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# Three Hoes in the Kitchen: The Conceptualization of Peachtree Plantation, St. James Santee Parish, South Carolina

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THREE HOES IN THE KITCHEN: THE CONCEPTUALIZATION OF PEACHTREE  
PLANTATION, ST. JAMES SANTEE PARISH, SOUTH CAROLINA

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A Thesis  
Presented to  
the Graduate School of  
Clemson University

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In Partial Fulfillment  
of the Requirements for the Degree  
Master of Science  
Historic Preservation

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by  
Kendanne M. Altizer  
May 2014

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Accepted by:  
Dr. Carter Hudgins, Committee Chair  
Dr. Martha Zierden  
Craig M. Bennett, Jr. PE

## **Abstract**

Historical background research, precedent case studies, and archaeology are used to determine architectural antecedents, floor plan, and room uses of Peachtree Plantation. Peachtree is the ruin of a two-story dwelling once owned by the Lynch family, prominent Lowcountry rice planters and politicians. Thomas Lynch, Jr. was a signer of the Declaration of Independence. The house was built between 1760 and 1762 on the South Santee River in St. James Santee Parish, South Carolina. It burned in 1840 and was never reconstructed; what remains today is a ruin of partial walls and rubble.

This thesis uses a multi-disciplinary approach to explore the inhabitants of Peachtree, likely origins of the house, and floor plan, and expands its significance by applying National Register of Historic Places criteria standards. Historical research and archaeological excavation informed reconstruction of the house floor plan. Artifacts recovered from the ruin provided additional information to determine room uses. Recommendations are presented to assist in the future conservation of Peachtree.

## **Dedication**

This work is dedicated a number of important people who have made an indelible mark on my life. To my parents, John and Judy Hutcherson: thank you for all of the support over the years. You believed in me even when I didn't believe in myself. The last two years of my journey are due in large part to your advice, encouragement, and unwavering support. My appreciation of your antics knows no bounds. My family: Shelly, Wes, Jay, Joy, and Chris are also tireless supporters in all of my schemes; this endeavor is no different.

To the enablers in my life who have cheered me on through thick and thin: Al, there are no words to express my gratitude and thank you will never suffice; I appreciate you. Dwayne, thank you for solid wisdom, candid advice, and your innate ability to make me laugh.

## **Acknowledgments**

This thesis, and all of the field work entailed, would not have been possible without the steadfast support of Pierre Manigault, Michael Prevost, and Evening Post Industries. Their devotion to the legacy of Peachtree and historic preservation in the Lowcountry is the reason this work is possible. Thank you, Heidi Herrington for keeping us all on schedule.

Dr. Carter Hudgins steered me in the right direction and helped to keep the blinders on and stay focused. He also managed to excavate for eight hours and still come out of the woods looking like the consummate Southern Gentleman. Dr. Martha Zierden was integral to artifact identification, analysis, and conservation. I will not forget the words of encouragement and field visits in the mosquito infested backwoods of St. James Santee Parish. Many thanks also to the Charleston Museum for graciously conserving metal artifacts. Craig Bennett's knowledge of preservation engineering was invaluable. Bud Hill and Billy Baldwin were avid cheerleaders in the face of overwhelming historical research. I appreciate the many visits to McClellanville, and lunch at T.W. Grahams, with the Bad Boys of St. James Santee Parish.

The South Carolina Historical Society was fundamental to key points of research. Special thanks to Mary Jo Fairchild for all of the scanning. The South Carolina Room at the Charleston County Public Library also aided in the majority of primary research. Thank you, archivists for all of your knowledge and helpful guidance. Thanks to Harlan Greene at the College of Charleston Addlestone Library Special Collections for

assistance with chasing all things Peachtree. Thanks also go to Elizabeth Johnson of the State Historic Preservation Office, as well as the South Carolina Department of Archives and History for searching for other relevant information. A special thank you, also, to Matt Zielke of Sabine & Waters, Inc. for GIS help at the last minute.

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## Chapter One

### INTRODUCTION

#### *At the Ruins*

*On worrisome streets of distant cities  
I have, with inward eye, seen these  
ruined forms of beauty,  
great walls of tumbling brick  
grown thick with vines, sassafras and hickories.  
And in the flesh still find wonder in those  
Needed dreams of quiet restoration.  
On the river distant thunder. Here  
particles of troubled dust contending  
In a sunlight stream.*

*by Wm. Baldwin Jan. 2014*



**Figure 1. Peachtree Plantation, landside elevation; view southeast.**

On top of a sandy rise, nestled among new growth pines on the lower reaches of the South Santee River near its delta, sit the ruins of what is said to have been one of the grandest Colonial era plantation homes in the Lowcountry of South Carolina.<sup>1</sup> Now, nearly forgotten by all but a few, Peachtree Plantation sits patiently waiting for the time when attention can be paid and its story can be told. Now is that time.

What remains of the Peachtree dwelling have stood in ruins for over 170 years. At first glance, they appear largely dilapidated and beyond any practical use or study. Though the exterior walls are still visible, vegetation and storm-related soil deposition have obscured many remaining interior structural elements. Anything of value, and still in good condition after the fire, has long since been removed. However, closer inspection and consequent study of the ruin have yielded a wealth of data with the promise of much more to come.

Peachtree Plantation is a piano-nobile style, Georgian Palladian, two-story dwelling located in St. James Santee Parish, South Carolina near the town of McClellanville (see Figure 1 and Figure 2-Figure 4). The house was built between 1760 and 1762 for Thomas Lynch, Sr., a prominent, wealthy Lowcountry planter and politician.<sup>2</sup> He gave the plantation to his son, Thomas Lynch, Jr., as a wedding gift. Lynch, Jr. had no surviving children and the plantation passed to his sister Sabina,

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<sup>1</sup> Suzanne Cameron Linder and Marta Leslie Thacker, *Historical Atlas of the Rice Plantations of Georgetown County and the Santee River*, (South Carolina Department of Archives and History, 2001), 721; Jane N. Isley, William P. Baldwin Jr. and Agnes Baldwin, *Plantations of the Lowcountry: South Carolina 1697-1865*, (Greensboro, North Carolina: Legacy Publications, 1987), 77.

<sup>2</sup> Some sources list the construction date as 1760, while others list it as 1762. Shelley Elizabeth Smith, "The Plantations of South Carolina: Transmission and Transformation in Provincial Culture," (Columbia University, 1999), 149; Isley et al., *Plantations of the Lowcountry*, 77; Cameron Linder and Thacker, *Historical Atlas*, 721.



then on to her son Jonathan Bowman Lynch. The house burned in 1840 and was never reconstructed.<sup>3</sup>

The remains of the Peachtree dwelling are located on the highest rise of the Peachtree tract along the South Santee River. The river has changed course since the time of construction and is currently approximately 50 yards east of the house site. The setting affords a beautiful view of the river. Travelers along the waterway would have been duly impressed by the Peachtree house as they floated past. Hampton Plantation is less than one mile upriver of the tract. Hopsewee Plantation, the family home of Thomas Lynch, Sr. and birth place of Thomas Lynch, Jr., lies directly across the Santee. Vegetation now covers the site, which includes new growth long leaf pine, live oak, water oak, hickory, hackberry, yaupon, wax myrtle, birch, holly, and dogwood.



Image courtesy of Google Maps 2014.

**Figure 2. Aerial map showing the location of Peachtree Plantation.**

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<sup>3</sup> Isley et al., *Plantations of the Lowcountry*, 77.

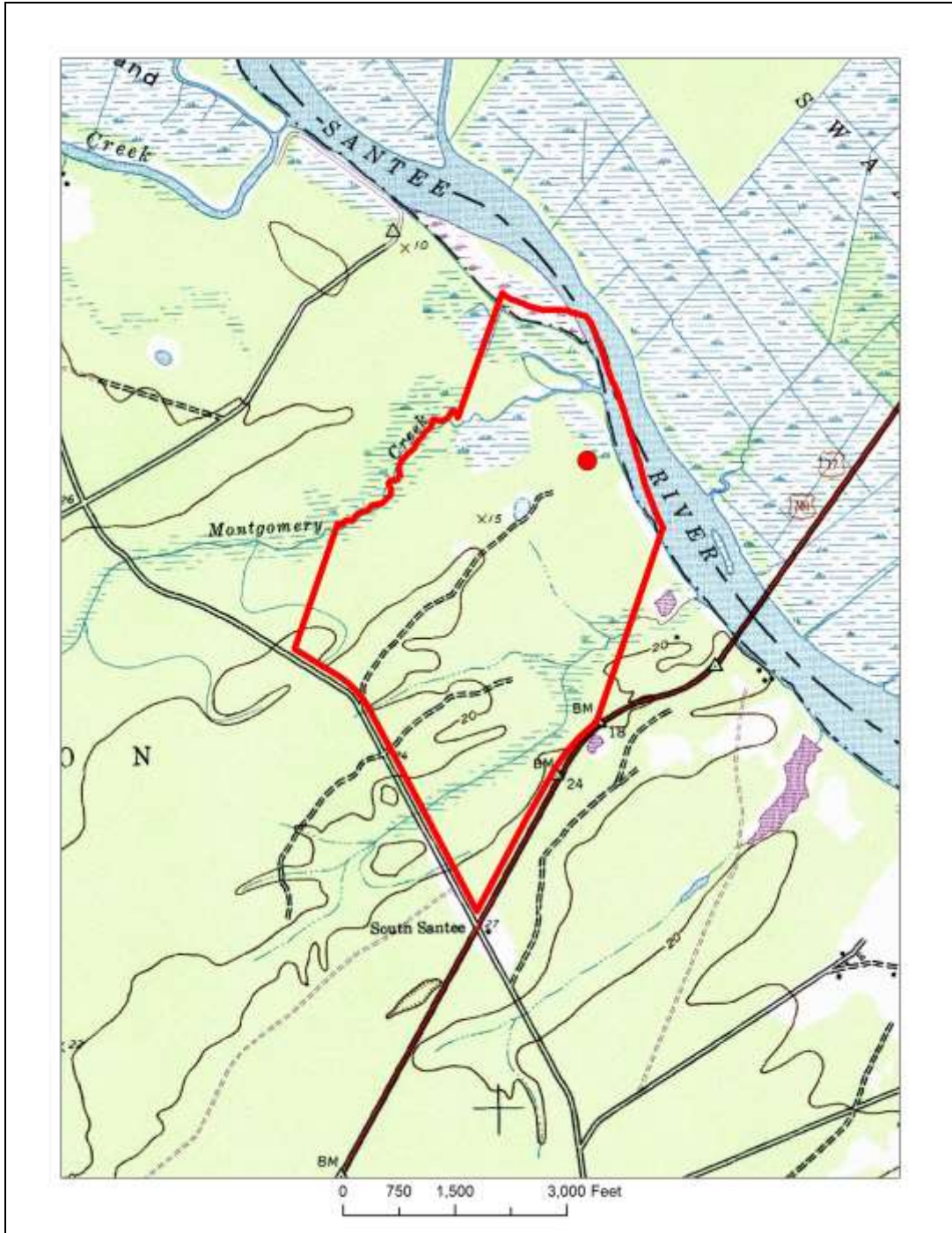


Image courtesy of Sabine & Waters, Inc.

Figure 3. U.S. Geological Survey, portion of the Santee quadrangle, showing the Peachtree Tract.



Image courtesy of Sabine & Waters, Inc.

**Figure 4. Aerial map showing the Peachtree tract.**

This thesis expands on research and documentation conducted in spring 2013 by graduate students at the Master of Science in Historic Preservation Program (MSHP) through Clemson University and the College of Charleston in Charleston, South Carolina. Under the direction of Professor Amalia Leifeste, students spent two days on site measuring the ruins and evaluating the condition of Peachtree. Fieldwork entailed detailed measurements and notes, photo documentation, and landscape survey. The purpose was to produce a detailed report containing background history, measured drawings of current conditions, conceptual floor plans based on contemporaneous precedents, and recommendations for future conservation and stabilization of the structural remains. Students presented the report to the client, White Oak Forestry.

