

## 61 Meeting Street (Carriage House for 59 Meeting St)

| Grantor  | Grantee                                    | Date                               | RMC/Record  |
|--|--|------------------------------------|---|
| Andrew Allen   | John Allen                                 | 1735                               | in <i>Dwelling Houses of Charleston</i>   |
| John Allen   | Benjamin Savage                            | February 17, 1747                  | DD-60   |
| Benjamin Savage  | Elizabeth Savage                           | 1750                               | A4-395?   |
| Elizabeth (Savage) Branford                            | Ann (Branford) Horry and Thomas Horry      | 1801                               | Elizabeth Branford's will, written August 3, 1797 and probated April 15, 1801               |
| Thomas Horry   | Elias Horry                                | October 6, 1817                    | T8-274  |
| Elias Horry  | Mary Horry                                 | September 23, 1834 (probated will) | Elias Horry's will, page 3, made August 16, 1833  |
| Edward S. Horry, on behalf of the estate of Mary Horry | Anthony (Antoine) Barbot                   | March 7, 1853                      | Y12-135   |
| Anthony (Antoine) Barbot                               | Mrs. C.F.A. Barbot                         |                                    | 1861 Census and Anthony Barbot's will   |
|  | Augustus O. Barbot (as occupant)           |                                    | City Directories 1867, 1872, 1874, 1877, 1878, 1879, 1880, 1882-1884, 1887-1891, 1894, 1896 |
|  | Hyde Drug Company                          | 1911-1912                          | Newspaper ads. Not sure if renters or owners  |
| The Gammels  | J. Waties Waring and Annie (Gammel) Waring | 1913                               | Charleston Magazine Past Perfect Article January 2011                                       |
| J. Waties Waring                                       | Samuel B. Lewis                            | 2/4/1952                           | Z 54, p. 349  |
| Samuel B. Lewis  | Caroline M. Lewis                          | 8/17/1976                          | E 110, p. 40  |

|                               |                               |            |               |
|-------------------------------|-------------------------------|------------|---------------|
| Caroline M. Lewis             | John Philip Kassebaum         | 11/16/1987 | L 170, p. 111 |
| John Philip Kassebaum         | Southtrust Bank of Charleston | 9/30/1993  | P 232, p. 779 |
| Southtrust Bank of Charleston | Lorrie Clark                  | 4/6/1994   | E 241, p. 88  |
| Lorrie I. Clark               | Frank B. Peters Jr.           | 4/4/1996   | L 267, p. 503 |
| Frank B. Peters Jr.           | Eleanor C. Peters             | 12/22/1999 | T 339, p. 225 |

## Beyond the Big House Tour

61 Meeting Street

Katie Watts

August 3, 2017

61 Meeting Street is now a private home, but was once the carriage house, stables, and slave quarter associated with 59 Meeting Street, the Branford-Horry House. Situated at the corner of Tradd and Meeting Streets, 59 Meeting Street was originally a large rectangular town lot extending northward from the corner, to the end of the present-day lot of 63 Meeting Street. The Branford-Horry House, a large Georgian double house, faces the more prominent and wider Meeting Street, creating an unusual lot configuration for Charleston. Usually, single houses in Charleston are arranged in a linear fashion with kitchens, carriage houses, and other outbuildings in a line, somewhat hidden behind the main house, which addresses the street. At 59 Meeting Street, the outbuildings are instead located to the right of the main house, with a carriage house conveniently located with access to Meeting Street and a kitchen house (demolished in the early 20<sup>th</sup> century) along the back lot line, parallel and behind the carriage house. The original lot also had space for a large garden, to the right of the outbuildings, which is now the lot for 63 Meeting Street. (Figure 1)

59 Meeting Street was built for Elizabeth Savage Branford and her husband William Branford between 1750 and 1767. William passed away in 1767, but Elizabeth continued to live there for another three decades. According to the 1790 U.S. Census, Elizabeth shared the property with 6 enslaved people, 1 white male under the age of 16, and two other white females.<sup>1</sup> Much like other townhouse complexes in Charleston, the number of enslaved people living on the property varied over time. Often the white masters owned plantations and other property outside of the city of Charleston, and enslaved people would be moved among the properties based on the time of year or needs of the master. Throughout its history, 59 Meeting Street was owned by both planters and merchants. During time periods when there were large numbers of enslaved people associated with the household at 59 Meeting Street, skilled enslaved laborers and craftsmen were likely “hired out” to other people and businesses in the city. Some may have even “lived out,” meaning they remained property of their owner, but worked and lived outside of the master’s house at 59 Meeting Street.<sup>2</sup>

