth finish, with a low water table course at the bottom story along the sidewalk. The main part of the house has two over two windows that were popular in the Victorian period, and there is evidence of late nineteenth century stylistic changes to the interior of the house as well.

The windows today are decorated with cornices and simple sills. There are gallery doors along the piazza length of the house to allow access to the outdoor living and entertaining space, a common antebellum or early Victorian alteration to Charleston single houses. The roofline is low, with a heavy cornice and parapet projecting at the eaves. The cornice has detail work in the frieze and is supported by simple Italianate brackets. The piazzas have paneled ceilings, simple Tuscan columns, and classical balustrades. The third story piazza roof has a wide cornice with decorative brackets, similar to the roofline and stylistic details of the main house. The bottom story piazza is accessed from the street with a formal piazza door and screen, or privacy partition wall. The beautiful stained wooden four paneled door likely dates from the Victorian architecture period, another stylistic upgrade for the house. There is a simple pediment of the doorway, supported with pilasters and brackets. All of the exterior trim is white, with the exception of the black louvered shutters on the south facade.

The attached kitchen house on the rear of the house is two stories, constructed of brick, with six over six wooden sash windows and simple details. There is a wooden bay window on the rear facade, a common Victorian feature.



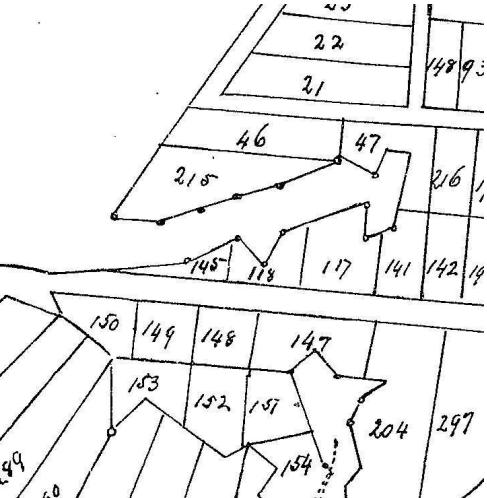
1739 *Ichnography of Charlestown* map. Letter P is a fortification called Broughton's Battery. This is the current site of White Point Garden. Letter U is Smith's Lane, leading west from Meeting Street. No structure had been built yet at 17 Meeting Street.

Setting: 17 Meeting Street sits at the southwest corner of Meeting Street and Lamboll Street, which was known as Dedeottis Alley or Smithis Lane before the late nineteenth century. Meeting Street, or Old Church Street, was one of the first roads to be laid out in the colonial city, although it did not extend to the White Point area until the 1730s. The historic address for 17 Meeting and 0 Lamboll Street was 11 Meeting Street until the late 1800s.

In an effort to encourage people to relocate to Carolina and settle Charlestown, the Lords Proprietors who owned the colony in the 1670s began granting town lots. 17 Meeting is situated within lot 141 of the original Grand Model for the town, shown in figure A. The earliest owner of lot 141 was Captain Charles Clark, who received a grant from the Lords Proprietors in June 1694. Lot 141 fronted on Meeting Street at the southern end of the town, near White Point. White Point was essentially a beach in the colonial period, washed by the tides and too erosion prone for development. It was not until the 1830s that the area would be transformed into White Point Garden and fitted with a more permanent sea wall. The western or back boundary of lot 141 was a marsh stemming inland from White Point, and a few lots north, Meeting Street was severed from the rest of the peninsula at high tide by Vanderhorst Creek, where Water Street is today.



Josiah Smith House at 7 Meeting Street, circa 1785. The house has a hipped roof and cupola. The walls are insulated with brick between the framing timbers, with wood siding.



A tracing of the Grand Model of Charlestown, showing town lots granted to settlers by the Lords Proprietors in the late 1600s. the northern half of lot 141 is the site of 17 Meeting Street.



Edwards or Williams house at 15 Meeting Street, taken in the 1970s for the Historic American Building Survey. Note the screened in piazzas on 17 Meeting Street to the right.

Lamboll Street was not part of the original town plan. Private owners wishing to access or subdivide their deep town lots added it in the early 1700s. In 1722 William Wallace sold lots 141, 177, and 196 to Thomas Lamboll, the namesake of the street today. The street was already in existence, for the 1722 deed described lot 141 as bounding to the north on a small passageway that led westward toward King Street. The narrow street was sometimes called Dedeott's Alley or Rivers Street after earlier owners. Smith's Lane was the name that took hold, after Josiah Smith who owned property at 7 Meeting Street.

Smith filled the marshes behind his property and lot 141 before 1770 at a cost of 1200 pounds. The John street from 17 Meeting is the Calhoun Edwards House at 15 Meeting Street Mansion, a high style Victorian house neighbors to the south. This house completed in 1876 for prominent and its eighteenth century owner merchant George W. Williams. It is John Edwards were also associated privately owned but open to the public with 17 Meeting Street. For as a house museum. Next door at 18 example, an advertisement for a Meeting Street is the Thomas Heyward house and lot on Dedeott's Alley House, constructed in 1803 for (Smiths Lane, later Lamboll Street) in Thomas, who signed the Declaration of 1774 described the lot as joining Independence. The house is on the John Edwards Esqr.'s property. National Register of Historic Places for Edwards was responsible for the its notable Federal style architecture and initial construction of 17 Meeting is a National Historic Landmark Street, when he owned both because of its famous patriot owner. properties.

History of 17 Meeting Street:

Captain Charles Clark, the original grantee of lot 141, sold the lot to Katherine Grant Tookerman, who sold it to John Bohannon Sr. in 1723. John Bohanon Jr. sold the northern half of the lot (where 17 Meeting Street sits today) to Samuel Perroneau in 1749. There was no building on site at the time. The next owner, John Edwards Sr., is responsible for building the house. There is no deed record of Edwards purchasing the house, but he apparently received it through his first wife, Mary Perroneau, whose father was Samuel Perroneau. In Samuel's will he left his lot and house on the west side of Old Church Street (Meeting Street) to his wife Elizabeth Perroneau in 1756.

John Edwards emigrated from Bristol, England in 1750. In Charleston, he was an active member of the Independent Congregational Church and a wealthy merchant and co-owner of Edwards, Fisher and Company factoring business.

Edwards had three wives (Dorothy Bassett, Mary Perroneau, and Rebeckah Holmes), and ten children: John Jr., Alexander, Edward, Mary, Ann, Elizabeth, Margaret, Catherine, and Harriett. Catherine married Philip Gadsden, a business associate of her father. Her son John Gadsden owned and lived at 17 Meeting Street in the early 1800s. Edwards Sr. served on the Commons House of Assembly, the forerunner to the South Carolina General Assembly, and as a Commissioner of Fortifications in charge of protecting and fortifying the colonial town before the American Revolution. A staunch patriot, Edwards held several political offices in the new American government. He was exiled to St. Augustine when the British seized Charleston in 1780, and died the following year in Philadelphia. His family had him reinterred in Charleston at the Congregational Church. Edwards Senior mentioned 17 Meeting Street in his 1779 will.