That 2013 class exercise was the inspiration for this thesis. Research questions were developed by studying the Peachtree ruin, and working with classmates to formulate ideas. This thesis addresses the following research questions through a combination of historical research, study of contemporaneous houses of similar design, close study of the remaining architecture, and archaeological investigation: How does Peachtree fit into the Lynch family history? Are there architectural precedents that could have influenced the style of this house? What was the likely floor plan of Peachtree? What were the room uses of the ground level? Finally, how should it be conserved for future study?

The Peachtree tract and structural remains are considered a historic property. They are eligible for listing on the National Register of Historic Places (NRHP) because they are significant to Lowcountry and American history. Historic properties,

as defined under federal historic preservation legislation, are cultural resources that are at least 50 years old (with exceptions) and have been determined eligible for inclusion on the NRHP based on their integrity and historic/cultural significance in terms of established significance criteria. Cultural resource significance is evaluated and expressed as eligibility for listing on the NRHP. To be considered eligible a cultural resource must possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet one or more of the following broad cultural/historic significance criteria: Criterion A reflects major trends or events in the history of the state or nation; Criterion B is associated with the lives of persons significant in our past; Criterion C is an excellent example of a site type/work of a master; and Criterion D has yielded, or may be likely to yield, information important in prehistory or history.

The Peachtree tract was utilized first as an indigo plantation and then converted to rice as the demand for indigo waned.<sup>4</sup> This transition is representative of a major shift in the South Carolina Lowcountry, which makes the property eligible under Criterion A. Thomas Lynch, Sr. was a prominent politician who played a pivotal role in events leading up to the American Revolution. His participation in the Continental Congress and his status as Advisor to General George Washington secure Peachtree's significance as a National Register eligible property. His son, Thomas

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<sup>4</sup> Inventory of Records Wills and Miscellaneous Inventories, Volume 993, 326. The Lynch, Sr. inventory makes reference to "21/2 bbls old Indigo seed."

Lynch, Jr., was also a signer of the Declaration of Independence.<sup>5</sup> This important detail seals the significance of Peachtree under Criterion B.

Peachtree is representative of an early style of architecture that is not common in plantation houses. The piano-nobile style with only two stories and stuccoed exterior finish indicate Peachtree is representative of a unique site type. Given these reasons, it is eligible for listing on the NRHP under Criterion C. Additionally, data collected during archaeological excavations indicate there is much more to be learned from this type of investigation; therefore, Peachtree is also eligible for listing on the NRHP under Criterion D.

This thesis applies a multi-disciplinary approach to address the research questions defined above and expands the statement of significance by NRHP criteria standards. It also builds on work already produced as part of a class exercise.<sup>6</sup> By using a multi-disciplinary approach, and building on the work started by fellow classmates, this thesis constructs a framework to understand Peachtree historically, architecturally, and archaeologically. In using several methods of data collection, a multi-faceted view of Peachtree is presented that will facilitate a better understanding of it. This will also aid in future conservation of the ruin.

This thesis addresses current shortcomings in the literature pertaining to the Lynch family and their association with Peachtree, which is presented in Chapter Two. This chapter is followed by a discussion of Palladian architecture using Drayton

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<sup>5</sup>Dictionary of American Biography edited by The American Society of Learned Studies, (New York, 1980), 420.

<sup>6</sup> To some extent, I have used other students' work as part of the discussion presented here and credit is given where the work is not my own. In other cases, particularly floor plan drawings, more detailed field measuring was required. In these instances, the work is my own though based on studio class work. As such, I take full responsibility for any errors contained in this document.



Hall, the Miles Brewton House, and Stratford Hall as case studies for the Peachtree architectural design and floorplan. Chapter Four provides a detailed description and analysis of remaining elements of Peachtree. Chapter Five presents archaeological evidence to support historical accounts and architectural descriptions. Analysis in Chapter Six will bring the previous chapters together and show how they work collectively to create an evidence based reconstructed ground floor plan and conceptual room uses for Peachtree. Conservation and stabilization recommendations are presented in Chapter Seven.

## Chapter Two

### THE LYNCH FAMILY AND PEACHTREE PLANTATION

A review of available secondary literature indicates there is little written about the Lynch family and its relationship with Peachtree Plantation. Most accounts of the Lynches and Peachtree are in separate sources and are not discussed in depth as one topic. These resources fall into two categories. The first category is “coffee table” photography books that contain general and often inaccurate historical data and maybe a photo or sketch of Peachtree. The second category is historical books, which give a comprehensive political history of the early Lynch planters and politicians but only vaguely mention Peachtree as the family home. In the former, the Lynches are mentioned obliquely, while in the latter, Peachtree is mentioned in passing or not at all. This chapter defines the relationship of the Lynch family and its history with Peachtree.<sup>7</sup> Anecdotal stories and descriptions of Peachtree are also interspersed, where applicable. These come from a variety of sources, including memoirs and reminiscences of local residents. While they may be considered folklore, they offer some insight into the Lynch family and Peachtree that is otherwise lost.

The Lynches were a wealthy aristocratic family with roots as far back as 1066 in France where they were associated with William the Conqueror. In the 1500s they moved to Gallway Ireland, where they established a reputation as philanthropic Catholics. From

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<sup>7</sup> It is important to note that rice culture is a prominent theme in the Lowcountry colonial era and the Lynches and Peachtree do play an important role in its evolution. That discussion is not in the scope of the current project but should be the focus of future research.



Ireland, some of the family migrated to England and converted to the Church of England. For this they were rewarded with land grants in the colonies. Jonack Lynch moved to South Carolina in 1677 and received at least two grants of land, totaling 1380 acres, along the Cooper River. Jonack prospered, became a prominent political figure, and was elected to the Commons House of Assembly.<sup>8</sup> He married Margaret Johnson with whom he had two sons, Johnson and Thomas. Not much is known of Johnson; perhaps he died very young or was not prominent in Charles Towne society. It is more likely his brother, Thomas, overshadowed him in history because of his myriad of accomplishments.<sup>9</sup>

Named for his Irish grandfather, Colonel Thomas Lynch was born in 1675.<sup>10</sup> He married Margaret Fenwick by 1710 and they had one daughter, Mary, before Margaret's death.<sup>11</sup> He then married Sabina Vanderhorst, daughter of John Vanderhorst, with whom he had seven children; however only one son, Thomas Lynch, Sr., born in 1726, survived.

Colonel Lynch served in the Common House of Assembly, and was a justice of the peace for Berkeley County, a captain and then colonel in the militia. However, his most significant accomplishment was his advances in rice culture. Colonel Lynch is the first planter to harness the tide cycles to irrigate rice fields, an innovation that enabled

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<sup>8</sup> Christopher J. Simpson, Katrina P. Lawrimore, and James A. Fitch, "The Lynch Family of Georgetown County," edited by Georgetown County Historical Commission, (Historic Georgetown Leaflet Number 11, Georgetown, South Carolina, The Rice Museum, 1978); Bridges and Williams, *St. James Santee Plantation Parish*, 59.

<sup>9</sup> There are three Thomas Lynches associated with Peachtree Plantation. The first of these is Jonack Lynch's son, Thomas I. He is referred to in most literature as Thomas Lynch I or Colonel Lynch. His son, Thomas Lynch, Sr. and his grandson, Thomas Lynch, Jr., are both important to the history of Peachtree. For purposes of clarification, Thomas Lynches are referred to in this thesis as Colonel Lynch, Thomas Lynch, Sr. and Thomas Lynch, Jr.

<sup>10</sup> Dictionary of American Biography, 420.

<sup>11</sup> Lynch Family Tree from the collections of the South Carolina Historical Society.

planters to transform swampy tidal marshes into productive rice fields.<sup>12</sup> He was granted at least 3,000 acres of land in Berkeley County by 1725. From these holdings, he expanded toward the Santee River and Georgetown.

By the time of his death in 1738, Colonel Lynch was a well-known planter and politician whose holdings included Hopsewee, Indian Bluff, Pleasant Meadows, Peachtree, New Ground, Brick House, and The Swamp. All of these were working plantations with slaves. It is unclear if the Peachtree tract contained buildings at this time, but an inventory of Peachtree at the time of Colonel Lynch's death shows 39 slaves, horses, cattle, farm equipment, and general carpentry tools were present.<sup>13</sup> Colonel Lynch held a large plantation, Brick House, on the Wando River and chose this as his primary residence. Because of this, it seems likely he had not yet constructed a principal residence at Peachtree by the time of his death in 1738. The 1738 inventory of Colonel Lynch's estate is the first mention of Peachtree as a plantation.

Thomas Lynch, Sr. inherited the bulk of this property and added to it during the course of his lifetime. By the time his son, Thomas Lynch, Jr. came of age, the family holdings were quite extensive and included more lands near Georgetown.<sup>14</sup>

Thomas Lynch, Sr. followed in his father's footsteps and, having inherited the bulk of his father's holdings, was also a prominent Santee River planter as well as distinguished public servant. He married Elizabeth Alston, with whom he had three

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<sup>12</sup> Joseph E. Fields, "A Signer and His Signatures, or the Library of Thomas Lynch, Jr.," (*Harvard Library Bulletin* XIV, no. 2 1960), 211.

<sup>13</sup> Inventory of Records, Wills and Miscellaneous Inventories, Charleston, South Carolina, (Volume II 1687-1785), 282-292.

<sup>14</sup> By 1774, Lynch, Sr. had acquired land grants of at least 10,000 acres and the majority of them were in Craven County. Bridges and Williams, *St. James Santee Plantation Parish Record*, 61.

children, Sabina, Esther, and Thomas Jr. After Elizabeth's death, Lynch, Sr. married Hannah Motte in 1755. Together they had one child, Elizabeth. Hannah was the daughter of his good friend, and treasurer of the colony, Jacob Motte.<sup>15</sup>

Thomas Lynch, Sr. was a member of the Charleston Library Society (1764-1779) and the first president of the Winyah Indigo Society in Georgetown, a social club which also supported a library and school.<sup>16</sup> His son attended this school before Lynch, Sr. sent him to England to study. Lynch, Sr. also held other local positions including justice of the peace for Craven County; Commissioner to build the Exchange and Customs House and the Watch House in Charleston; and justice of the peace for Charleston and Georgetown.<sup>17</sup>

In 1751, Thomas Lynch, Sr. was elected to the Commons House of Assembly and served, with the exception of one term, until his death in 1776. He often spoke out against the Crown on issues of royal encroachment against American liberties. However, his views on revolution were not constant and he harbored doubts American independence. He was elected to the Stamp Act Congress in New York, along with Christopher Gadsden and John Rutledge, in 1765. He, along with James Otis and Thomas Kean, authored a petition to repeal the Stamp Act.<sup>18</sup>

Lynch, Sr. was highly regarded in political circles. John Adams wrote, after dining with him and his wife in 1773, "We are all vastly pleased with Mr. Lynch...he is a

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<sup>15</sup> Ibid, 69.

<sup>16</sup> Rogers, *The History of Georgetown County*, 88.

<sup>17</sup> Dictionary of American Biography, 420.