By the time of her death in 1801, Elizabeth Branford owned 18 enslaved people.<sup>3</sup> In a somewhat unusual manner for the time period, these people were described in the inventory as familial groups, beginning with the mother. One enslaved girl, Cretia, was also mentioned specifically by name in Elizabeth’s will. Cretia was given to Elizabeth’s “affectionate niece, Beth Savage,” along with one thousand pounds sterling, the bed and bedding that Beth was currently using, and Elizabeth’s desk.<sup>4</sup> Elizabeth’s inventory described the first enslaved family as “A Negro Wench called Diana and her four children, Bess, Hannah, Abraham and Sam...\$900.” The other enslaved people included Latira and her four children, Kate, Mary, Helen, and Tissey, Nanny, and her three children, Mammy, Cretia, and Robin, and Sary and her three children, Will, Gabba, and Green. The

<sup>1</sup> 1790 U.S. Census, St. Philips and St. Michaels, Charleston, South Carolina, population schedule. Digital Image. Ancestry.com.

<sup>2</sup> For more information on the slave-hire system and slave badges, see Harlan Greene and Harry S. Hutchins, Jr. with Brian E. Hutchins *Slave Badges and the Slave-Hire System in Charleston, South Carolina, 1783-1865*, (Jefferson, NC: McFarland & Company, Inc., 2004).

<sup>3</sup> “Inventory and appraisement of the Estate and Effects of Mrs. Elizabeth Branford.” Volume 28, p. 137. [microfilm], South Carolina Room, Charleston County Public Library, Charleston.

<sup>4</sup> “Last Will and Testament of Elizabeth Branford,” Wills of Charleston County, 1671-1868, Book 28, p. 137. [microfilm] South Carolina Room, Charleston County Public Library.

enslaved families (18 people in all) were valued at \$3,600. In the same inventory, the entire contents of the house (furniture, silver, mirrors, carpets, linens, glassware, kitchen utensils, etc.) were valued at \$1,189.02.<sup>5</sup>

In 1820, Mrs. Mary Horry<sup>6</sup> was listed at 59 Meeting Street along with 17 enslaved people. According to the 1820 U.S. Census, the household included 4 enslaved people under the age of 14 years (2 male and 2 female), 3 enslaved people aged 14-26 years (2 male and 1 female), 6 enslaved people aged 26-45 years (3 male and 3 female), and 4 enslaved people over the age of 45 years (2 male and 2 female).<sup>7</sup> Unfortunately, this particular census did not include names of the enslaved people.

Throughout the eighteenth and nineteenth century, the enslaved people at the Branford-Horry house lived in a variety of locations within the property. The carriage house and stables (now 61 Meeting Street) had rooms on the second floor with work spaces below. Most likely the kitchen building also had rooms for sleeping on the second floor. It is possible that a few enslaved people lived in the main house, sleeping in the hallway or near the bedrooms of their masters and mistresses. Again, it is also likely that some of these enslaved people who were skilled workers may have been allowed to "live out" away from the Horry property at 59 Meeting Street.

Mary Horry passed away in 1852 and her sons subsequently sold the property. As part of the sale, on November 29, 1852 the lot was surveyed and subdivided, creating a smaller, almost square lot, where the former formal garden had been. This would eventually become the parcel at 63 Meeting Street (built in 1914). (Figure 2) It is not entirely clear why this smaller, subdivided lot remained vacant between 1853 and 1914.<sup>8</sup> When the next owner, Anthony Barbot, dies in 1855, this adjacent lot on Meeting Street was listed in his inventory as vacant and valued at \$4,000.<sup>9</sup>

The Sanborn Fire Insurance Maps of Charleston show the progression of the property over time. 61 Meeting Street was shown as a stable in 1888, and then listed as a dwelling for servants in 1902. One 1902 Sanborn map was updated until 1944 and another until 1951. The former shows 61 Meeting Street for servants, while the latter shows both a one-story and two-story addition to the property (now listed as just a dwelling), and the construction of a new house at 63 Meeting Street.<sup>10</sup> (Figure 3)

The Horrys sold the house and outbuildings at 59 Meeting Street to Anthony (also known as Antoine) Barbot in 1853. Anthony and his wife, Marie Cesarine Francoise Antoinette (often referred to as C.F.A.) Barbot moved into the house with their seven adult children, two grandchildren, and two elderly aunts from Santo Domingo,

<sup>5</sup> "Inventory and appraisement of the Estate and Effects of Mrs. Elizabeth Branford." Volume 28, p. 137. [microfilm] South Carolina Room, Charleston County Public Library, Charleston.