Produce taken in all payments.

John Edwards & Comp.

HAVE just imported from the City of Chester, a fine Parcel of Cheshire CHEESE, which will be sold at Three Shillings and Six Pence per Pound.

JOSIAH SMITH, jun. has just imported, Philadelphia bread, new flour, ship and middling bread in barrels, New-York ham, and water bread-in-kegs, which (with West India rum, muscavado sugar, &c) are to be sold at his store next to Mr. Dari's
N. B. Bristol loaf sugar to be sold at 6s. and 6d. per pound.

Business advertisement in *South Carolina Gazette*, 3 March 1757.



The White Point area and southern end of Meeting Street circa 1780. Note the pond and canal where Water Street is today.

Edwards left his third wife Rebeckah, "the use of my house where I now live on the west side of Meeting Street during her life (15 Meeting Street)." His son John Jr. was granted, "use of my house where Mrs. Brewton and Mr. McCall now live on the west side of Meeting Street" (17 Meeting Street). John Jr. received title to 15 Meeting Street upon Rebeckah's death, and Edward Edwards received 17 Meeting Street where Mrs. Brewton was residing.

John Edwards Junior (1760-1798) for whom 15 Meeting Street is named was a merchant and politician. Edwards was aide-de-camp to Francis Marion during the Revolutionary War. He took over operation of Edwards, Fisher and Company upon his father's death. Edwards Jr. followed his father's footsteps into state and local politics. He served on the General Assembly, as a commissioner of the state treasury, as a state senator, and as the intendant (as the office of mayor was

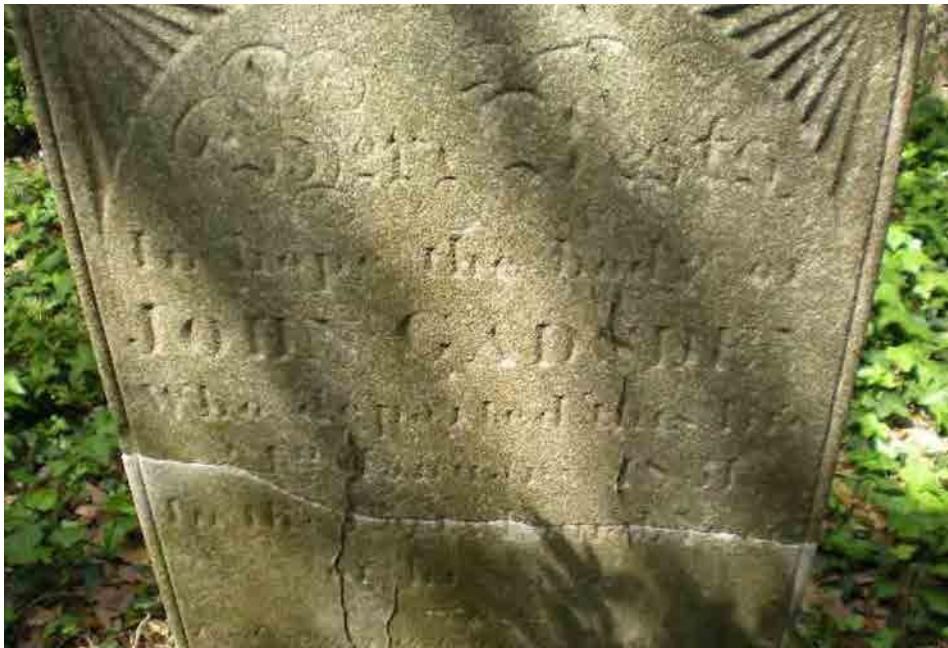


1788 *Phoenix Fire Insurance Map of Charleston*. A footprint for the house can be seen at the intersection of 48 (Meeting Street) and 50 (Lamboll Street.)

known in early Charleston).

Edward Edwards (unknown- 1821) lived at 17 Meeting Street with his wife Mary Wakefield and five children. Edwards also owned land in Union District, South Carolina, where his final will was recorded. To his wife he left, "my house and lot of land with all the buildings thereon situate in Charleston, on the corner of Meeting Street and Smiths Lane,

also my three negroes Cuffy, Dinah, and Sary, also all and singular my plates, beds, bedding, household and kitchen furniture, of what nature or kind so ever, or wheresoever same may be, also one house and a riding chair and harness." The remainder of the estate was to be divided among his minor children Martha, Daniel, and Edward, John, and James. Master in Equity Elliott sold 17 Meeting Street at auction to the



John Gadsden's headstone at St. Philip's Episcopal Church Cemetery.

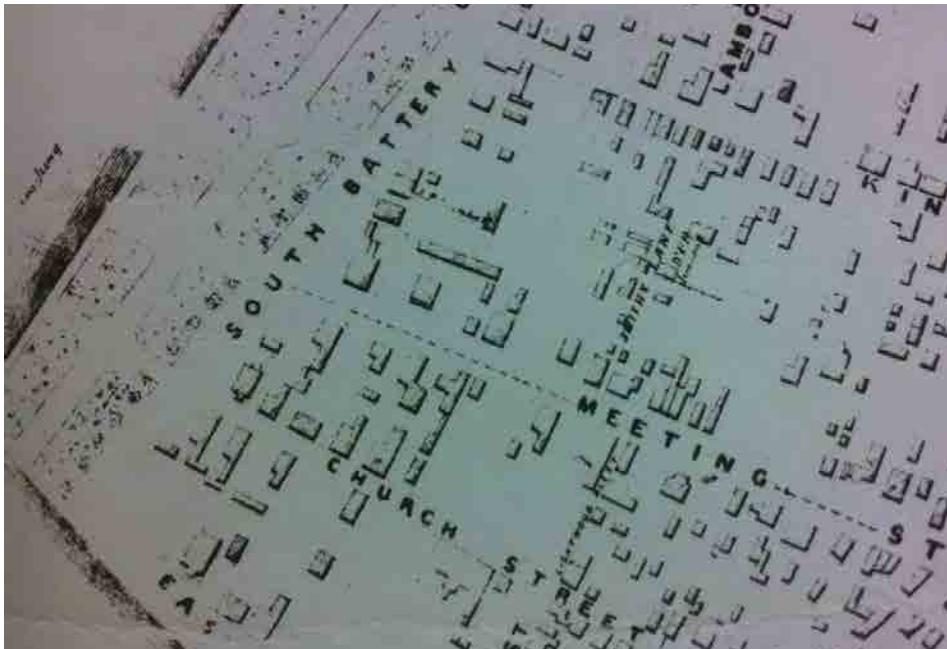
highest bidder in December 1822 to settle and divide Edward Edwards' estate between his wife and children. The high bidder was Henry Bacot at \$6150.00, a hefty price in 1822. Henry Bacot bought the house in trust for Mary Bay, who was a guardian of Edward Edwards' minor children after his wife' death. Bay filed a complaint in the Court of Equity in 1827, resulting in another auction sale for 17 Meeting Street.