<sup>18</sup> Simpson et al., "The Lynch Family of Georgetown County."

solid, firm, judicious man.”<sup>19</sup> Josiah Quincy also spoke highly of Lynch, Sr., stating he was a “very sensible, honest man.”<sup>20</sup> In 1774, he was elected as a delegate from South Carolina along with Christopher Gadsden, Henry Middleton, and John and Edward Rutledge to the First Continental Congress in Philadelphia. During the first month of the congress, he and the other delegates drafted the Declaration of Rights. The draft included the concepts of life, liberty, and property as well as American disdain regarding English tyranny in the colonies. When the second Continental Congress convened in 1775 with the same South Carolina delegation, Lynch, Sr. assisted in the formation of the Continental Army. In October of the same year, congress appointed Lynch, Sr., Benjamin Franklin, and Colonel Benjamin Harrison as domestic advisors to General George Washington.<sup>21</sup>

In early 1776, while conferring with General Charles Lee and the Committee of Safety, Thomas Lynch, Sr. suffered a cerebral hemorrhage. His condition was unstable for at least a month, but he gradually improved. Through his father’s political influence, Thomas Lynch, Jr. was elected as an affiliate delegate to the Second Provincial Congress to assist his father. Lynch, Sr. did not recover sufficiently to retake his seat in the Second Continental Congress; however, he did remain a member of the South Carolina delegation. Because of his illness, Lynch, Sr. never physically signed the Declaration of Independence. However, a space was left between the signatures of Edward Rutledge and

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<sup>19</sup> John Adams Diary 19, 16 December 1772-18 December 1773 [electronic edition], *Adams Family Papers: An Electronic Archive*, (Massachusetts Historical Society. <http://www.masshist.org/digitaladams>).

<sup>20</sup> Josiah Quincy and Eliza Susan Morton Quincy, *Memoir of the Life of Josiah Quincy, Junior, of Massachusetts 1774-1775*, ( Google eBooks), Accessed 1/29/2014, 11.

<sup>21</sup> Rogers, *The History of Georgetown County*, 111; Simpson et al., "The Lynch Family of Georgetown County."

Thomas Heyward, Jr. for Thomas Lynch, Sr. in hopes that he might one day recover sufficiently to affix his signature.<sup>22</sup>

In late 1776, a very ill father and son set out to return to South Carolina. By this time, Thomas Lynch, Jr. was suffering the effects of a fever he contracted in North Carolina while on a recruitment mission for the militia. The pair traveled by land because the British controlled the sea at this point. In Annapolis, Maryland, Lynch, Sr. suffered a stroke and died at the age of 50. He was buried in Queen Anne's Churchyard in Annapolis, Maryland.<sup>23</sup> In his will, Thomas Lynch, Jr. specifically requests the executors to disinter his father's body and have it brought back to St. James Santee for proper burial at the Parish churchyard.<sup>24</sup> There is no marker for Thomas Lynch, Sr. in St. Anne's Churchyard at Annapolis or St. James Santee church where the Lynches are thought to have attended services.

By the time Thomas Lynch, Sr. died, Peachtree was established and considered the home of Thomas Lynch, Jr. and his wife Elizabeth Shubrick. Thomas Lynch, Sr. and Hannah Mott Lynch moved to Charles Towne when they gave Peachtree to their son. Though no exact date of construction is known, popular accounts place it between 1760 and 1762.<sup>25</sup>

An inventory of the estate of Thomas Lynch, Sr. contains a room-by-room account of the contents of the Peachtree house. Both furniture and household goods give

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<sup>22</sup> Ibid.

<sup>23</sup> Simpson et al., "The Lynch Family of Georgetown County."

<sup>24</sup> Inventory of Records, Volume 20, 252.

<sup>25</sup> Some sources list the construction date as 1760, while others list it as 1762. Smith, "Plantations of South Carolina", 149; Isley et al., *Plantations of the Lowcountry*, 77; Cameron Linder and Thacker, *Historical Atlas*, 721.

an idea of the wealth the Lynches had accumulated by this time. Some of the contents listed include 12 mahogany chairs, 4 mahogany bedsteads, 6 sets of brass dogs, curtains, dressing table glass, pictures, a side board, 12 sofa chairs, a large carpet, decanters, candlesticks, dozens of china plates and cups, wine glasses, silver, 31 dozen bottles of wine, 2 cases of rum, and 2 ½ cases of cherry brandy.<sup>26</sup> This detailed inventory also offers insight into the number of rooms in the house, as well as their uses, at the time of Lynch occupation.

Thomas Lynch, Jr. was his father's only male heir and inherited the bulk of the Lynch family holdings. He was born in 1749 at Hopsewee Plantation, just across the South Santee River from what would be Peachtree Plantation, and 12 miles south of Georgetown. He received a gentleman's education in London at Eaton, Caius College, and Middle Temple. During his time abroad in school, his father often wrote to him and sent family friends to check on his progress. These included such notable political friends as Governor Lyttleton, Henry Laurens, and Thomas Shubrick.<sup>27</sup>

In 1771, Thomas Lynch, Jr. returned home and married Thomas Shubrick's daughter, Elizabeth. The newlyweds moved into Peachtree in 1772. By this time, his father resided in Charles Towne with his second wife, Hannah Mott.<sup>28</sup> Although Lynch, Jr. studied law at Middle Temple, he never actually practiced, preferring instead to assist his father with the family interests and adding to their holdings. He entered politics in

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<sup>26</sup> Inventory of Records, Volume 993, 326.

<sup>27</sup> Fields, "A Signer and His Signatures," 213; The Letters of Thomas Lynch, Unpublished Manuscript from the collections of the South Carolina Historical Society.

<sup>28</sup> Simpson et al., "The Lynch Family of Georgetown County;" Joseph E. Fields, "A Signer and His Signatures," 214.

1774, running for a seat in the Commons House of Assembly from Charleston. Though he was defeated in that election, he was elected to the First Provincial Congress of South Carolina from St. James Santee Parish in late 1774 and was also a member of the second Congress. During this time he served on the committee to prepare a constitution for the state of South Carolina, which was ratified by the second Provincial Congress in 1776.<sup>29</sup> In 1775, he was commissioned as Eighth Captain in the Second Carolina militia and accepted a post to the First Regiment of the South Carolina militia. Though his father advised him to seek a commission in the Continental Army, Lynch, Jr. declined stating “his present commission was fully equal to his experience.”<sup>30</sup>

In July 1775, while in North Carolina on a recruiting mission, Thomas Lynch, Jr. contracted a fever which left him much weakened and a semi-invalid for the remainder of his life. By early 1776 he was sufficiently recovered to resume military duties. Upon hearing the news of his father’s illness, Lynch, Jr. requested a leave of absence from his commander Christopher Gadsden. The request was denied however, through his father’s political influence he was given a legislative appointment, which recused him from further military duty and allowed him to assist his father. This appointment made the Lynches the only father and son to serve as members of congress at the same time.<sup>31</sup>

Thomas Lynch, Jr. arrived in Philadelphia in the midst of the rumblings of independence. After some delay in the ballot, the South Carolina representatives agreed to vote in favor of independence. On August 2, 1776, Thomas Lynch, Jr. became the 52<sup>nd</sup>

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<sup>29</sup> Rogers, *The History of Georgetown County*, 110; Fields, "A Signer and His Signatures," 214.

<sup>30</sup> Simpson et al., "The Lynch Family of Georgetown County."

<sup>31</sup> Ibid; Rogers, *The History of Georgetown County*, 112; Fields, "A Signer and His Signatures," 215.

signer of the Declaration of Independence. He was 26 years old and the second youngest to sign the document.<sup>32</sup>

After burying his father in Annapolis, Thomas Lynch, Jr. returned home and retired from public life because of his chronic illness. He spent the next years of his life tending to his plantations and trying to recover his health. Upon advice from his doctor for a change in climate, Lynch, Jr. and his wife Elizabeth set sail for the south of France in 1779. Their ship was lost at sea and they had no surviving heirs.<sup>33</sup>

Thomas Lynch, Jr.'s will specifies like his father's, that in the event there are no living Lynch males, Peachtree Plantation should pass to the oldest surviving male heir to change his name to Lynch to continue the family line.<sup>34</sup> Lynch, Jr.'s oldest sister Sabina, had one son with her husband John Bowman. Their son Jonathan agreed to this stipulation and inherited Peachtree.

Sabina Lynch Bowman and her husband John Bowman were guardians of Peachtree until Jonathan came of age. Sabina's husband, John Bowman, was a wealthy and enterprising gentleman in his own right. He emigrated from Scotland in 1769 and obtained grants for land in St. James Santee and Prince George Winyah of at least 4,200 acres in addition to 15 islands in Bulls Bay.<sup>35</sup> Like his father and brother-in-law, Bowman was also a local politician and served in the Seventh, Ninth, and Tenth General

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<sup>32</sup> Ibid; Rogers, *The History of Georgetown County*, 114.

<sup>33</sup> Ibid; Cameron Linder and Thacker, *Historical Atlas*, 721.

<sup>34</sup> Moore, *Abstract of Wills of Charleston 1760-1784*, 22.

<sup>35</sup> Cameron Linder and Thacker, *Historical Atlas*, 721.



Assemblies representing St. James Santee and the Thirteenth General Assembly representing St. Philip and St. Michael.<sup>36</sup>

Bowman was an entrepreneur as well as an established planter and property owner. In 1794, he commissioned Jonathan Lucas Sr. to build a water-powered rice mill at Peachtree. This rice mill enabled planters along the Santee River, and eventually all of the Lowcountry, to increase their rice yields. This was the first mill of its kind in the Lowcountry and revolutionized the way planters harvested rice, and dramatically increased production levels.<sup>37</sup> The scant remains of this rice mill are visible at low tide, not far down river from the Peachtree ruin.<sup>38</sup>

It was during Sabina and John Bowman's guardianship that George Washington almost slept at Peachtree. In 1791, during his southern tour, he was scheduled to stay at Peachtree. However, John Bowman had supposedly contracted measles and the tour was forced to bypass Peachtree. Instead, George Washington spent the night at Hampton Plantation.<sup>39</sup>

John Bowman died in 1807 and left much of his estate to his three daughters and wife Sabina. According to the stipulation of the Lynch wills, his son, Jonathan, changed his name to Bowman Lynch and thus inherited Peachtree. Jonathan Bowman Lynch is not

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<sup>36</sup> Walter Edgar, *Biographical Directory of the South Carolina House of Representatives*, (Columbia: University of South Carolina Press, 1974), 83.

<sup>37</sup> *Ibid*; Cameron Linder and Thacker, *Historical Atlas*, 721; Elias Bull Papers Draft NRHP nomination for the Rice Mill, from the collections of the South Carolina Historical Society.

<sup>38</sup> Seldon "Bud" Hill personal communication; William Baldwin personal communication.

<sup>39</sup> Bridges and William, *St. James Santee Plantation Parish Records*, 61.

well known in the literature, but is often referred to as Dr. Lynch. He married Miss Campbell of Nashville, Tennessee with whom he had three sons and four daughters.<sup>40</sup>

Local reminiscences of Dr. Lynch refer to him as eccentric. He built a houseboat and spent his summers at Raccoon Keys thinking that, should a storm come, the houseboat would carry him to dry land. Another story tells of his daughter who contracted yellow fever and died as a result of the family helping a passing sailor who had contracted the illness. Distraught, Dr. Lynch carried her coffin into the woods where he stood it upright and covered it over with dirt.<sup>41</sup> Dr. Johnson, in his tour of the Lowcountry in the 1930s, took a photo of the supposed location of this mound (Figure 5).<sup>42</sup>

Dr. Lynch moved to Tennessee, likely with his wife, prior to 1835 and leased Peachtree as well as the neighboring plantation, Peafield, to Stephen Doar. Doar eventually bought Peafield, where he built a home. It was said, he refused to live in the Peachtree house out of concern that something would happen to it under his tenancy.<sup>43</sup>

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<sup>40</sup> Joseph A. Groves, M.D., *The Alstons and Allstons of North and South Carolina. Compiled from English and Colonial Records with Personal Reminiscences Also Notes of Some Allied Families*, (Atlanta, Georgia: The Franklin Printing and Publishing Company, 1901), 50.

<sup>41</sup> Cameron Linder and Thacker, *Historical Atlas*, 721.

<sup>42</sup> William Henry Johnson was a prominent Lowcountry physician in the early part of the twentieth century. Between 1928 and 1932 he compiled a series of three scrapbooks of plantations and places of interest in the Lowcountry. These scrapbooks include maps, historical research, local reminiscences, and his personal photos. The scrapbooks are housed in the collections of the South Carolina Historical Society.