<sup>6</sup> Mrs. Mary Horry is the second wife of Elias Horry, Elizabeth Branford's grandson, mayor of Charleston, and the second President of the South Carolina Canal and Railroad Company from: Jonathan H. Poston for the Historic Charleston Foundation, *The Buildings of Charleston: A Guide to the City's Architecture*, (Columbia: University of South Carolina Press, 1997), 263-264.

<sup>7</sup> 1820 U.S. Census, St. Philips and St. Michaels, Charleston, South Carolina, population schedule. Digital Image. FamilySearch.org.

<sup>8</sup> In the 1894 City Directory, 61 and 63 Meeting Street are listed as "side entrances" rather than having the names of the residents, likely meaning there is still no house at 63 Meeting; then, in 1896 and 1897, 61 and 63 Meeting Street are listed as "private grounds," probably used by 61 or 65 Meeting Street. *Charleston City Directories*, 1894, 1896, and 1897, Digital image. Ancestry.org.

<sup>9</sup> "Inventory and appraisement of the Goods and Chattels belonging to the Estate of the late Anthony Barbot," Volume D, p. 318, [microfilm] South Carolina Room, Charleston County Public Library.

<sup>10</sup> Sanborn Fire Insurance Maps, *Charleston, South Carolina* [Map], 1888, 1902, 1902-1944, 1902-1951, Sanborn Fire Insurance Maps of South Carolina, University of South Carolina Libraries, <http://digital.tcl.sc.edu/cdm/compoundobject/collection/SFMAPS/id/641/rec/1>

Haiti/Dominican Republic. Anthony was born in France, and his wife was born in Santo Domingo to a wealthy planter family, who sought refuge in Charleston after the revolt.<sup>11</sup> Anthony and his family do not appear on City Directories until 1822, but there are other references to Anthony being in Charleston as far back as 1791.<sup>12</sup> When Anthony died in 1855, he left his enslaved people, the house at the corner of Tradd and Meeting Streets, the vacant lot adjacent to 59 Meeting Street, and all other possessions to his wife.

The Barbots' enslaved people are listed with names, ages, and values in the 1855 inventory of Anthony's estate. Richard was a 75-year-old enslaved male, listed as infirm and valued at \$100. Nancy was a 50-year-old enslaved female cook, valued at \$500. Betsy, a 27-year-old enslaved female, had three children (unnamed), and they were valued together at \$1,200. Three other young adult women, Mary, Sarah, and Victoria were also listed, each valued at \$600. The Barbots' 9 enslaved people were valued at \$3,600 total. By comparison, the house at 59 Meeting Street was valued at \$14,000 and the adjacent vacant lot was valued at \$4,000.<sup>13</sup> The Barbots' large family, in combination with the relatively large number of enslaved people, meant that likely living quarters were cramped both in the main house and the second floors of the kitchen and carriage house. There is also the possibility that enslaved people were hired out or lived out during the Barbot era as well. After Mrs. C.F.A Barbot dies in 1880, the main house at 59 Meeting Street was sold to Bernard Boyd in October 1882, although the Barbots and descendants remained as occupants at 61 Meeting Street until the 1890s.

Bernard Boyd, a grocer originally from Ireland, and his wife Johanna, lived at 59 Meeting Street from 1882 through the 1890s, and had servants included in their household in the U.S. Census of 1880. Margaret Edward and Lucinda Brown were listed as widowed black female servants, both age 40.<sup>14</sup> After Bernard died in 1890, Johanna Boyd continued to live at 59 Meeting Street. During this time, 61 Meeting Street was still a part of the property, and likely a place where these servants lived. In the 1900 U.S. Census, Johanna Boyd is listed with her children, her sister, and two women who are nurses, Margaret Edward (formerly listed as a servant in 1880) and Mary Coaxam. Jay Behrans, 71 years old, and his wife Lizzie are listed as servants, as well as Robert German, also listed as a servant.<sup>15</sup>

From 1911 to 1912, 61 Meeting Street served as a business location for Hyde Drug Company. Numerous newspaper advertisements offer prescriptions ordered by telephone, rapidly filled, and then delivered anywhere

<sup>11</sup> For more information on the slave revolt in the French colony of Santo Domingo and the 20,000 refugees who fled to Charleston and other port cities in America from the 1790s-early 1800s, see: Gillikin, M. W. (2014), *Saint Dominguan Refugees in Charleston, South Carolina, 1791-1822: Assimilation and Accommodation in a Slave Society*, (Doctoral dissertation), Retrieved from <http://scholarcommons.sc.edu/etd/3040>, p. 1-2.

<sup>12</sup> Gillikin, M. W. (2014), *Saint Dominguan Refugees in Charleston, South Carolina, 1791-1822: Assimilation and Accommodation in a Slave Society*, (Doctoral dissertation), Retrieved from <http://scholarcommons.sc.edu/etd/3040>, p. 134.