John Gadsden, Edward Edwards' nephew, bought the house outright. Gadsden lived in the house, possibly looking after Edwards' minor children, from 1822 until his death in 1831.

John Gadsden (1787-1831) was the son of Catherine Edwards and Philip Gadsden. Like his uncle John Edwards Sr., he served as mayor of Charleston and was also on the

South Carolina House of Representatives. Gadsden's 1831 estate inventory paints a picture of the historic furnishings at 17 Meeting Street: The drawing room held two cane bottom settees, 18 cane bottom chairs, a looking glass, and an imported carpet from Brussels. The cane furniture made sense for summer furnishings. The parlor had 18 mahogany chairs, a mahogany sofa, looking glass, brass grate, sofa table, oil painting, and another Brussels carpet. In the entry hall, a marble topped table, a set of dining tables, 3 large portraits, 2 oil paintings, 11 engravings, a bookcase and books, and 7 mahogany chairs. The rest of Gadsden's furniture was at his John Island plantation, where he must have been living for the summer season.

Samuel Chadwick purchased the house in July 1831 from John Gadsden's estate. The deed described, "all that piece or parcel or lot of land with a two story brick



The bottom right corner of the 1852 *Bridges and Allen Map* shows the footprint of 17 Meeting Street, at the corner of Smith's Lane. Note the detached kitchen house in the rear.

house thereon situate lying and being at the corner of Meeting Street and Smiths Lane . . . formerly belonging to the state of Edward Edwards and measuring 45 feet in width by 164 feet in depth." Also included was a renunciation of dower from Ann Gadsden, John's widow. Because some of her dowry money was used to purchase or improve the house while she and John owned it, she had to sign a release of her interests

before his estate could sell the property. Chadwick leased the house before he purchased it, residing there from 1830s until 1849. He was a merchant who operated Chadwick and Company from Magwoods and Craft's Wharfs on East Bay Street. He married Eliza Champney of Salem Massachusetts, in Charleston, in July of 1817. Chadwick served as vice consul to Brazil in the 1830s.

It was during Chadwick's ownership that the house was modified from two to three stories. When he sold the house to Benjamin Dart Roper Jr. on September of 1849, the deed stated that the house was a three-story brick building.

The next owner, Benjamin Dart Roper Jr., was a planter and lawyer who was also involved in local politics. He served on the municipal board of the Commissioners of Streets and Lamps in the 1830s. Roper was born in 1807 and was the son of Benjamin Dart Roper (1776-1852) and Barbara Jenkins (1784-1855). Roper studied law under Messrs. James Petigru and Henry Cruger and was admitted to the South Carolina Bar in 1831. On Roper's petition to practice law, Petigru wrote that, "Mr. B.D. Roper has read law in our office as stated above and I give my assurance with

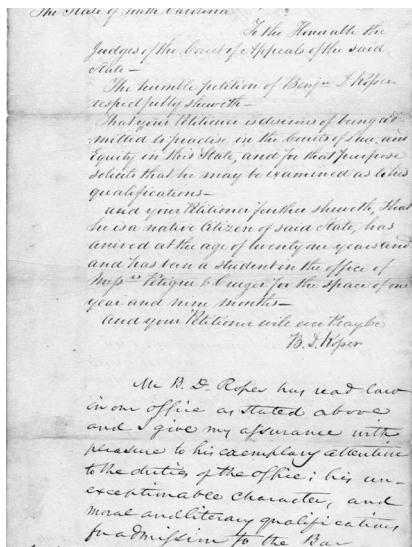
pleasure to his exemplary attention to the duties of the office his unexceptionable character and moral and literary qualifications for admission to the Bar." Roper continued his legal study with Petigru and was accepted to try cases in the Court of Equity the following year. Roper married Elizabeth Patton in 1849. Benjamin and Elizabeth lived part of the year at Briars Plantation on the Kiawah River on Johns Island where he grew cotton for export to Europe.

Some of the interior features date to Roper's era of ownership. For example, the wide crown moldings and window surrounds in the front room are characteristic of the Greek Revival style popular from circa 1820 to 1860. The brass chandelier present in the room as of 2005 was originally a gas light fixture, circa 1850.

During the Civil War, the entire southern portion of the City of Charleston was evacuated when Union troops began

shelling the civilian population on the peninsula in 1863. The city was a virtual ghost town in February of 1865 when the Union Army took command. A spring 1865 photograph looking north down Meeting Street shows 17 Meeting Street with its shutters closed tight. Note that the house appears to have a hipped roof (the cornice and parapet were not yet added). An earthwork battery sits in the middle of Meeting Street further down the block. A two-story piazza was in place by 1865, although the Italianate/Victorian cornice work had not yet been added.