<sup>43</sup> Bridges and Williams, *St. James Santee Plantation Parish Records*, 186-187.



From the collections of the South Carolina Historical Society).

**Figure 5. 1930 Photo of the mound where Dr. Lynch’s daughter is buried.**

However, Doar continued to rent Peachtree and cultivate rice there. Mary Rachel Doar Lucas, the daughter of Stephen Doar, wrote in her memoirs “About the year 1840 it was supposedly accidentally burned by servants or caretakers.”<sup>44</sup> The cause of the fire is unclear; however, several accounts indicate it started in the kitchen.<sup>45</sup>

Jonathan Bowman Lynch had one surviving daughter, Sabina. She married Paul Desmukes with whom she had nine children. Paul Desmukes administrated the will of Dr. Lynch in 1879 and continued to lease Peachtree to Stephen Doar.<sup>46</sup> The Peachtree tract stayed in the Desmukes family, though portions of it were bought and sold among

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<sup>44</sup> Ibid.

<sup>45</sup> Cameron Linder and Thacker, *Historical Atlas*, 722; Isley et al., *Plantations of the Lowcountry*, 77; Bridges and Williams, *St. James Santee Plantation Parish Records. 186-187*.

<sup>46</sup> Charleston County Register of Mesne Conveyance, Book E18, 44; McCrady-Desmukes settlement Book U25, 244.

family members. In the 1930s, the majority of the tract was sold to Booth-Boyle Livestock Company, with the exception of a 481.2 acre parcel, which stayed with the McCrady line of the Desmukes family until 1944.<sup>47</sup> In 1955, Booth-Boyle sold the larger Peachtree Tract to Atlantic Creosote company with the stipulation that the Booth-Boyle Livestock Company reserved “all claim and right against Archibald Rutledge, or others, for any and all injury or damage done to [the Peachtree property] by reason of trespasses heretofore committed there on.”<sup>48</sup>

Archibald Rutledge, owner of nearby Hampton Plantation from 1937 to 1971, was a frequent visitor to Peachtree and described these visits in his memoirs.<sup>49</sup> He related memories of Peachtree, describing high brick walls with the remnants of floor joists still visible and massive granite steps with iron balustrades. He also described “a well in the very center of the middle cellar” and related the story of Dr. Lynch’s burial of his daughter.<sup>50</sup> It is likely that Archibald Rutledge’s memoirs are the source for most accounts of the romanticized folklore that surrounds Peachtree.

Atlantic Creosote owned the larger Peachtree tract until 1986 when it was sold to White Oak Forestry, the current property owner.<sup>51</sup> The McCradys sold the smaller parcel to Helen Stewart in 1944, who then sold it to DeWitt King in 1947. The King family kept

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<sup>47</sup> RMC Book X, 37; Book E36, 301; Book E36, 245.

<sup>48</sup> RMC Book E60, 150.

<sup>49</sup> Archibald Rutledge was a poet and educator. He authored over 50 books, many of them poetry, and also taught English at Mercersburg Academy in Pennsylvania. He grew up on Hampton Plantation and purchased the property, where he lived in his later years. He was a very well-known personality in St. James Santee Parish.

<sup>50</sup> Archibald Rutledge, *Home by the River*, (Orangeburg, South Carolina: Sandlapper Publishing, 1983), 21-23.

<sup>51</sup> RMC Book X158, 582.

the property until 1989 when it too was conveyed to White Oak Forestry, thus reuniting the original Peachtree tract under one owner.<sup>52</sup>

White Oak Forestry placed a Conservation Easement on the Peachtree tract, which states that no development or other ground disturbing activity may happen within 100 feet of the ruin and also protects it from being torn down. However, this easement does allow for archaeology and other academic research.<sup>53</sup> The Peachtree tract is also currently under a forestry management plan and is used by the Santee Hunt Club.

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<sup>52</sup> RMC Book J45, 21; Book C48, 525; Book R125, 295; Book F190, 868.

<sup>53</sup> Conservation Easement Baseline Documentation Report.

## Chapter Three

### ARCHITECTURAL ROOTS AND CONTEMPORANEOUS COMPARISONS

Peachtree Plantation was built in the Georgian-Palladian manner.<sup>54</sup> Palladian architecture has its roots in sixteenth-century Italy, with publication of Andrea Palladio's *Four Books of Architecture*. His work was based on the work of Vitruvius, an ancient Roman architect. Palladio used Vitruvius' rigid formulations for classical buildings and temples in *Del architectura* as a stepping stone to formulate his own ideas regarding classical architectural design.<sup>55</sup> Through Palladio's work, a revival of the classical Orders of Architecture swept Italy. Tuscan, Doric, Ionic, and Corinthian orders denoted the hierarchy of space, where Tuscan is the simplest order and Corinthian is the most elaborate.

Symmetry, regular fenestration, clean geometries, and use of the Orders of Architecture characterize the Palladian style. Palladio designed villas for wealthy merchants in Italy. His floor plans were open and spacious in nature and often included dependencies supported by gardens. Palladian influence shaped building in Britain as well. Palladio's work influenced Inigo Jones, who traveled through Italy in the early seventeenth century. Jones design books reflect this influence. Other architects who worked in Britain and published design books in the late seventeenth and early eighteenth

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<sup>54</sup> Palladian architecture in Britain and the United States is sometimes referred to as "Georgian Palladian."

<sup>55</sup> Andrea Palladio, *The Four Books on Architecture*, Translated by Robert Tavernor and Richard Schofield, (Cambridge: MIT Press, 1997), vii.

century include Isaac Ware, James Gibbs, and Abraham Swan.<sup>56</sup> Publications by these architects were some of the earliest to make their way to the colonies. These works are part of at least 106 pattern books known to have circulated in the colonies before the Revolution.<sup>57</sup> They also served as a guide to colonial craftsmen in their construction of townhomes and plantations for America's wealthy elites. There is no known direct correlation between early design pattern books and Peachtree, either in plan or elevation. However, their influence in details and interior floor plan is undeniable.

As late as the 1770s, there were no trained architects in the colonies. Design and construction of buildings were left to carpenters, craftsmen, and gentlemen amateurs. These gentlemen were the sons of wealthy planters and merchants sent to Europe for education. Part of their studies abroad usually included architecture, then considered a necessary subject for a refined gentleman. Upon returning to the colonies, these wealthy gentleman employed local carpenters and craftsmen to execute designs of their choosing, which they often fine-tuned to meet their specific needs.<sup>58</sup> Evidence of these gentleman architects can be found in the design elements of prominent Lowcountry houses including Drayton Hall and the Joseph Manigault House. There is also some debate as to whether Miles Brewton had a hand in the design of his house on King Street.<sup>59</sup> It is possible that

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<sup>56</sup> Wood et al., *American Domestic Architecture*, 26.

<sup>57</sup> Helen Park, "A List of Architectural Books Available in America before the Revolution," (*Society of Architectural Historians* 20, no. 3 1961), 39.

<sup>58</sup> Patricia Lowe, "Volumes That Speak: The Architectural Books of the Drayton Library Catalog and the Design of Drayton Hall," (Clemson University and The College of Charleston, 2010), 14; Wood et al., *American Domestic Architecture*, 27.

<sup>59</sup> John Drayton is thought to have had an influence on the design of Drayton Hall and there is evidence of this in his book collection, which included works from John Evelyn, Isaac Ware, and Colen Campbell (Lowe, "Volumes that Speak", 18). Gabriel Manigault, Joseph Manigault's brother, is credited with the design of the Joseph Manigault House (Charleston Museum Tours). Miles Brewton was educated in England and had access to design books as he was a member of the Charleston Library Society, which

Thomas Lynch, Sr. or his father Colonel Lynch, had a hand in the design of Peachtree, though there is no firm evidence to support this conjecture. The Peachtree inventory, taken after Thomas Lynch, Jr.'s death, shows a complete listing of the books in his library. His father and grandfather undoubtedly passed some of these down.<sup>60</sup> Among them were the eighteen volumes of Jonathan Swift, a volume of Swift's letters, several law books, and volumes in Greek and Latin. However, no design books were listed or any other clue to indicate a particular affinity for architecture among the Lynch gentlemen.

Palladian style and available design books played an integral role in the construction of Peachtree. However, because it is a ruin, and what remains of interior elements are either deteriorated or buried beneath rubble, other houses of the time period and with similar characteristics can serve as a guide in understanding Peachtree. Using these precedents in combination with the known history of Peachtree and the Lynch family, a study of existing architectural features, along with archaeological investigation, will provide a better understanding of the Peachtree floor plan and possible room uses can be extrapolated.

There are many contemporaneous houses to Peachtree of Palladian design; however, few exist in similar proportions or number of stories. Some of the houses considered for this discussion include Archdale Hall, Fenwick Hall, Brick House, Drayton Hall, the Miles Brewton House, and Stratford Hall. A variety of factors were considered when searching for precedents to support the context of Peachtree. The piano-

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housed many of them at the time (Bivins and Savage, 294-296). John Bivins and J. Thomas Savage, "The Miles Brewton House, Charleston, South Carolina," (*The Magazine Antiques*, February 1993).

<sup>60</sup> Charleston County Inventories, Appraisals and Sales Books, Book 4 1783-1787, Vol. 9, 389. The inventories of Colonel Lynch and Thomas Lynch, Sr. do not list individual book titles.



nobile style was foremost, followed by proportions and similarity in probable floor plan. Location was an important consideration because of regional variation in architectural design. The degree of structural alteration over time was also a minor consideration.

Social and family connections were another important consideration in precedents. While there is no firm evidence to suggest Colonel Lynch or Thomas Lynch, Sr. were the architects of Peachtree, there is a good possibility their social connections provided advice and aided in decisions related to the design and layout of Peachtree. New houses, and their design, would surely have been a topic of discussion during the course of daily business or at social functions. The Lynches likely knew the Draytons through Charles Towne social circles and there were likely business dealings between the families. Stephen Drayton was a witness to the inventory of Thomas Lynch, Jr.<sup>61</sup> The Lynches were connected to the Miles Brewton family by marriage through Thomas Lynch, Sr.'s second wife, Hannah Motte.<sup>62</sup> Miles Brewton and Thomas Lynch, Sr. were also in the same social circle of gentlemen called the Friday Night Club.<sup>63</sup> Additionally, Thomas Lynch, Sr. and Thomas Lynch, Jr. knew the Lee family of Stratford Hall through political circles during their time in Philadelphia serving in the Continental Congress.

Precedents selected for this study include Drayton Hall on the Ashley River near Charleston, the Miles Brewton house on King Street, also in Charleston, and Stratford Hall in the Northern Neck of Virginia. All three were originally built for prominent, wealthy gentlemen with connections to the Lynch Family. All are piano-nobile in style

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<sup>61</sup> Charleston County Inventories, Book 4 1783-1787, Vol. 9, 389.

<sup>62</sup> Lynch Family Tree from the collections of the South Carolina Historical Society.

<sup>63</sup> Quincy and Quincy, *Memoir of the Life of Josiah Quincy*, 11-12.

with full height ground levels.<sup>64</sup> The building foot print of Drayton Hall is similar in size to Peachtree. There is a kitchen and multiple entries on the ground level. The Miles Brewton House is also similar in size to Peachtree and has the possibility of a similar floor plan. At-grade entries are also present. Stratford Hall, like Peachtree, is only a two-story house, the window sizes are similar, it contains a warming kitchen on the ground level, and subterranean cellar. Following are general architectural descriptions for each precedent followed by an architectural discussion of Peachtree (Chapter Four), based on available visible and historical evidence.

### **Drayton Hall**

Drayton Hall is located in St. Andrews Parish between the Ashley River and Ashley River Road (South Carolina Highway 61). The property is listed on the National Register of Historic Places and is currently owned by the National Trust for Historic Preservation, which operates it as a house museum. Drayton Hall is the oldest unrestored plantation dwelling in the United States and is one of the finest examples of Georgian Palladian architecture accessible to the public (Figure 6). It was constructed between 1738 and 1742 for John Drayton and stayed in the family until it was sold to the National Trust in 1974.