<sup>13</sup> "Inventory and appraisement of the Goods and Chattels belonging to the Estate of the late Anthony Barbot," Volume D, p. 318, [microfilm] South Carolina Room, Charleston County Public Library.

<sup>14</sup> "United States Census, 1880," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:M65M-SN2>: 15 July 2017), Bernard Boyd, Charleston, Charleston, South Carolina, United States; citing enumeration district (ED) 67, sheet 318C, NARA microfilm publication T9 (Washington D.C.: National Archives and Records Administration, n.d.), roll 1222; FHL microfilm 1,255,222.

<sup>15</sup> "United States Census, 1900," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:M3R8-LRV>: accessed 31 July 2017), Johanna A Boyd, Precinct 2 Charleston city Ward 1, Charleston, South Carolina, United States; citing enumeration district (ED) 75, sheet 3A, family 74, NARA microfilm publication T623 (Washington, D.C.: National Archives and Records Administration, 1972.); FHL microfilm 1,241,520.

in the city of Charleston for no extra charge.<sup>16</sup> While this establishment only lasted for two years, it served as a connection to the Barbot family. August O. Barbot, a descendant of Anthony Barbot, lived at 61 Meeting Street from 1867 to the 1890s and worked as a druggist (pharmacist) at his shop, A.O. Barbot & Son on Broad Street.<sup>17</sup> By the time Alice R. and D.E. Huger Smith had published *The Dwelling Houses of Charleston, South Carolina* in 1917, the kitchen building was shown as destroyed and the former carriage house and stables shown as a private dwelling house of its own.<sup>18</sup> (Figure 4)

In 1913, Judge J. Waties Waring married Annie Gammel and Annie's parents gave them 61 Meeting Street as a wedding gift. They spent two years renovating the property, including the addition of a kitchen, loggia, and upstairs bedroom. Judge Waring was celebrated by the African-American community at the time, as he opposed "separate but equal" laws and supported blacks having equal voting rights in primaries. He was somewhat reviled by many white Charlestonians, as he socialized with African-Americans and later divorced Annie and married a Northerner, Elizabeth Avery from New York.<sup>19</sup> In 1951, Judge Waring voted against school segregation in *Briggs v. Elliott*, one of five cases that led to *Brown vs. Board of Education* (1954). The dining room, made famous by Waring's dinners and social gatherings with local African-American leaders, including Septima P. Clark, is now used as a music room.<sup>20</sup>

The Peters bought 61 Meeting Street in 1996. Renovations had begun under a previous owner, but most of the carriage house was empty. They renovated the house twice to create a comfortable, modern living space. Adaptive reuse is very common for carriage houses and other outbuildings in Charleston. The tall front windows, likely once horse-stall openings, and the thick exterior brick walls (now interior) are still visible in the front two rooms of 61 Meeting Street. During one renovation, "haint" blue and lime wash paint was noted on the walls in an upstairs room, likely painted by the enslaved people living there to keep away bad spirits (a Gullah tradition with West African roots).<sup>21</sup> Through the many years of the house's history and the respectful caretaking of the Peters, the legacy of those who resided and served at 61 Meeting Street does live on.

<sup>16</sup> Evening Post, Advertisement, "Hyde Drug Company," p. 8, Charleston Evening Post, April 4, 1912, in America's Historical Newspaper Database. [Accessed July 20, 2017]

<sup>17</sup> *Charleston City Directories*, 1867, 1882, 1883, 1884, 1889, Digital image. Ancestry.com.

<sup>18</sup> Alice R. Huger Smith and D.E. Huger Smith. *The Dwelling Houses of Charleston, South Carolina*, (Philadelphia: J.P. Lippincott Company, 1917), 111.

<sup>19</sup> Melissa Bigner and Peter Frank Edwards, "Past Perfect: The Peters make a storied home on Meeting Street's 'Mansion Row' their own," *Charleston Magazine* (January 2011). [http://charlestonmag.com/features/past\\_perfect](http://charlestonmag.com/features/past_perfect)

<sup>20</sup> Katherine Mellen Charron, "Home of the Warings: 61 Meeting Street" from Remembering Individuals, Remembering Communities: Septima P. Clark and Public History in Charleston online exhibition, Lowcountry Digital History Initiative, [http://ldhi.library.cofc.edu/exhibits/show/septima\\_clark/](http://ldhi.library.cofc.edu/exhibits/show/septima_clark/).