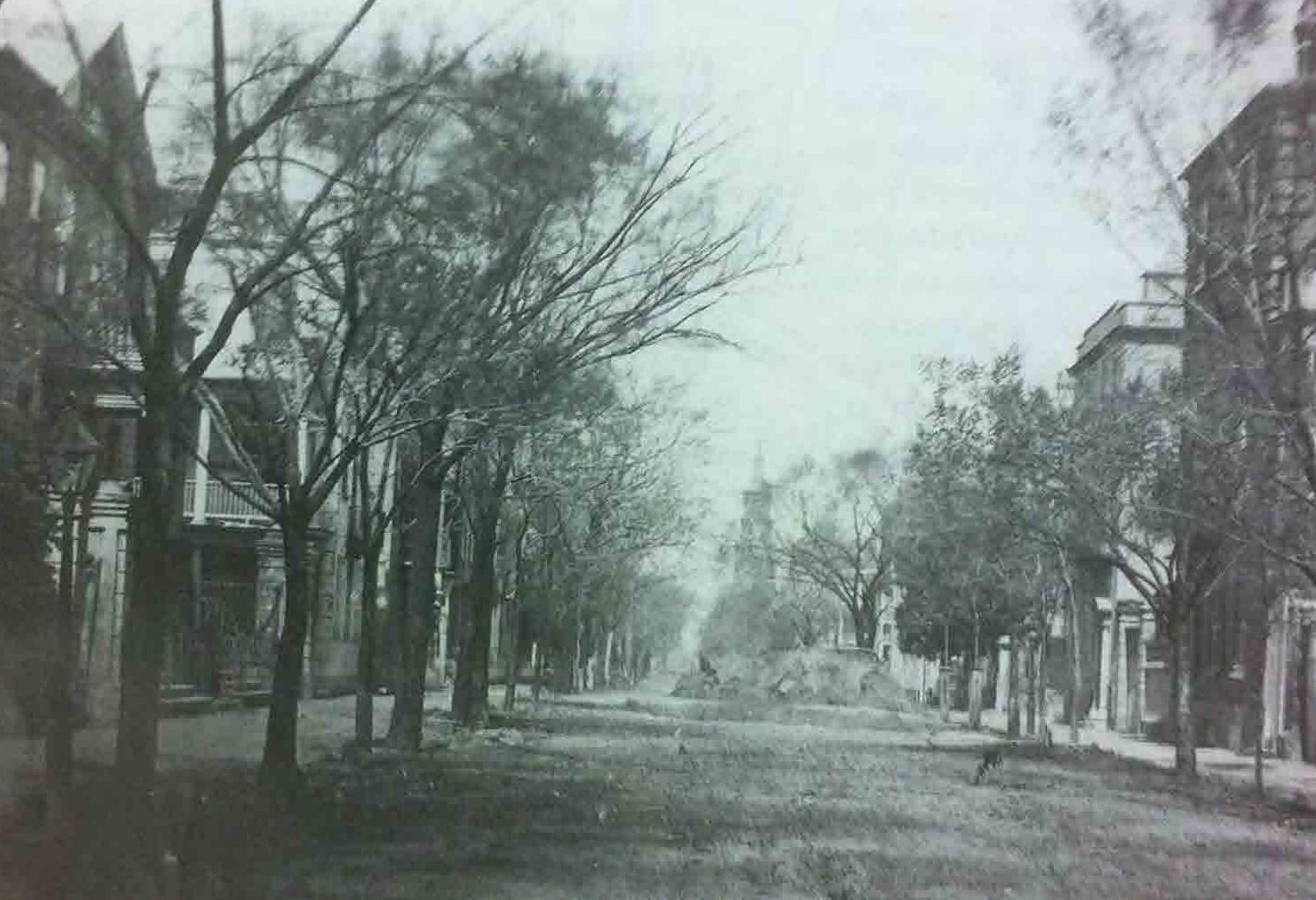
After the Civil War Roper moved back to 17 Meeting Street and was a principle at Roper and Son, a cotton and rice factoring business, located at 32 South Bay. By 1870 his wife had died and Roper lived at 17 Meeting Street with his black gardener Charles Drayton, mulatto cook Pheobe Rivers, and three of her school age children. Roper was living at 17 Meeting Street when he died of softening of the brain in 1875.



Roper's petition to practice law in South Carolina, February 1830.

Roper's headstone at St. Michaels Episcopal Graveyard





Meeting Street in 1865, with 17 Meeting Street is on the left. St. Michael's Church steeple and a Civil War earthen battery loom in the background. The John Edwards and Thomas Heyward houses are in the foreground.

William McElmoyle Bird purchased 17 Meeting Street from Roper's estate in July 1875 and he lived in the house his death in 1920. His wife was Hattie Bird, who died in 1888. Bird never remarried. Bird was born to John Stiles Bird of England and Mrs. Bird nee McElmoyle in August of 1837. Bird founded and owned the very successful William M. Bird Company, which sold paints, oils, and related construction materials. The company is still in operation today. During Bird's life, the company was located at 205-207 East Bay Street. The William M. Bird Company website gives a brief history of the business:

"In 1865, Mr. William M. Bird set our history into motion. Seeing the need to rebuild a Civil War- ravaged Charleston, Mr. Bird acted on the opportunity to add value by leveraging the great relationships and contacts that he made while serving as a Charleston harbor ship captain and blockade runner during the war. His innovative vision at the time was followed by great opportunity. By bringing whale oil to light the city, lumber, and paint,



William M. Bird in 1901. This photograph was taken for Bird's annual pass to the South Carolina Inter-state and West Indian Exposition held in Hampton Park in Charleston, South Carolina.

William M. Bird and Co. became an important source of much needed provisions to the area. His rebuilding and expansion plans included a reliable route by using the schooner, "William M. Bird", which brought goods from the Northeast to Charleston and Savannah. Though the vessel sank in 1899, the company continued to thrive and evolve into what we know today. From the earthquake

of 1886, to the Great Depression, to both World Wars, and even Hurricane Hugo in 1989, William M. Bird and Co. has survived, adapted, and thrived with the times. We use the touchstone symbol of the "Golden Whale" as our trademark to represent quality and value. The Whale reminds us that we must offer the best products available while adapting to continually changing market needs."

Paints, Painting, etc.

Do You Intend Painting?

If so, send to

William M. Bird & Co.,

CHARLESTON, S. C.

A ND THEY WILL GIVE YOU PRICES
and any other information desired. Every-
thing in the Paint line at lowest possible prices.
Plate, Colored and Window Glass of all kinds
and sizes.

Gasoline and Kerosene Street Lamps and Lan-
terns. Grocers' Fixtures: Tea Caddies, Oil Tanks,
Money Drawers, &c.

STATE AGENTS FOR
MARVIN'S SAFES and
HOWE'S SCALES.

Bird and Co. Advertisement circa 1880

Bird and Co. building at Earthquake of 1886



Earthquake of 1886 and Bird's updates to 17 Meeting

During the catastrophic earthquake of 1886 the original Bird and Co. building was destroyed and Bird rebuilt his business on the same site while operating from a rented space down the street. Fortunately 17 Meeting Street fared better during the earthquake. The City Engineer's damage assessment stated that the three-story house was already under repair and in mostly sound condition. There were cracks above the window and door openings on the west and east side of the house, and the rear building had been damaged. The repairs would cost an estimated \$2,000, but Bird was equipped to pay for them out of pocket and did not apply to the city for relief repair money. The damage assessments are useful for determining what materials were on buildings historically -- in 1886, 17 Meeting Street had a tin roof. The original roof at the time of construction would have been slate or wood shingle. The house and outbuilding were repaired after the

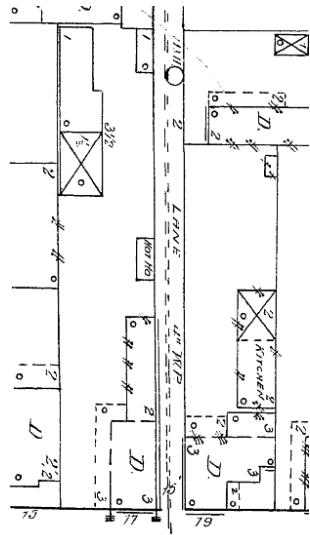
earthquake of 1886, and many of the changes probably date to that era.