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<sup>64</sup> As opposed to full subterranean basements or partial daylight English basements.



Image courtesy of [www.visitcharleston.com](http://www.visitcharleston.com)

**Figure 6. West façade of Drayton Hall.**

Like Peachtree, Drayton Hall is located on a principal river system. The main house lies approximately 650 feet west of the Ashley River and is oriented in the cardinal directions.<sup>65</sup> The house measures approximately 70 feet north-south by 52 feet east-west.<sup>66</sup> It is a piano-nobile style, three story building consisting of a full ground level work space and two upper stories used as living space; these levels are separated by belt courses (see Figure 6). Two flanker buildings were originally constructed with the principal structure; however, these do not survive. The roof is double-hipped and constructed of terne-seam metal painted red. This roof is a replacement of an “M” or “W” English style roof, which was part of the original construction. These styles of roof were constructed to collect water and, using an internal drainage system, drain to a cistern or

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<sup>65</sup> Charles Edwin Chase and Kevin Murphy, *Drayton Hall Architectural and Documentary Research Report*, (Charleston, South Carolina, Volume 1, Prepared for The National Trust for Historic Preservation, 1988), 118.

<sup>66</sup> James Dillon, "National Register of Historic Places Nomination Form for Miles Brewton House," 1979. Peachtree measures 54 feet 4 inches by 61 feet 9 3/4 inches.

well. These early styles were also prone to leaks and most, if not all, have been replaced with a different style of roof. The English roof at Drayton Hall was replaced early in the nineteenth century; however, there is still evidence of it in the attic.<sup>67</sup> Molded brick caps the two chimneys, which flank the upper hip on the north and south elevations. Drayton Hall is constructed of Flemish bond laid brick and is seven bays wide on the principal elevations with entrances centrally located. The north and south elevations are six bays wide. All window sash are six over six with jack arches on the primary facades (east and west) and segmental arches on the north and south facades. Shutters flank the window openings of the ground level. The central ground level openings on the primary facades are coined with limestone. The corners of the structure are rubbed and gauged brick.<sup>68</sup>

Drayton Hall is unique in that there is no true principal entry. It is thought that both the landside and riverside entrances were utilized and equally important.<sup>69</sup> The west elevation faces Ashley River Road and consists of an elaborate two-story, three-bay, pedimented portico with flat frieze and architrave.<sup>70</sup> A louvered oval is present in the center of the pediment. The cornice consists of modillions and a simple fascia along the roof edge. The first floor columns are simple Doric while the second floor columns are Ionic. The second level portico floor is set in a diamond pattern of limestone and red sandstone. Two sets of limestone slab stairs flank the portico and are perpendicular to the structure with wrought iron hand rails. Side doors are present on either side of the first floor portico and their fanlights are original to the structure. The second story portico

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67 Trish Smith, personal communication.

68 Ibid.

69 Drayton Hall Guided Tour 2012.

70 Chase, et al., Drayton Hall Architectural Report, Vol. 1, 120.

floor is also limestone and red sandstone; however it has been repaired with a layer of Portland cement and only a few sandstone tiles along the perimeter remain visible.<sup>71</sup> The balustrade of the second floor portico is simple with lathe turned pickets and a simple rail cap.<sup>72</sup>

The east elevation of Drayton Hall faces the Ashley River and consists of a dressed limestone landing atop a brick foundation and flanked by stairs, which are parallel to the structure and curve down to the ground surface (Figure 7). Wrought iron hand rails are present along the stairs and landing. There is a simple pediment with modillion cornice over the central entry door on the principal level and is flanked by a molded architrave and simple Doric pilasters. The three central windows on the second floor have pediments and are flanked by ionic pilasters. The window above the entry door is an arched pediment while the two flanking windows are gabled. A pediment is also present at the roof line of the east elevation and is similar to that of the west elevation.

The floor plan of Drayton Hall is a single hall with two rooms flanking either side (Figure 8). It is simple yet elegant in concept. Chimney stacks divide the rooms and passages flank the fireplaces to the exterior. Closets are present between the north chimney stack and the Great Hall, while servant's stairs are present between the south chimney stack and the Great Hall. This concept is repeated on the third level as well.

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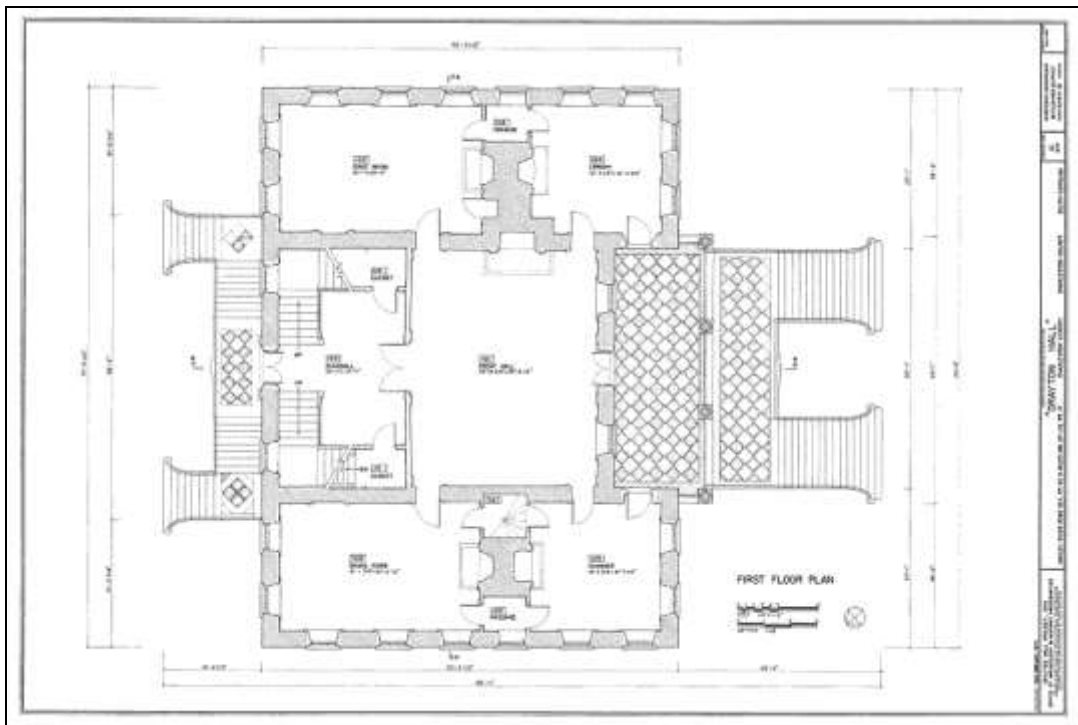
71 Ibid, 122.

72 Ibid.



Photo courtesy of www.googleimages.com

**Figure 7. East façade of Drayton Hall.**



HABS/HAER documentation drawings 1974.

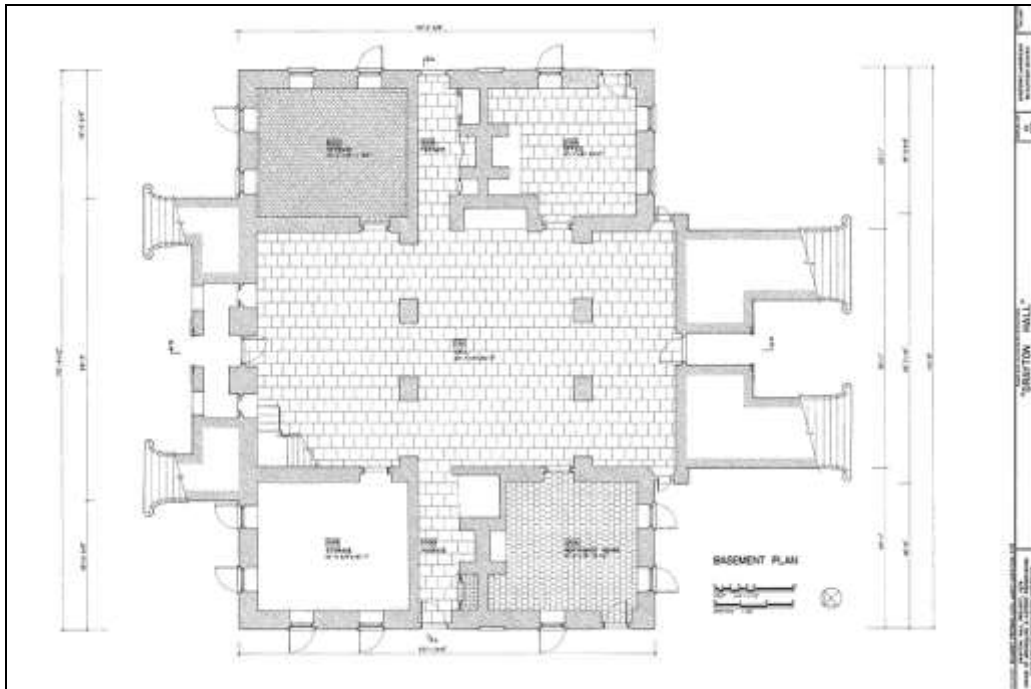
**Figure 8. First floor plan of Drayton Hall.**

The stair hall is present on the riverside elevation of the structure and consists of two sets of stairs, which follow the north and south elevation, returning to the third level. Storage closets are present underneath both sets of stairs.

The ground level floor plan is comprised of a central open space flanked by two rooms on the north and two rooms on the south. Central passage ways separate them (Figure 9). Arched foundation piers separate the central space into three large areas. The passage ways and space are paved in large 1 foot 6 inches by 1 foot 6 inches sandstone pavers over a sand base. The kitchen is centrally located in the space and contains a large hearth on the central bay of the south wall. It measures 8 feet long by 3 feet high and is brick paved. The four rooms, which flank the central space, are thought to have been used for storage and office space. In particular, Dr. John Drayton's office is thought to have been the southwest corner room and contains a fireplace. Interestingly, all four flanker rooms are paved differently. The southeast storage room is paved in brick with a herring bone pattern, Dr. Drayton's office is paved with the same type of sand stone paver as the kitchen, the northwest room is paved with red clay tile, and the northeast room is dirt but was originally brick.<sup>73</sup>

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<sup>73</sup> Chase, et al., Drayton Hall Architectural Report, Vol. 1, 126-138.



HABS/HAER documentation drawings 1974

**Figure 9. Ground level floor plan of Drayton Hall.**

### **Miles Brewton House**

The Miles Brewton House is one of the most famous dwellings in Charleston, South Carolina. Located at 27 King Street, below Broad Street in the heart of the Old and Historic District, it is a beautiful urban example of Georgian Palladian architecture (Figure 10). With dependencies, it is also considered the most complete Georgian townhouse complex in the United States. Constructed between 1765 and 1769 for Miles Brewton, a wealthy slave trader and merchant, the house is a testament to the owners' wealth at the time.





Image courtesy of the South Carolina Department of Archives and History.

**Figure 10. East façade of the Miles Brewton House.**

The design and carving are attributed to Ezra Waite, an English Civil Architect who immigrated to South Carolina.<sup>74</sup> The actual construction of the house is attributed to Richard Moncrieff, a successful local contractor.<sup>75</sup>

The structure is a piano-nobile style three-story dwelling consisting of two levels over a full ground level basement. The family originally used the ground level for storage and work space, while the upper levels were living and entertaining space. The exterior of the Miles Brewton House is Flemish bond laid brick; however, the facing under the porticos appears stuccoed or red washed. Belt courses separate the levels. The structure is

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<sup>74</sup> Jonathan H. Poston, *The Buildings of Charleston: A Guide to the City's Architecture*, (Columbia, South Carolina: University of South Carolina Press, 1997), 228; Jack Leland, "62 Famous Houses of Charleston, South Carolina," edited by Warren Ripley, (Charleston, South Carolina: Post and Courier, 1970), 17.