<sup>21</sup> Melissa Bigner and Peter Frank Edwards, "Past Perfect: The Peters make a storied home on Meeting Street's 'Mansion Row' their own," *Charleston Magazine* (January 2011). [http://charlestonmag.com/features/past\\_perfect](http://charlestonmag.com/features/past_perfect)

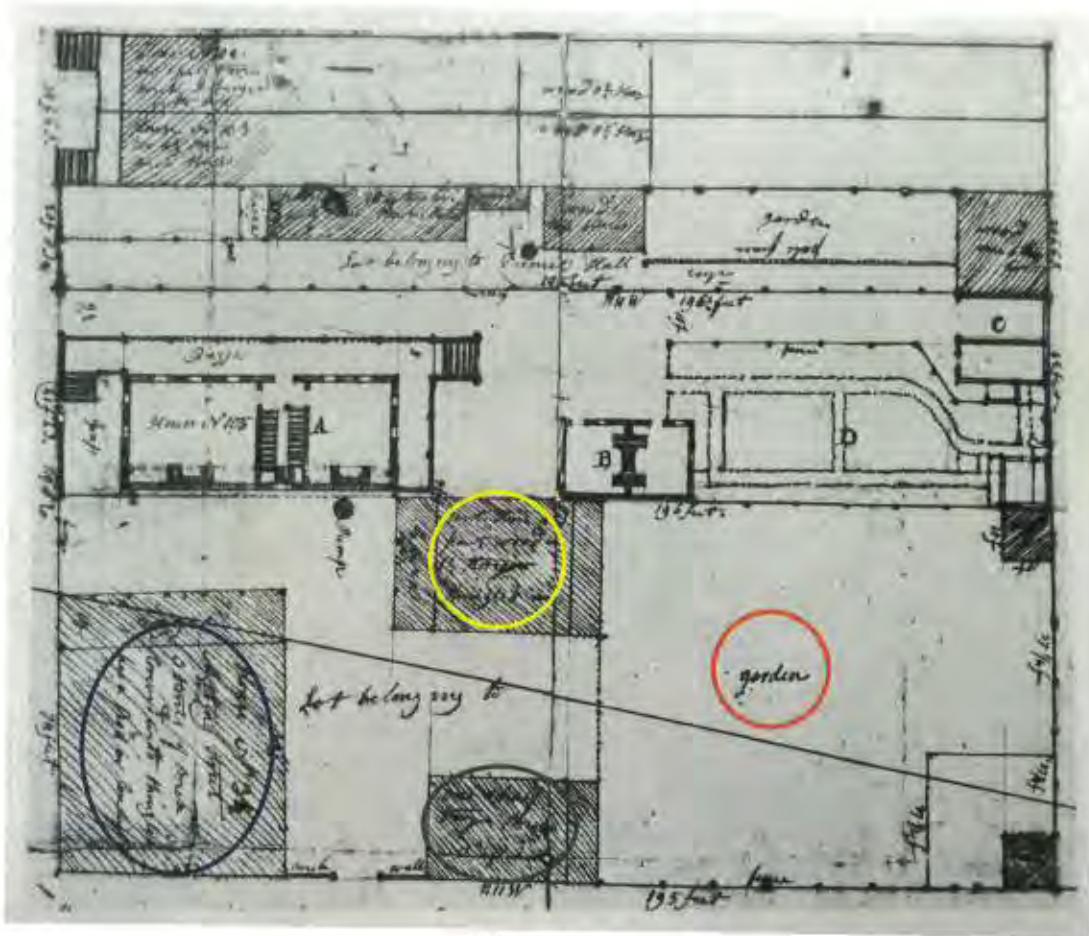


Figure 1

McCrady Plat #569 from 1789 showing 59 Meeting St (blue oval) in the bottom left corner, 61 Meeting St as the stables/carriage house (green oval), bottom center, with a garden (red circle) to the right and the kitchen house (yellow circle) in the center portion of the plat that is missing.