17 Meeting Street was updated to reflect changing styles and needs of the times, and many of these changes took place during Bird's ownership. By 1888 the house had a three-story piazza and the detached two-story brick kitchen house was linked to the main house with a hyphen. Bird purchased additional property on Lamboll Street behind 17 Meeting from a James Redding in 1897, and increased the depth of 17 Meeting's lot from 160 feet to 230 feet. He apparently sold the rear portion off later, and the lot today measures roughly 45 feet by 184 feet. Sanborn Fire Insurance Maps from 1888 and 1902 show that a hothouse outbuilding was demolished between 1888 and 1902, and another detached outbuilding to the rear (historically the stable), with its hipped roof, received a one-story porch. It also had a one-story simple rear portion

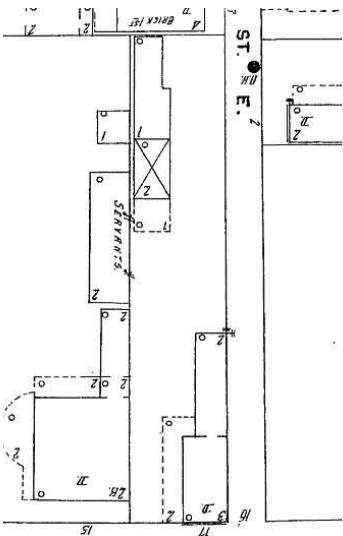
along Lamboll Street. Preservation Consultants Inc. reviewed the interior of the house in 1993 and determined that the parquet flooring and balusters on the first floor date between 1890 and 1910. They also determined that,

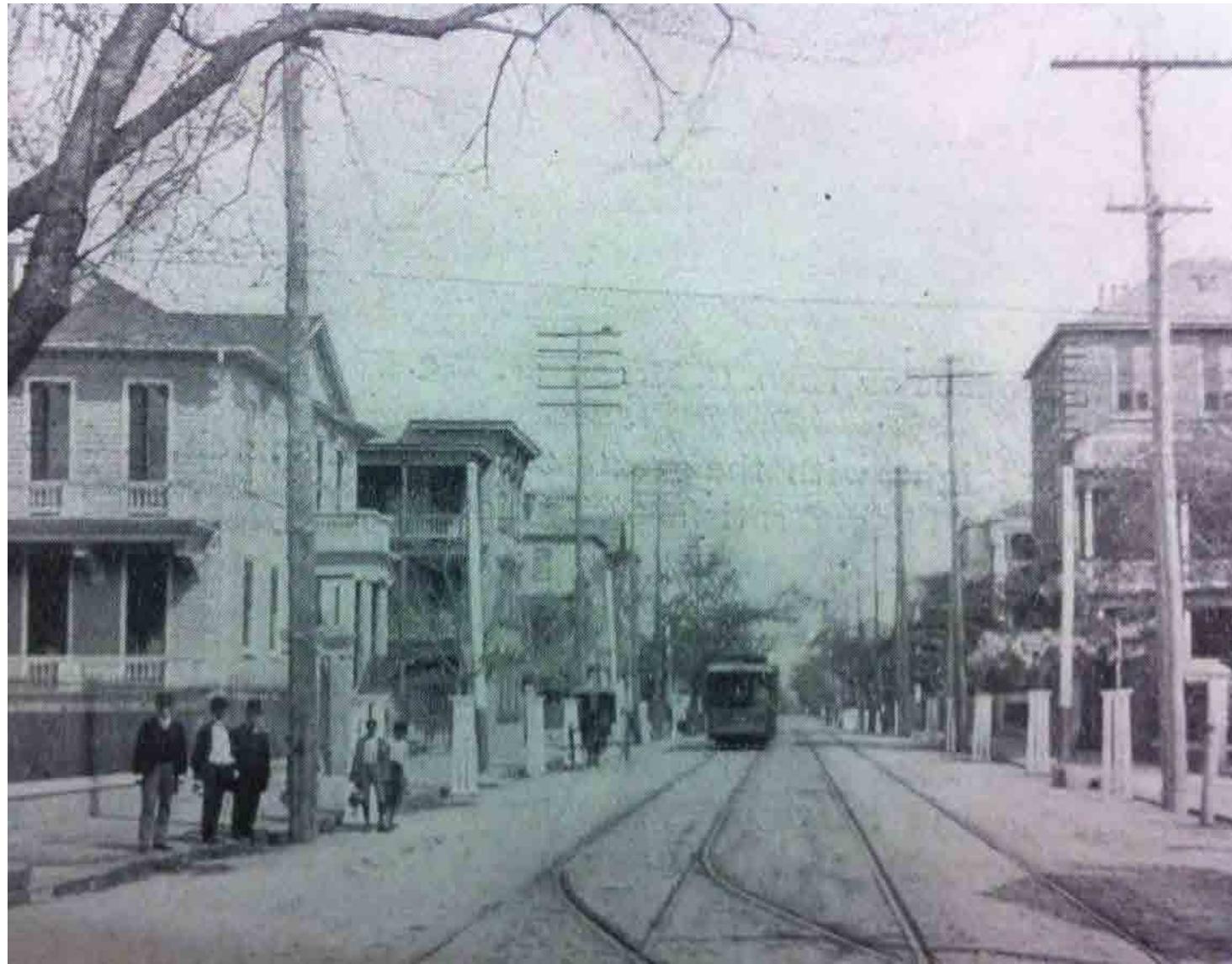
"in the staircase and in the flooring and fireplaces of the second floor are evidence of 18th and 19th century building practices, materials, and proportion. Still in place in the staircase are the original bases to the square newels, with their mortise and tenon construction. The compass head window and trim are also indicative of an earlier period, probably before 1830. At the second level the flooring and mantel details show the location of earlier hearths, changed in the 1850s or 1880s. . . . 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."

Bird died on 9 January 1920 and was interred in Magnolia Cemetery. A widower, he left his property and real estate to a Benjamin Hagood, William McDowell, his son William Junior, wife Mattie, and their young children. Bird left a bequest to the Church of Holy Communion and the Charleston Museum. William Bird's estate sold the house to John T. Jenkins in January of 1921. Jenkins rented the house to Major Gordon Young, an engineer with the United States Engineering Department in 1921. It was vacant in 1922 and 1923. Edmund Nash, president of an import and shipping company, lived in the house with his wife Anne and children for two years, until Jenkins sold the property to Frederick H. Horlbeck in October of 1924. Frederick and his wife Elizabeth lived at 17 Meeting Street from 1925 until their deaths.



Historic *Sanborn Fire Insurance Maps* from 1888 (above) and 1902 (below) show the changes to 17 Meeting and its outbuildings over time.



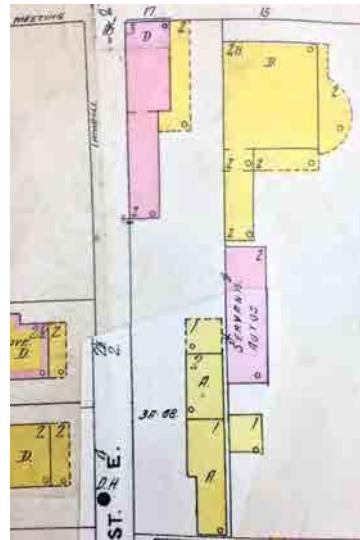


17 Meeting Street in 1898, with roof cornices and a three-story piazza. 15 Meeting Street is in the foreground, before the circular side porches had been added. At the turn of the century, the trolley line made a loop past lower Meeting Street en route to White Point Garden. Lower Meeting Street had been electrified and paved with belgian block.