<sup>75</sup> Bivins and Savage, *The Miles Brewton House*, 294.

almost square, measuring approximately 55 feet east-west by 60 feet north-south, and is five bays wide on all sides. All window sash are six over six with jack arches on the east and west facades and segmental arches on the north and south facades. There are two porticos centrally located on the east and west facades. The principal portico, which faces east on King Street, is an elaborate two story construction with hipped roof that covers three bays. A pediment with oval window, and hand carved frieze and architrave are also present. Doric columns of Portland stone flank the principal entry and Ionic columns are present on the third level. Two flights of marble steps are present on either side of the marble platform, which leads up to the main door.<sup>76</sup> This two story portico is reminiscent of Italian villas of the sixteenth century designed by Palladio and is attributed to plate 36 of Palladio's Four Books of Architecture, which is the principle elevation of the Villa Cornaro in Padua, Italy.<sup>77</sup>

The portico of the east elevation consists of a pair of stairs leading to a plain second level doorway. During the 1830s two-story two bay additions were constructed on either side of this portico, which has diminished the grandness of the staircases. A large Venetian window is present above the portico, which lights the central stair hall inside (Figure 11).

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<sup>76</sup> Dillon, NRHP Miles Brewton House, 1979, 2.

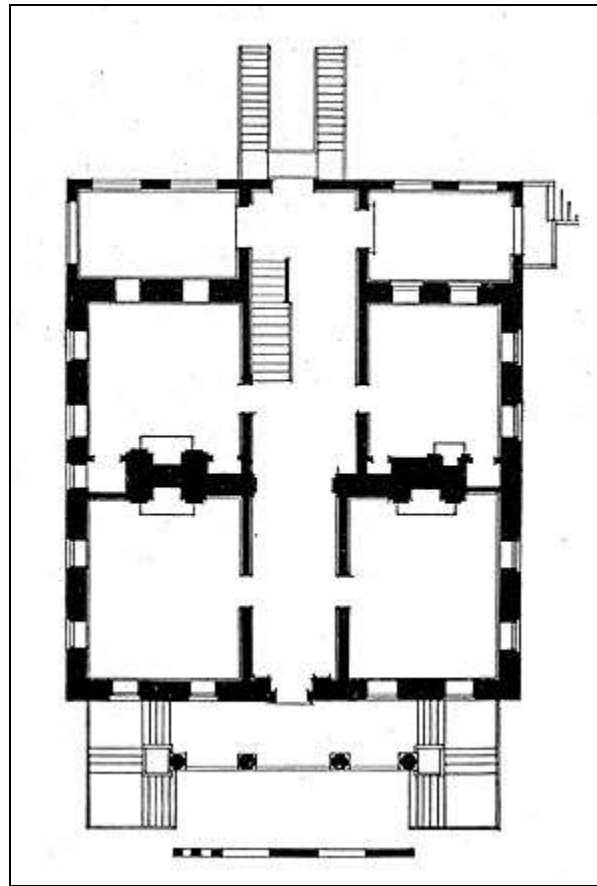
<sup>77</sup> Caroline Wyche Dixon, "The Miles Brewton House: Ezra Waite's Architectural Books and the Possible Design Sources," (*The South Carolina Historical Magazine* Vol. 82, 1981), 119; Bivins and Savage, *The Miles Brewton House*, 296.



Image courtesy of the South Carolina Department of Archives and History.

**Figure 11. West façade of the Miles Brewton House.**

The floor plan of the Miles Brewton House is a double-house with two rooms on either side of a central hall (Figure 12). Chimney stacks on either side of the stair hall separate the rooms with closet space present on both sides of the chimney stacks on the first and second level. On the third level, a passageway is present on the exterior side of the north chimney and a small stair case leading to the attic is present the interior side of the south chimney.



Adapted from Gene Waddell, *Charleston Architecture 1670-1860*, 64.

**Figure 12. First level floor plan of the Miles Brewton House.**

The interior of the house is largely original and intact despite 250 years of continuous habitation, including occupations by troops in both the Revolutionary and Civil Wars. All of the mantels and chandeliers, newel posts, and stair rails are original. Most wood panels, cornices, chair rails and baseboards are original to the house with few exceptions.

As is typical of Palladian design, the floorplan and interior design elements of the Miles Brewton House reflect the architectural order. The parlor rooms, located toward the front of the house on King Street, are larger than those in the rear of the house and contain marble mantels. The door and window surrounds are beautifully carved as is the

entablature. By contrast, the back rooms are plain with no hand carved detailing.

Likewise, the second floor drawing room is also located in the front of the house and contains hand carved elements in the cornice, door and window surrounds, as well as the massive over mantel.<sup>78</sup>

The ground level of the Miles Brewton House is brick paved. Relieving arches are present in the chimney stacks of the north rooms while working fireplaces are present in the south rooms. Colonial era hardware, such as wrought iron hooks in the exposed summer beams, is present in most of the rooms.

### **Stratford Hall**

Stratford Hall is located in the Northern Neck of Virginia, on the south bank of the Potomac River, within the Tidewater region. This area is well known for its long history and has been home to a score of wealthy colonial-era planters and politicians. Stratford Hall is no exception as it was a very large tobacco plantation and home to a countless number of politicians, including Richard Henry and Francis Lightfoot Lee, two signers of the Declaration of Independence. The property stayed with the Lee family four generations and was sold to another planter in 1828. The Storke family owned Stratford Hall until 1929 when a group of preservation-minded women formed the Robert E. Lee Memorial Foundation and purchased the estate with the intent of restoring and opening it to the public for tours. Today, it operates as a museum house and is open year round to the public (Figure 13).<sup>79</sup>

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<sup>78</sup> Bivens and Savage, *The Miles Brewton House*, 298.

<sup>79</sup> [www.stratfordhall.org](http://www.stratfordhall.org), Accessed 3/6/2014.

Stratford Hall, like Peachtree, is unusual in design in that it consists of a single story over a ground level. The Lee family constructed Stratford Hall around 1725 and inhabited it as early as 1730. The floor plan is an H configuration with a central great hall (Figure 14). At approximately 12,000 square feet, it is a larger residence and is reminiscent of the Palladian style with gardens leading to dependencies on either side of the main dwelling. It is constructed of Flemish Bond laid brick with a belt course present to denote the first and second levels. Below the belt course, the brick headers are glazed. The structure is oriented in the cardinal directions with the main approach from the south. Simple staircases lead up to main entry doors on the north and south facades; however, the staircases are reconstructions and not original to the structure.



Image courtesy of [www.tuxedo-moon.blogspot.com](http://www.tuxedo-moon.blogspot.com)

**Figure 13. South elevation of Stratford Hall.**

Both doors are pedimented with gauged brick. The wing ends and courts are three bays wide while the east and west facades are five bays wide. The structure foot print is larger

than Drayton Hall or the Miles Brewton house, measuring 92 feet 6 inches east-west by 62 feet 8 inches north-south.<sup>80</sup>

Window sash on the ground level are single-hung eight over eight lights and openings have brick segmental arches. Principal level window sash are double-hung sixteen over sixteen lights and openings have gauged brick jack arches. Windows on the principal level of the east and west elevations are also gauged brick to resemble the effect of shutters, as are the corners of the structure to resemble quoining. Internally, in the center of both the east and west wings, four chimney stacks are present. Each stack services two fireplaces. Brick arches and a balustrade link together four chimney stacks, which form an interesting architectural feature that is unique to Stratford Hall. The chimneys are constructed of Flemish Bond laid brick with glazed headers and rubbed brick corners. The roof is hipped; it is one of the earliest examples of a truss system in Colonial America and is original to the structure. There is evidence of original wood shingles; however, these have been replaced with asbestos composition shingles. The cornice is boxed wood with a crown molding and wooden dentils along the soffit (Figure 15).<sup>81</sup>

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<sup>80</sup> Thomas H. Waterman, *Photographs and Descriptive Documentation of Stratford Hall*, (Washington D.C.: Historic American Buildings Survey, Office of Archaeology and Historic Preservation, National Park Service. 1940), 1.

<sup>81</sup> *Ibid.*

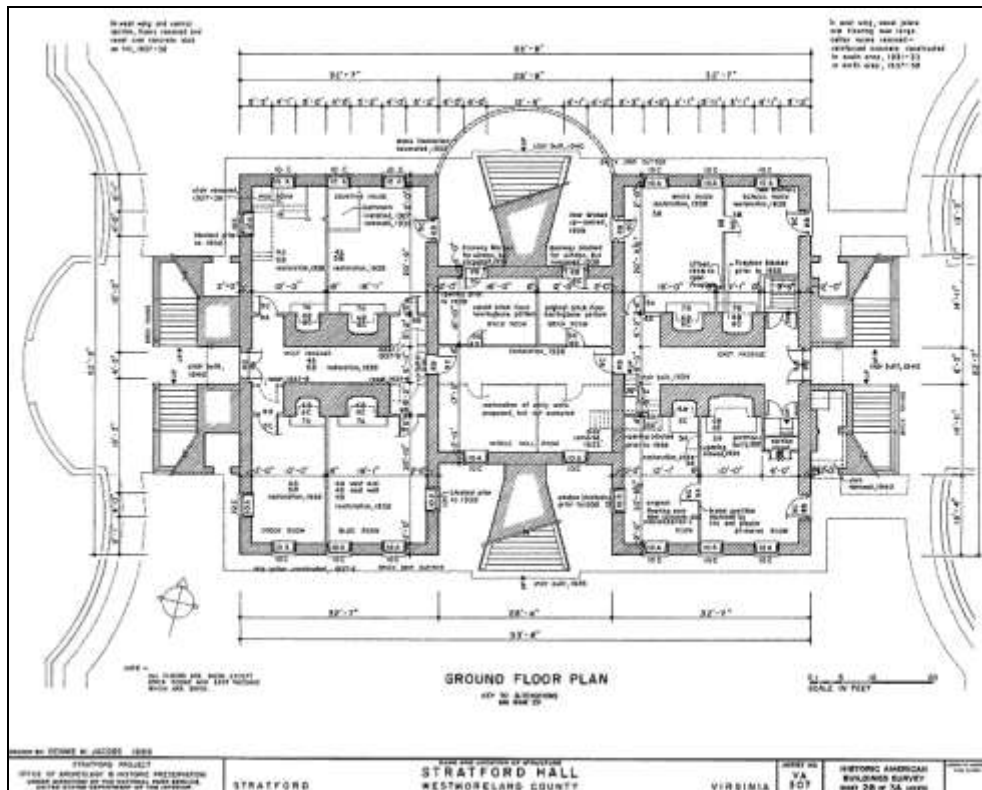


Image courtesy of the Library of Congress.

**Figure 14. Ground Floor Plan of Stratford Hall.**

The interior of Stratford Hall has been restored to several different time periods to represent different historically significant occupants. However, the configuration of rooms and their original uses appears to be as originally constructed with only minor modifications. The principal floor is constructed as living and entertaining space while the ground level contains bedrooms, a school room, storage, and work space. A warming kitchen is also present and doubles as a looming room. Passageways are also present on both levels, in the east and west wings, between chimney breasts.





Photos courtesy of Jack Boucher, HABS/HAER documentation 1969.

**Figure 15 Close-up of chimney stack and cornice, Stratford Hall.**

Drayton Hall, the Miles Brewton House, and Stratford Hall are all modified concepts of the Palladian form, which is typical of Georgian Palladian structures of the Colonial era. European education and travel influenced wealthy planters and merchants, as well as friends and acquaintances, and they displayed their wealth through their holdings. However, they were also practical in their building choices, often using two or three different designs or pattern books to construct a building or series of buildings reminiscent of Palladian dwellings, yet functional for the needs of the region in which they were built. Peachtree also fits into this category of Palladianism with a twist.