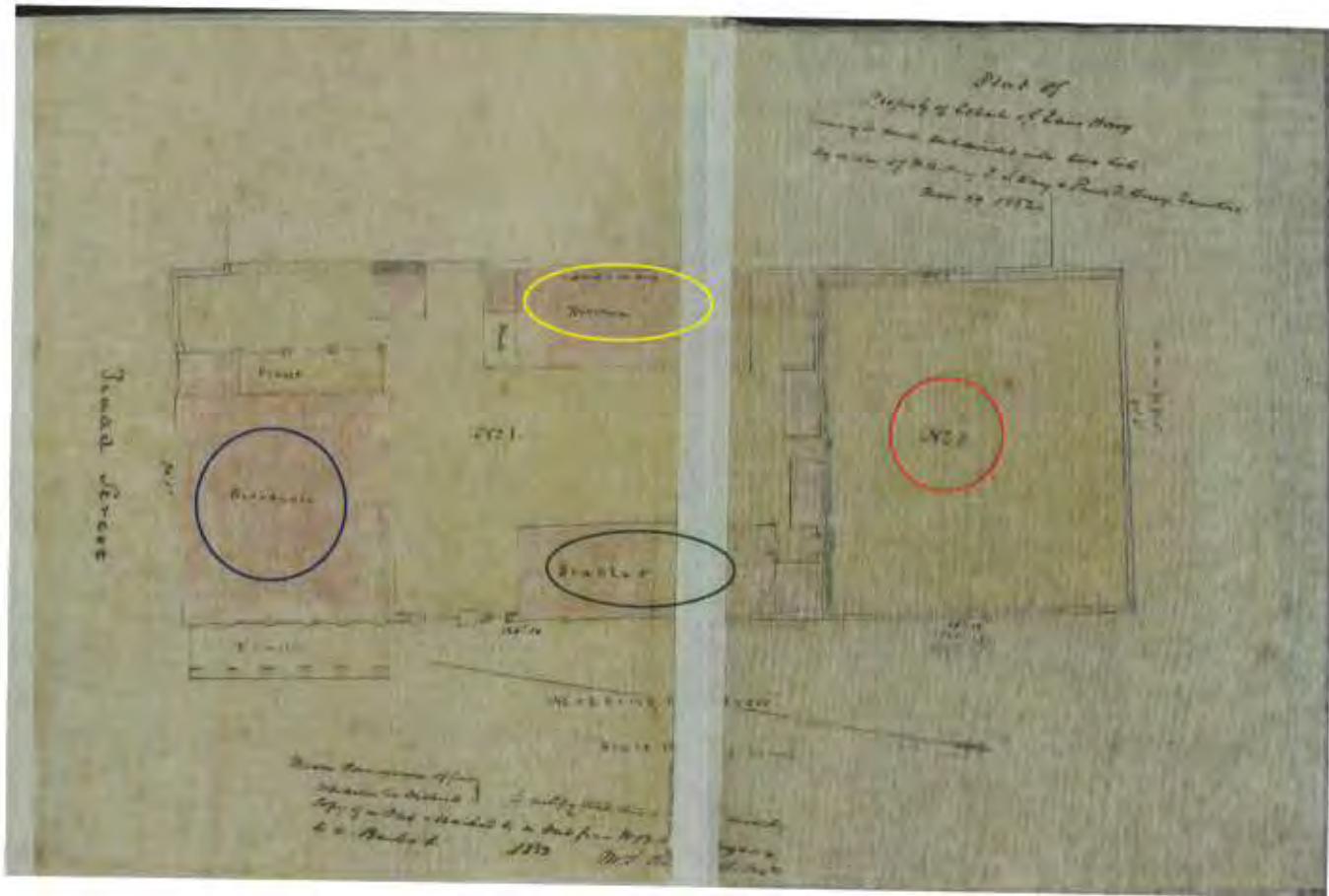


Figure 2

1852 Plat from Deed Book Y12, page 340 surveying the lot at the corner of Meeting and Tradd streets on November 29, 1852, subdividing what used to be the garden into a separate lot (Lot No. 2-red circle) where eventually, a house at 63 Meeting Street was built in 1914. Plat shows the main house at 59 Meeting St (blue circle), stable/carriage house at 61 Meeting St (green oval), and kitchen house (yellow oval).