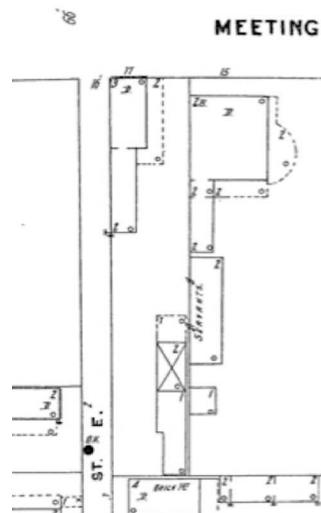
The Horlbeck family owned the house for over 70 years. The family modernized the house to suit their needs. In 1929 the back building was a simple apartment building with its one story back addition. By 1944 the one story addition to the rear outbuilding had been removed. In its place was a two story detached dwelling house with a small piazza and one car garage. The rear-building configuration remains the same today.

Frederick Horlbeck (1883-1966) was a lawyer with the prominent firm of Mitchell and Smith. He became a partner and the firm was renamed Mitchell and Horlbeck in 1921. Frederick married Elizabeth May Miles (1891-1989) on 12 June 1923 and a year later they purchased and moved into 17 Meeting Street. Frederick Henry Horlbeck died on 4 March 1966. His obituary in the *Charleston Evening Post* recounted a prominent life: "Services for Frederick Henry Horlbeck of 17 Meeting St., a retired lawyer, will be held tomorrow. He was born October 8, 1883 a son of John S.

Horlbeck and Mrs. Alice Gerdts Horlbeck. He attended high school of Charleston and graduated from College of Charleston. He received his law degree from Harvard University in 1906. Following his graduation from law school, he practiced law by himself until 1908 when he joined Mitchell and Smith, which became Mitchell and Horlbeck in 1921, and was dissolved in 1962. Since 1963, he has served as counsel with the law firm of Cornish and Horlbeck. During World War One, he served in the field artillery Central Officers Training School. He was a member of the SC House of Representatives from 1911 to 1912. He was director of Atlantic Savings Bank from 1919 to 1928 and was president of the Charleston Bar Association in 1956. He was a past president of the Charleston Library Society and a past trustee of Charleston Museum. He was a member of the Carolina Yacht Club and the oldest living member of Union Kilwinning Lodge No 4. Surviving are his widow and two sons."

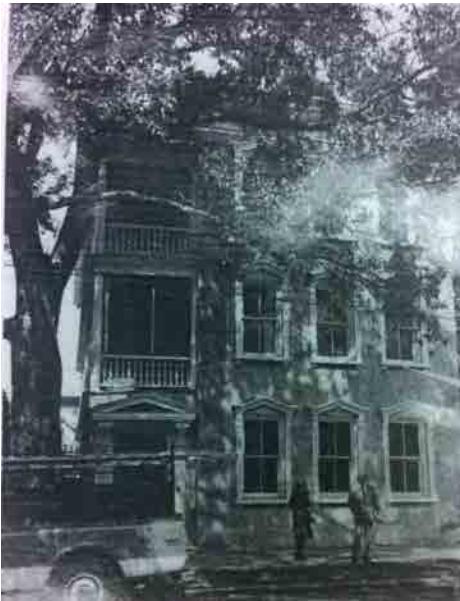


1929 Sanborn map (above), and 1951 (below), showing the form of 17 Meeting Street as it is today. Some additional outbuildings have been added since the mid twentieth century.



After Elizabeth and Frederick passed away, their children rented the house to Joseph McManus, dean of MUSC, for a year, and then to the assistant rector of St. Philips Church, Henry Parsley, and his wife Rebecca. In 1977, the Horlbeck's daughter, Eleanor Horlbeck, moved in and lived at 17 Meeting until the 1980s. She leased the outbuilding to renters, although the unit was often vacant. In the 1970s the house had screen in piazzas, but the screening was removed some time in the 1980s, as it was not a historically sympathetic alteration. Figure D shows the house as it appeared in 1973.

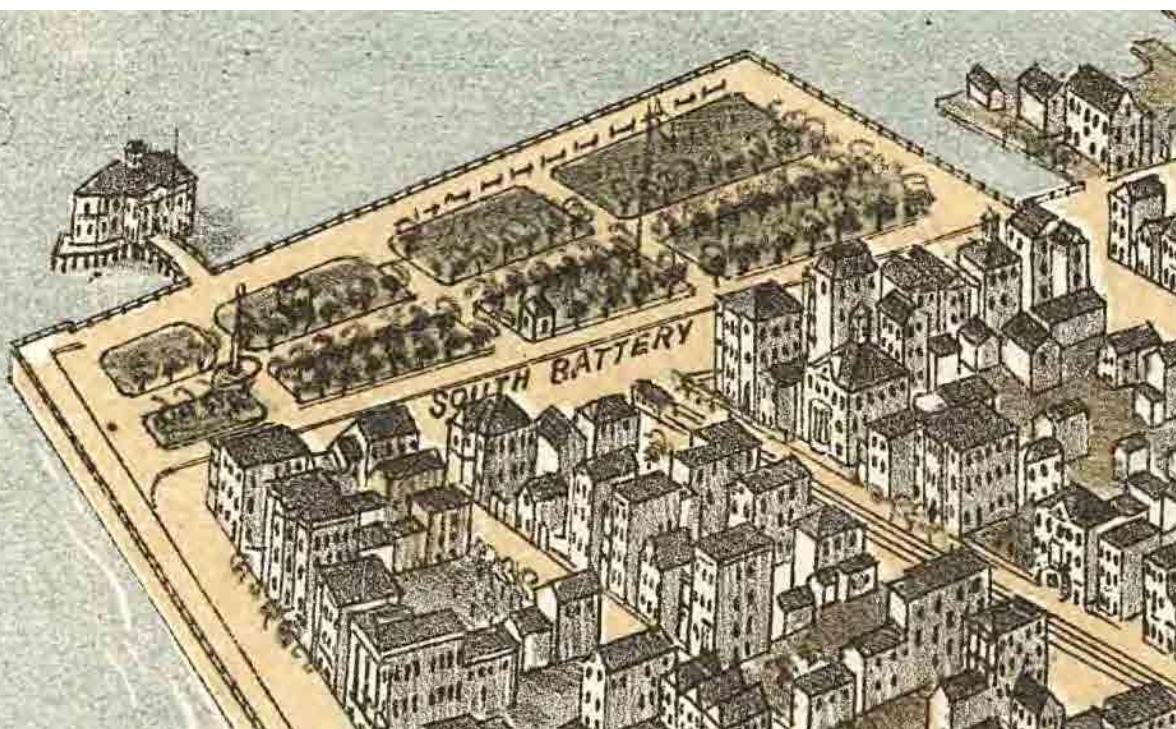
During Hurricane Hugo in September of 1989 the house received limited damage. Metal cornices along the piazza facade became detached from the building and glass panes broke in several of the windows. The chimneys, stucco exterior, and metal roof sustained little damage.