## Chapter Four

### PEACHTREE ARCHITECTURAL DESCRIPTION

A sandy two-track path winds through approximately one mile of new growth pine on the south banks of the Lower Santee River and passes by the remains of Peachtree as it continues east, following the river. This approach is likely not the original path leading to the house. Cattle grazing and forestry practices of the last 100 years have erased any surface evidence of the original approach. The only known visitor account describing the environment around Peachtree attests:

*It stood upon one of the elevated bluffs which are much prized in that champagne country, and presented opposite fronts, which were ornamented with spacious Grecian Porticos. One of them looked out upon a grassy lawn of eighty or a hundred acres, decorated with stately oaks, apparently almost coeval with the alluvial soil in which they had vegetated. On the right were gardens in which were domesticated many of the flowers and fruits, and culinary productions of northern and tropical climates.*<sup>82</sup>

During his visit to Peachtree in 1930, Dr. Johnson took photos of a very large oak tree, referred to in visitor accounts as the Peachtree Oak (Figure 16).<sup>83</sup> These accounts of “stately oaks” indicate the possibility of an oak allee leading to the house. Allees are tree lined paths used to create shade, as well as a grand entrance, leading to many of the Lowcountry’s early plantation houses. There are no known accounts of an oak allee at Peachtree but it is possible that one may have existed from the Kings Highway. There is little evidence left to indicate the landscape that framed Peachtree before it burned.

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<sup>82</sup> Bridges and Williams, *St. James Santee Plantation Parish*, 124.

<sup>83</sup> R. J. Thomas, “Planation Reminder of Historic Men, Way of Life,” (News and Courier, June 29, 1970).



From the collections of the South Carolina Historical Society

**Figure 16. Dr. Johnson’s photo of the Peachtree Oak, July 1930.**

Most popular literature describes Peachtree as a two story house over a full daylight basement.<sup>84</sup> There is reference in the Peachtree inventory, taken in 1777 after the death of Thomas Lynch, Sr., to “chambers downstairs and chambers upstairs.”<sup>85</sup> A photograph of the east elevation of the ruin, taken around 1893, shows evidence of a finished wall on the upper story (Figure 17). There is a clear line, unbroken and intact, indicating the roof or cornice line. This indicates that, when intact, Peachtree was only two stories –a ground level and main level.<sup>86</sup>

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<sup>84</sup> Isley et al., *Plantations of the Lowcountry*, 77; Savage, *River of the Carolinas: The Santee*, 154, 156, 182; Mills et al., *Architecture of the Old South*, 27. The term “daylight basement” is ambiguous, but implies the ground floor is somewhat subterranean to the natural ground level.

<sup>85</sup> Inventory Records and Wills, Vol. 99 B, 326.

<sup>86</sup> Cameron Linder and Thacker, *Historical Atlas*, 722; Isley et al., *Plantations of the Lowcountry*, 77.



From the collections of the Village Museum, McClellanville, South Carolina

**Figure 17. Circa 1893 photo of the east elevation, southern extent, of Peachtree.**

Elias Bull, the first historic preservation planner in the tri-county area of Charleston, Dorchester, and Berkley, surveyed Peachtree as part of a bridge replacement project for the South Carolina Department of Transportation in the early 1970s. As part of this survey, he drafted an NRHP nomination, which also states that Peachtree was originally a two story house. Photos of Peachtree were included with the draft nomination.<sup>87</sup> No cornice is present in older photos which show the finished walls (see Figure 17, Figure 18). This indicates the cornice either burned in the fire or was removed afterward.

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<sup>87</sup>Elias Bull papers from the collections of the South Carolina Historical Society.



From the collections of the South Carolina Historical Society

**Figure 18. 1974 photo of the east elevation, central bays.**

The Peachtree ruin measures 54 feet 4 inches by 61 feet 9 3/4 inches and encloses approximately 3,356 square feet per level or at least 6,712 square feet in total (Figure 19).<sup>88</sup> It is constructed entirely of English bond laid brick; the exterior is stuccoed and scored to resemble stone (Figure 20). The score marks are now faint trace blocks measuring 9 inches tall by 18 inches wide. The riverside elevation, western extent, shows evidence of repairs to the stucco.

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<sup>88</sup> Previous accounts of the house state it measures 48 ft. by 55 ft. These are inaccurate. Elias Bull papers, South Carolina Historical Society; Cameron Linder and Thacker, *Historical Atlas*, 722; Isley et al., *Plantations of the Lowcountry*, 77; Bridges and Williams, *St. James Santee Plantation Parish*, 124.

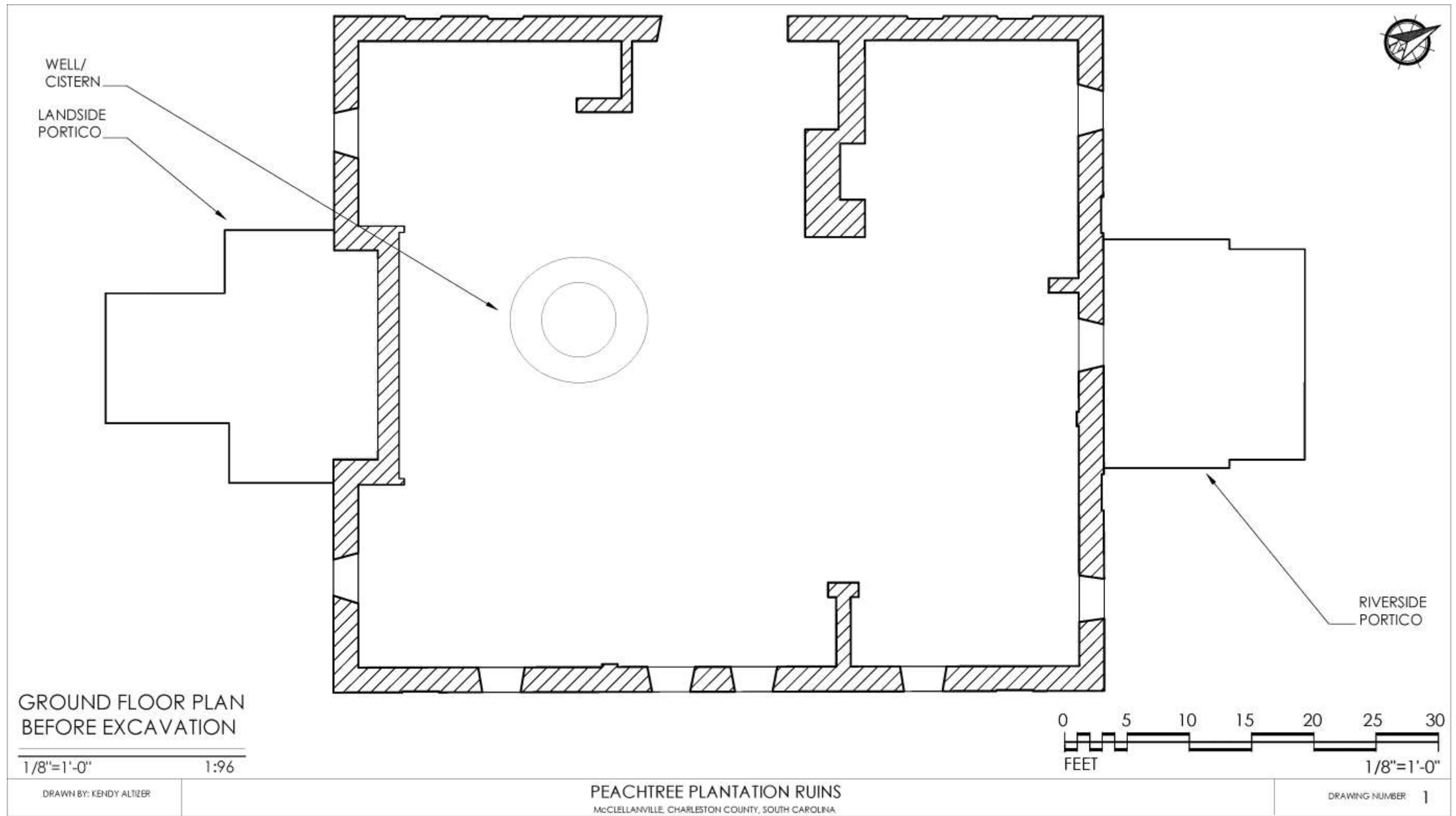


Figure 19. Floor Plan of Peachtree Plantation before archaeological excavation.



**Figure 20. Riverside elevation showing a section of stucco with possible repair.**

The stucco was applied in three coats: a base or scratch coat, which is visible in some areas of the ruin, a thicker mid-coat, and a finer top coat (Figure 21 and Figure 22).

A water table is present along the entire perimeter of the house, measuring approximately six inches wide and six feet above the current ground surface (Figure 23). The water table appears darker in color than the exterior stucco. Like the belt courses at Drayton Hall, the Miles Brewton House, and Stratford Hall, the water table at Peachtree defines the floor levels.

Peachtree brick is not uniform in size, shape, or quality. Bricks are of average size measuring approximately 9 1/4 inches long by 4 inches wide by 2 3/4 inches tall. They are not uniform and vary in shape from hard crisp edges to rounded corners and edges.



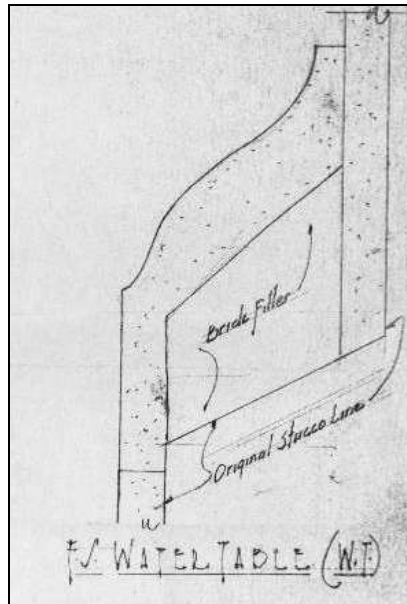


**Figure 21. Stucco remnants showing scratch coat.**



**Figure 22. Close-up photo of stucco in three coats.**





Elias Bull papers, from the collections of the South Carolina Historical Society.

**Figure 23. Profile of Peachtree water table.**

Bricks also range in quality from hard fired, blackened clinkers to relatively soft bricks. The variety of brick quality, and seemingly random placement within walls, indicates the house was always intended to have a stucco finish.

The mortar at Peachtree is likely locally made. It has a large aggregate inclusion consisting of smaller pebbles and a large number of oyster shell fragments. All mortar available for inspection is bedding mortar. The joints are struck flat with no evidence of pointing.

Like the precedents, Peachtree is symmetrical in composition and regular fenestration. Blind windows balance the absence of true window openings on the ground level and serve to maintain symmetry. All entrances into the ruin are centrally located on elevations; however, there is no entrance on the east elevation. Stone steps lead up to porticoes, which sheltered the entries to the principal level on both the land side, or south

elevation, and the river side, or north elevation. While there is no visible evidence of columns or remaining structure to indicate the porticoes were covered, a visitor account of Peachtree describes the house as “Baronial grandeur [with] spacious Grecian porticos.”<sup>89</sup> This account suggests both porticos were covered. The remains of a stair tread located near the landside portico indicate these stairs were granite and the presence of pockets in the landside façade on the east and west sides of the portico indicate the exterior masonry of the portico may have been clad in a decorative stone such as marble (Figure 24). The measurements of the principal floor opening on the landside portico suggest it could have been three bays wide to mirror the riverside fenestration.



**Figure 24. Landside elevation, west side of the portico, showing pockets for decorative cladding.**

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<sup>89</sup> Bridges and Williams, *St. James Santee Plantation Parish*, 123-124.