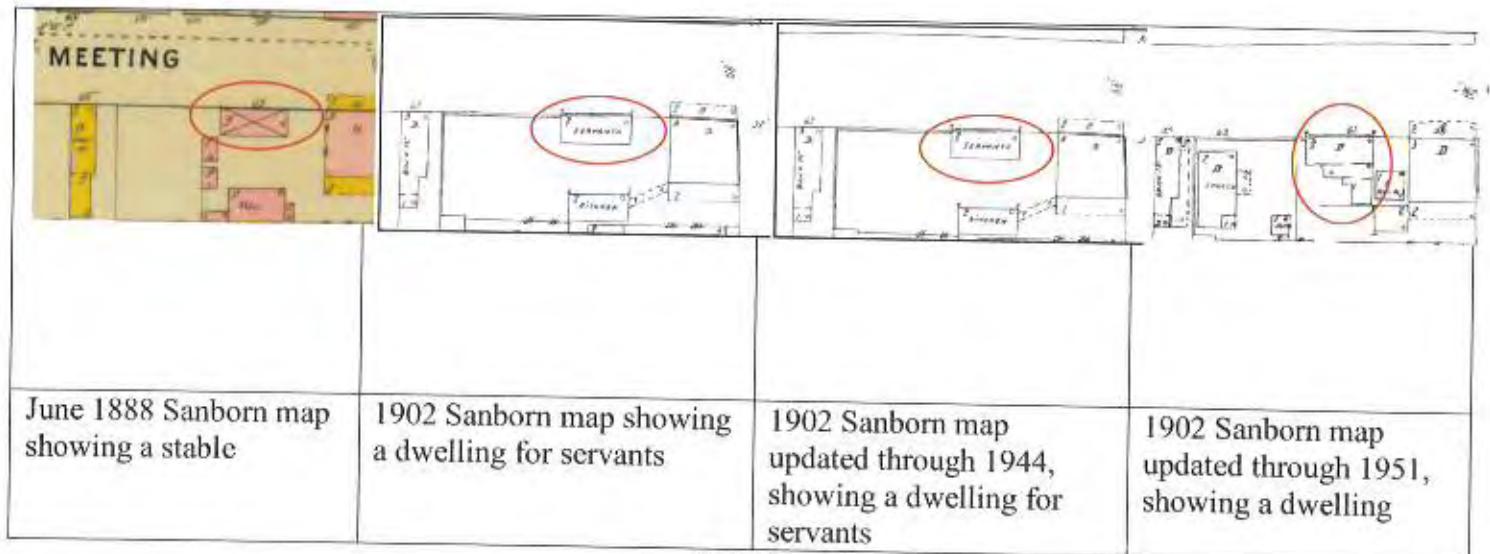
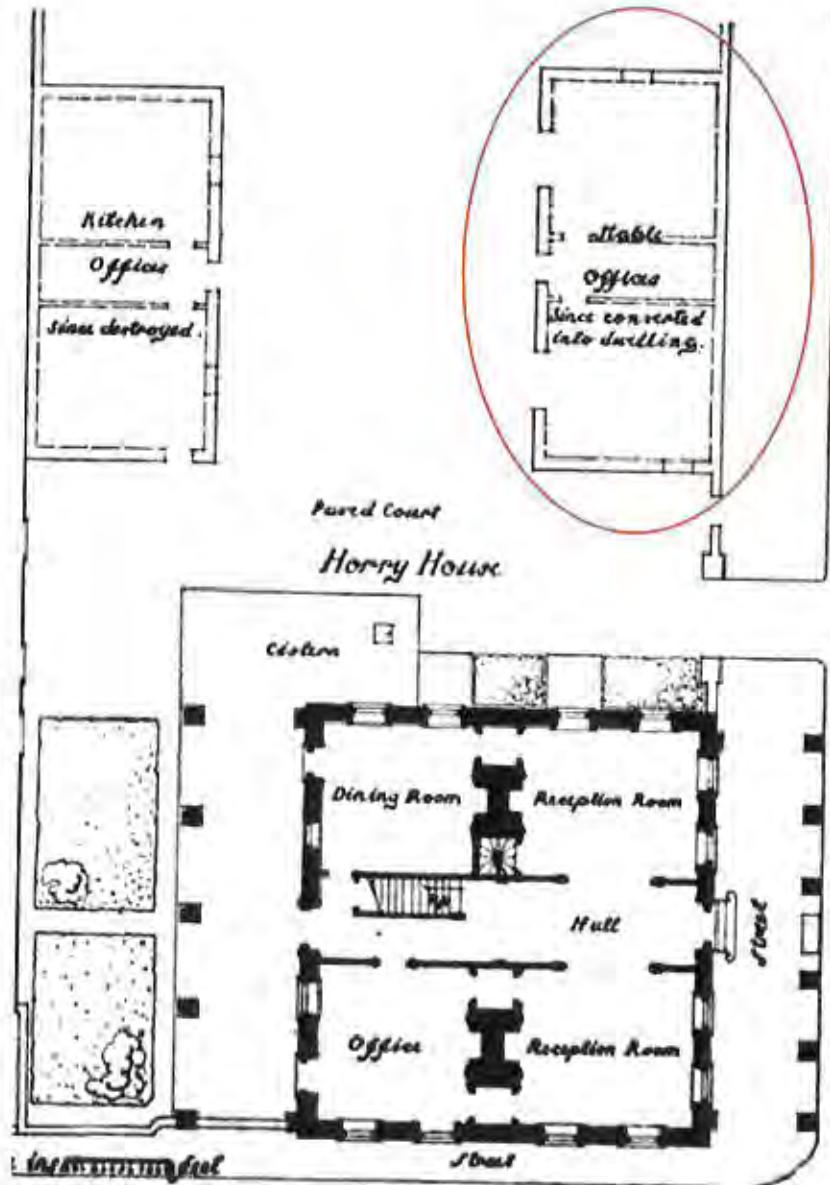


Figure 3

Sanborn Fire Insurance Maps of 61 Meeting Street from 1888 to 1951



### 5. CORNER OF MEETING AND TRADD STREETS

Figure 4

Floor plan and lot drawn by Albert Simons in *The Dwelling Houses of Charleston, South Carolina* by Alice R. Huger Smith and D.E. Huger Smith, 1917, page 111. 61 Meeting Street shown in red oval.