17 Meeting Street in 1973. Photograph taken by City of Charleston Preservation Planning staff.



17 Meeting Street as it appeared after Hurricane Hugo in September of 1989.



By 1989 the screening on the piazzas had been removed.

The house finally left the Horlbeck family in 1993, when the heirs for Frederick (Barbara Horlbeck, John Horlbeck, and Eleanor Horlbeck Thompson) sold it to Donna Kendall. The lot size at the time of sale was 45 feet by 184 feet. Kendall lived in the house until 2007 when she sold it to Michelle Oakes, who in turn sold it to Richard and Anne Dobson in 2007. Mary Bullen bought the house in 2011, and in 2014, Thomas C. Schneider took ownership of significant and historic 17 Meeting Street.



Above: White Point Garden and surrounding neighborhood in 1872. 17 Meeting Street is in the lower righthand corner.

Below: White Point Garden and the southern end of Meeting Street today. Stately 17 Meeting is in the upper right corner, across from the brick Calhoun Mansion.

References:

Bailey, N. Louise, and Elizabeth Ivey Cooper. *Biographical Directory of the South Carolina State House of Representatives. Volume 3, 1775-1790*. Columbia: University of South Carolina Press, 1981.

Bates, Susan Baldwin and Harriett Cheves Leland. *Proprietary Records of South Carolina, Volume III*. Charleston: History Press, 2007.

Bird, William M., d. 1920. Estate records, 1920-1928. (153.01.02) South Carolina Historical Society.

Bird family. Bird family papers, 1825-ca.1920. (43/8) South Carolina Historical Society.

Burton, Milby, ed. *Streets of Charleston, Vol. 1-2*. Charleston: Charleston Museum, 1980.

Charleston City Directories. 1815- present. Various printers

Charleston County Deed Books, 1700s- present. Held at the Charleston County Register of Mesne Conveyances.

Charleston County Estate Inventories, Book H, 1824-1834.

Charleston County Will Books. Microfilm, South Carolina Room, Charleston County Public Library.

Charleston Evening Post. Microfilm, South Carolina Room, Charleston County Public Library.

Charleston Evening Post. *Charleston, S.C.: its advantages, its conditions, its prospects. A Brief History of the "City by the Sea."* Charleston, 1898.

Charleston Ward Books (tax assessment records), 1852-1902. Held by Charleston Archive at Charleston County Public Library.

City Engineer's Earthquake Damage Assessment, completed in 1886. Charleston Archive, Charleston County Public Library.

Edwards family Bible records, 1783-1851. (43/2115) South Carolina Historical Society.

Fenham, Mary Pringle. "John Edwards and Some of His Descendants". *South Carolina Historical Magazine*, Vol. 55, pg. 15-27.

Findagrave.com. Accessed May 2015.

Force, Peter. *National Calendar and Annals of the United States, Vol. 36*. Washington, D.C.: Thompson and Taylor, 1836.

Property files, 17 Meeting Street. Archives, Historic Charleston Foundation.

Langley, Clara B. *South Carolina Deed Abstracts, 1719-1772*. Volumes 1-4. South Carolina: Southern Historical Press, 2000. Reprint.

Mitchell & Smith. Records, 1839-1925. (152.00) South Carolina Historical Society.

Petitions to Practice Law (Court of Appeals 1824-1836). Held by South Carolina State Archives. Columbia, South Carolina.

Poston, Jonathan. *Buildings of Charleston*. Columbia: University of South Carolina Press, 1996.

Sanborn Fire Insurance Maps. Charleston, 1888-1955. Accessed through www.ccpl.org (<http://www.ccpl.org>) , May 2015.

Simons, Siegling & Cappelmann. Horlbeck family papers, 1879-1912. (478.03 (H) 17) South Carolina Historical Society.

Smith, Alice Ravel Huger. *Dwelling Houses of Charleston, South Carolina*. Charleston: History Press, 2007. Reprint.

Smith, Henry A.M. *The Historical Writings of H.A.M. Smith, Vol. 1-3*. Spartanburg: Reprint Company, 1998. * reprint.

South Carolina Gazette, 1732-1776. Accessed through AccessibleArchives.com, May 2015.

South Carolina Inter-state and West Indian Exposition pass book. Charleston Archives, Charleston County Public Library.

Southern Patriot newspaper. In print from 1831 to 1848.

Thompson, Jack. *Charleston at War: A Photographic Record, 1861-1865*. Gettysburg: Thomas Publications, 2000.

Weber, Mabel. "Marriage and Death Notices from the Charleston Gazette." *South Carolina Historical Magazine*, Vol. 43.

Williams, George Walton, 1922- George W. Williams papers, 1875-1980 (bulk 1945-1965) (174.00) South Carolina Historical Society.

Appendix 1: City Directory Listings for 17 Meeting Street

- 1980-81: Eleanor Horlbeck
- 1977: Eleanor K. Horlbeck
Apt. B- Henry Parsley,
assistant rector for St.
Philips Church, and wife
Rebecca
* Eleanor listed as new
homeowner
- 1975: Henry Parsley and
Rebecca
- 1974: Johnson Flagood
- 1971-73: Joseph McManus, dean of
MUSC, and wife Norma
- 1970: vacant
- 1969: Elizabeth Horlbeck,
widow of Frederick H.
- 1928-68: Frederick Horlbeck,
Lawyer at Mitchell and
Hornbeck, 31 Broad
Street, with wife
Elizabeth