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Plat of the house and lot No. 105 on Tradd Street, McCrady Plat Collection, Charleston, South Carolina. Plat No. 569, August 1789, [Digital image] Charleston County Register of Mesne Conveyance Office.

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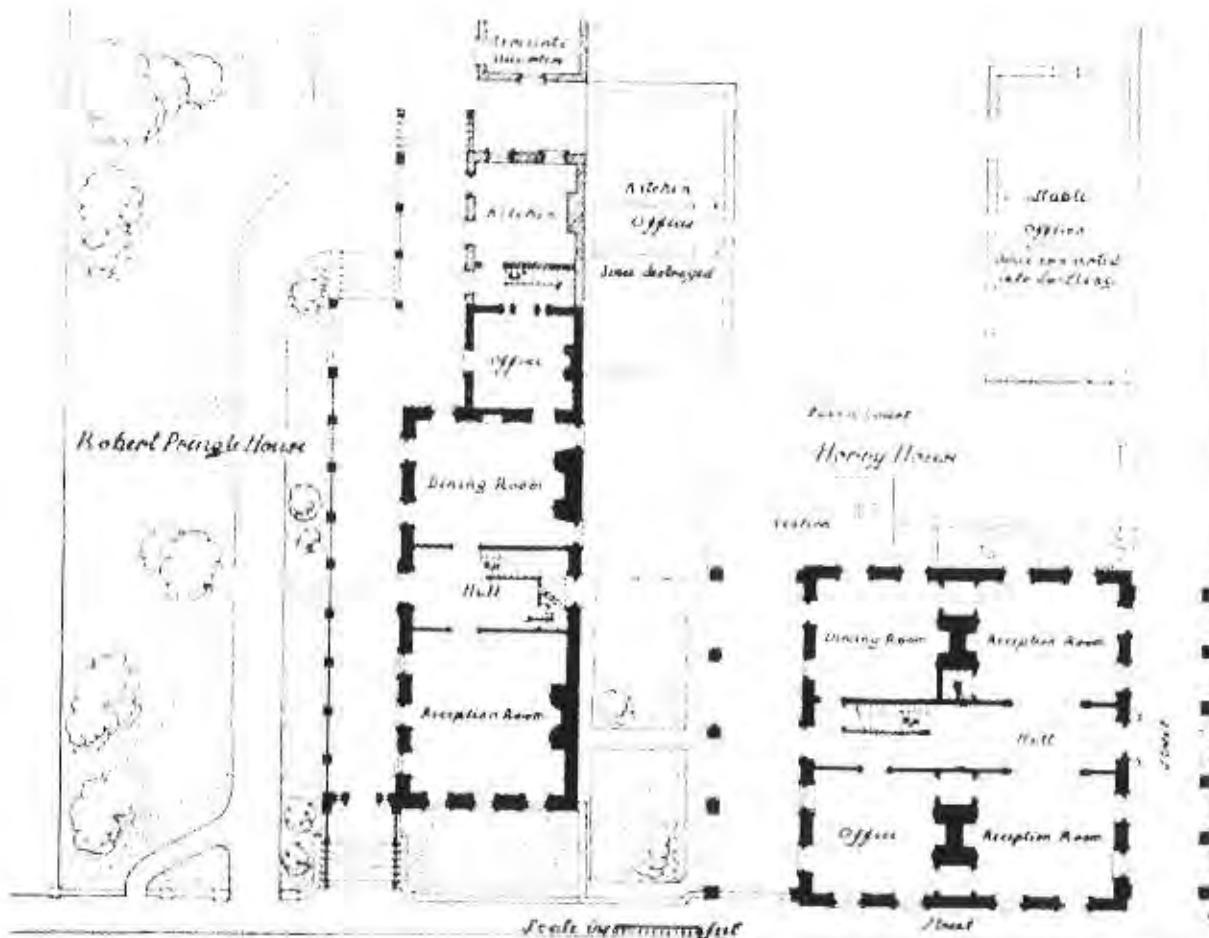
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PLAN OF PRINGLE AND HORRY HOUSES, CORNER OF MEETING AND TRADD STREETS