<p>Broker AND COMMISSION MERCHANT, 166 EAST BAY, CHARLESTON, S. C. GENERAL SOUTHERN AGENT FOR A. von Nissen, Danzig, ^{imported} Magentropfen-Liqueur.</p>	<p>IMPORTERS OF Bananas, Cocoanuts and → ORANGES, ← And Wholesale Dealers in APPLES, POTATOES, ONIONS, Etc., Etc. 217 EAST BAY, Charleston, S. C.</p>	<p>DEALERS IN Corn, Oats, Bran, Hay, GRIST AND MEAL. 162 East Bay and 15, 17 & 19 Elizabeth St. CHARLESTON, S. C. H. BULWINKLE. J. H. HAESLOOP.</p>
<p>WILLIAM M. BIRD & CO., Are at present Located at 173 EAST BAY, Three doors above Queen Street. Where they are prepared to offer Extra Inducements to purchasers. We have a full Stock of Oils for all purposes, Railroad, Mill and Vessel Supplies, White Lead, Zinc Colors and Plate, Window and Car Glass, Manila and Sisal Cordage, Ready-mixed Paints of all Shades, Painters' Materials generally, Scales, Grocers' Ware, Lanterns, Naval Stores, Supplies, Etc. STATE AGENTS FOR HOWE SCALES AND MARVIN'S SAFES. UPON COMPLETION OF OUR NEW BUILDING WE SHALL REMOVE TO THE OLD STAND, 205 EAST BAY, CORNER CUMBERLAND ST.</p>		
<p>WULBERN & PIEPER <i>Wholesale Grocers,</i> — AND DEALERS IN — Provisions, Flour, Tobacco, etc. 171 & 173 EAST BAY.</p>	<p>HOWARD FLEMING, New York, JNO. H. DEVEREUX, Jr. Charleston, S. C. FLEMING & DEVEREUX, IMPORTERS OF English Portland Cement, — AND DEALERS IN — LIME, CEMENT, PLASTER, LATHS, ETC. 4 and 6 CUMBERLAND STREET.</p>	<p>A. F. STELLING, Wholesale Dealer in Imported and Domestic WINES AND LIQUORS, 193 EAST BAY.</p>
<p>- 1924: Edmund S Nash, President of Charleston Import and Forwarding Company, wife Anne, and son Edmund Jr.</p>	<p>- 1922-23: vacant.</p>	<p>- 1877-1920: William M. Bird, president of William M. Bird and Co. paints and oils store. Wife, Hattie Bird (until her death in 1888.)</p>
<p>- 1852-1874: Benjamin Roper, lawyer and planter. Office on St. Micheal's Alley</p>	<p>- 1837-48: Samuel Chadwick, merchant, Chadwick and Company</p>	<p>- 1822- 29: John Gadsden, Honorable, Intendant and US District attorney</p>
<p>- 1803-19: Edward Edwards, divided time between Cannonborough, Meeting Street, and Johns Island plantation</p>		

Appendix 2: Chain of Title for 17 Meeting Street

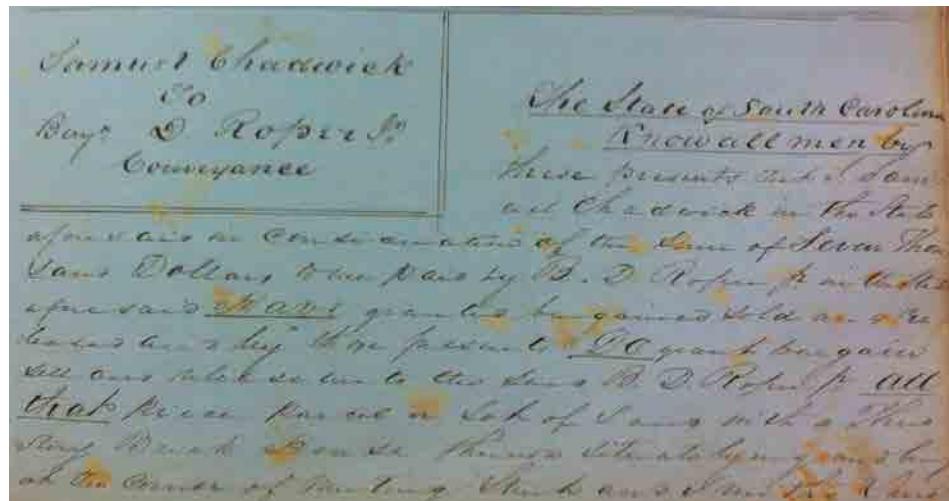
**Mary Bullen
to Thomas C Schneider
2014
Deed book 0448-155**

Michelle Oakes
to Mary Bullen
2011
Deed book 0187-741

**Richard and Anne Dobson to
Michelle Oakes**
2007
Deed book C628-078

**Donna Kendall
to Richard Dobson
2002
M408-045**

**Barbara Horlbeck, John Horlbeck,
and Eleanor Horlbeck (aka Eleanor
Hornbeck Thompson)**
to
Donna Kendall
1993
Deed book E228-561
-Lot and house at the southwest corner
of Meeting Street and Lamboll Street,
formerly Smith's Lane, and now known
as number 17 Meeting Street and 0



Deed from September of 1849: Samuel Chadwick selling 17 Meeting Street to Benjamin Roper.

Lamboll Street.
Current dimensions are 45' by 184'.

Alice Wagener
to Frederick H. Horlbeck

Deed book C146-04
Received half interest from Horlbeck
family.

**John Jenkins
to Frederick Horbeck
27 October 1924
Deed book L32-556. On following page**

(L32-558) Elizabeth and Frederick Horlbeck, executors of John Horlbeck, transfer the property in trust to Frederick Horlbeck

Estate of William M. Bird
to John T. Jenkins
11 January 1921
Deed book D31-1
(Back part of lot)
James Reddingto William M. Bird 11
August 1897

Deed book E23-290
Conveyed lot 27 on the south side of
Lamboll Street, running west from
Meeting Street, to Bird

**R.C. Gilchrist (executor for Benjamin
Roper)
to William M. Bird**

8 July 1875

Deed book U16-127

Bird had a mortgage to Roper's
executors for the house.

Lot bounds south and west on lands
owned by Hon. John Edward, now or
late the property of Henry W. Connor.

**Samuel Chadwick
to Benjamin D. Roper Jr.**

4 September 1849

Deed book C12-199.

Property described as three story brick
building. Lot measures roughly 45' by
164'

**John Gadsden's estate
to Samuel Chadwick**

13 July 1831

Deed book A10-518

"all that piece or parcel or lot of land

with a two story brick house thereon
situate lying and being at the corner of
Meeting Street and Smiths Lane . . .
formerly belonging to the estate of
Edward Edwards and measuring 45 feet
in width by 164 feet in depth."

**Mr. Keith, Master in Equity
to John Gadsden**

1827

Deed book Z9- 347 Sale was a result of
a complaint by Mary Bay against Henry
Bacot, for the children of Edward
Edwards.

**Elliott, Master in Equity
to Henry Bacot**

3 December 1822

Deed book M9-46

Catherine Edwards, widow of Edward
Edwards Esquire, and Daniel C
Edwards, and the children of Edward
Edwards petitioned the court of equity
to sell the house.

"all that house and lot of land situate at
the south east [error, south west] corner
of Meeting Street and Smithís Lane,
measuring about 45 feet by 164 feet, and
bounded on the south and west by the
house and lot belonging to John
Gadsden and Edward C. Edwards, on
the north by Smiths Lane on the east by

Meeting Street."

**Edward Edward
to Mary Edwards**

December 1821

By will, Union District Will Book
Wife Mary received the Meeting Street
house and lot.

**John Edwards Sr.
to Edward Edwards**

PBy will probated 1783.

Edward Edwards received title to house
and lot at the corner of Meeting and
Smith's Lane.

**Perroneau family
to John Edwards**

Through unrecorded will.

**John Bohannon
to Samuel Perroneau**

February 1749, 2G-260

Northern half of lot 141; no building
on site yet.

Granted to Charles Clark 1694, sold
to Katherine Tookerman, who sold it
to Bohannon in 1723.