Visitor accounts relate that the porticoes were paved in red clay tiles.<sup>90</sup> There is evidence of square, red clay tiles on the floor of both porticoes; however, the tile pattern is unclear. These tiles measure 8 3/4 inches by 8 7/8 inches and are 1 3/4 inches thick. The porticos are almost equal in size. The landside portico measures 20 feet wide by 8 feet 10 inches deep while the riverside portico measures 17 feet 5 inches wide by 10 feet deep. Peachtree was designed with porticos on the long axis instead of the short; Drayton Hall, Miles Brewton House, and Stratford Hall, were designed with porticoes on their short axes.<sup>91</sup>

Overall, principal floor window openings measure 7 feet tall by 3 feet 4 inches wide. There is evidence of shutter dogs indicating principal level windows had shutters (Figure 25). Ground floor windows and blind windows measure three to three and half feet tall by two feet eleven inches to three feet wide.



**Figure 25. Photo showing the remnants of an iron shutter dog next to a window on the west elevation.**

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<sup>90</sup> Bridges and Williams, *St. James Santee Plantation Parish*, 124.

<sup>91</sup> There is no evidence of another plantation house in the Lowcountry constructed with porticoes on the long axis.

## The Landside Elevation

The landside elevation is the first view of Peachtree from the two-track path (Figure 26). What remains of this elevation is a central portico base of brick and mortar construction measuring 5 feet 3 inches tall and flanked by bays on either side.<sup>92</sup> At the portico platform, the remains of the door opening are also present. The remnant walls of the door opening measure 8 feet 7 inches high and the opening is 15 feet 4 inches wide. While there is no physical evidence of windows flanking the door opening, to balance out the fenestration, it seems likely the portico would have contained three bays. Drayton Hall contains three bays in the landside portico, as does the Miles Brewton House in its street front facade.

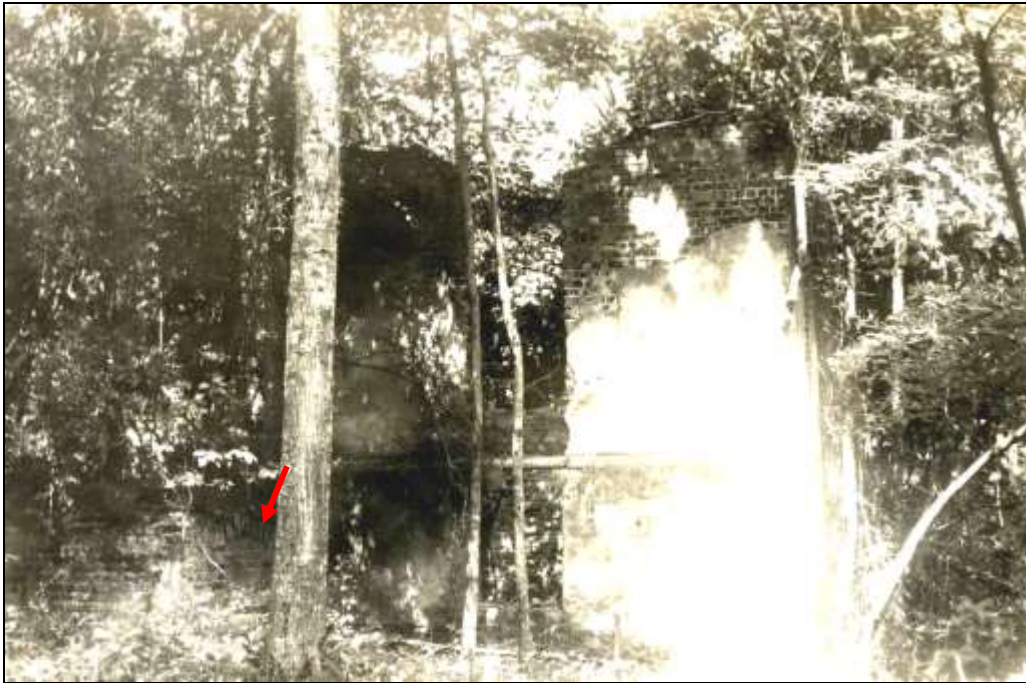
The outer bays of the landside portico contain window openings and it is apparent that smaller windows were once present under the water table with taller windows above. A 1930 photo of the landside elevation, eastern extent, clearly shows the water table and window sills intact, as well as evidence of a filled-in relieving arch on the east side of the portico (Figure 27). Rubble and debris now obscure this relieving arch (Figure 28).

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<sup>92</sup> A bay is a major spacial division in an elevation marked off by vertical supports (Ching, *A Visual Dictionary of Architecture*, 239). For purposes of this description of Peachtree, individual bays may be discussed by their order, left to right, in the elevation. For example: bay 3 of the east elevation is the third bay from the left side of the elevation when facing that elevation.



**Figure 26. The landside elevation and portico, 2013.**



From the collections of the South Carolina Historical Society

**Figure 27. Dr. Johnson's photo of the landside elevation showing evidence of a relieving arch on the east side of the portico block, July 1930.**





**Figure 28. Landside portico, view northwest, showing the remains of the portico block.**

### **East Elevation**

The east elevation is six bays wide and the walls are largely intact, though there is no longer evidence of a clear upper wall edge (Figure 29). The portion of exterior wall separating the center bays is missing above the water table. The segmental arches, which formed the windows on the main level, are all missing on this elevation.<sup>93</sup> At their highest point, the surviving walls measure 17 feet 9 inches. A 1974 photo of this elevation shows bays three and four. The segmental arch is still intact in bay three, while bay four is largely intact with only the segmental arch missing (see Figure 18). The lower window of bay four shows a finished window opening and stuccoed arch (Figure 30).

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<sup>93</sup> A segmental arch is a segment of a circle used in window construction. The arch is under compression rather than tension, which allows for even weight distribution and support of the larger structure.

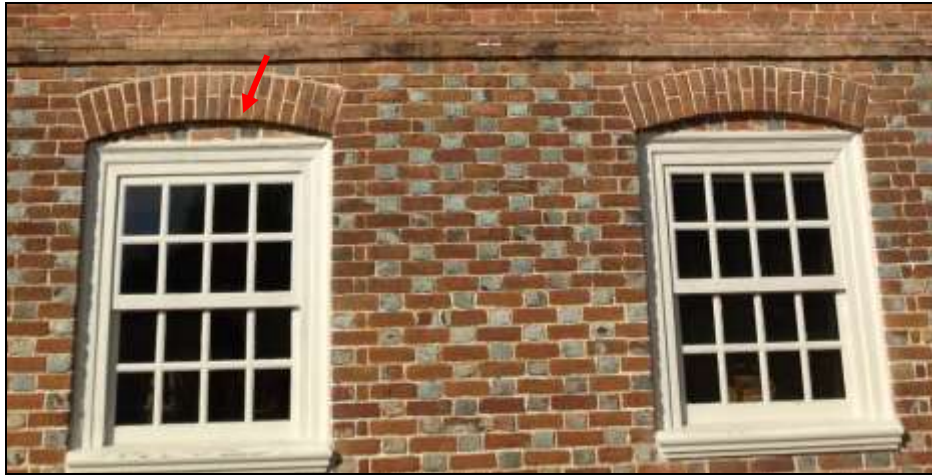


**Figure 29. East elevation, showing bays three and four.**



From the collections of the South Carolina Historical Society

**Figure 30. Close-up photo showing the east elevation, lower window of bay four, circa 1974.**



**Figure 31. Close-up of south elevation, ground level windows at Stratford Hall.**

This shows how the window sash fit into the opening which is similar in construction to the ground level windows at Stratford Hall (see Figure 30 and Figure 31). Spanning timbers also support window openings on the interior.

### **Riverside elevation**

The riverside elevation is five bays wide, though only two bays and the portico survive (Figure 32). The eastern two bays are almost completely gone. However, at the window sill there is evidence of at least one window opening. To create regular fenestration, bay two was likely a blind window with decorative element, as the bay on the west side of the portico indicates. An arched tunnel is present through the portico block. A window is present on the riverside elevation, centrally located underneath the tunnel, which lights the north-central interior space of the ground level. The remains of nine carved granite stair risers are present on the portico.<sup>94</sup> Though still in place on the portico block, vegetation has shifted their original positions and some are now broken

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<sup>94</sup> Elias Bull refers to the portico stairs as granite in his 1974 draft NRHP nomination for Peachtree.



into several pieces. There is evidence for a balustrade, though it is no longer present (Figure 33).



**Figure 32. Riverside portico, Peachtree Plantation.**



**Figure 33. Close-up of riverside portico stair showing the ghost mark of a balustrade.**

The portico is 5 feet 10 inches at its highest point and presently covered by soil and vegetation. The remains of the door opening are present on the west side of the portico. This wall is remnant and measures 7 feet 10 inches tall at the door opening. The east wall, which formed the door opening on top of the portico, is no longer present. The western two bays of the riverside elevation are remnant, though there is evidence of main level window openings, as well as a smaller window opening on the western extent of the ground level. A large, dead cedar tree was removed from the western bay of this elevation during vegetation removal in advance of archaeological excavations.

Visible evidence indicates the riverside portico was likely more ornate than the landside portico. There is evidence of decorative elements flanking the west side of this portico (Figure 34). The pocket above the arched tunnel may have been a decorative stone block or iron work. The stucco in the blind window on the west side of the portico is lighter in color than elsewhere on the remaining walls and appears more as an adhesive or mastic indicating a decorative stone or plaque was likely in this place. Though the eastern extent of the riverside elevation is no longer present, it is likely these decorative elements would have been present on both sides of the riverside portico to balance the façade.



**Figure 34. The remnants of decorative elements, riverside portico.**

### **West Elevation**

The west elevation contains the only door opening into the ground level (Figure 35). It is six bays wide and mirrors the eastern elevation in form. The only remaining intact segmental arch is present on the northern bay (Figure 36). Similar to the east elevation, the portion of exterior wall containing the center bays is missing. However, enough evidence remains of these outer openings to delineate a door opening on the northern side and window openings on both levels of the southern side (Figure 37). There are no true window openings present on the ground level of the western elevation with the exception of the window opening in the central bay, south of the door opening.





**Figure 35. West elevation overview.**



**Figure 36. Segmental arch at the northern extent of the west elevation.**



**Figure 37. Close-up of window opening, west elevation.**

### **The Interior**

The only remaining interior walls still intact are varying sizes of stubs located along the perimeter of the structure (see Figure 19). Before archaeological excavation, there was no visible evidence of remaining walls other than these. Observing the interior from the landside portico, two larger walls are present on the west side of the ruin while smaller remnants of walls are present on the east side (Figure 38 and Figure 39). Remnants of plaster are present on both levels of the interior and visible on most remaining walls.





**Figure 38. Interior of Peachtree showing wall remnants on the west elevation.**



**Figure 39. Interior of Peachtree showing wall remnants on the east elevation.**

A depression is centrally located in the interior of the ruin, near the riverside portico block. This is likely the filled in remnant of a well or cistern. Archibald Rutledge, the owner of nearby Hampton Plantation in the mid-part of the twentieth century, wrote in his novel *Home by the River* that the well was filled in because there was concern that children would fall in it.<sup>95</sup> Kate Maszyk wrote in her memoir of gazing into the “deep well.”<sup>96</sup>

The remains of a drainage system are also present on the interior of the landside portico block, at the base of the door opening. They appear as drainage pipes in the masonry and are stucco-lined (Figure 40 and Figure 41). The western pipe is intact while the eastern pipe is a remnant.



From the collections of the South Carolina Historical Society

**Figure 40. Interior drainage in 1974.**

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<sup>95</sup> Rutledge, *Home by the River*, 22.

<sup>96</sup> Bridges and Williams, *St. James Santee Plantation Parish*, 281.



**Figure 41. Close-up of drainage remnant, interior landside elevation, western extent.**

There is no evidence of a roof system or cladding at Peachtree; however, the presence of an internal drainage element may be an indicator of an English style “M” or “W” system, similar to the original roof of Drayton Hall, which would have allowed for internal drainage into a cistern or well.

An interior wall remnant with flue stack is present perpendicular to the west elevation, south of the large central opening (Figure 42). The remains of this wall measure 4 feet 7 inches long east-west and 10 inches thick. The wall returns south, measuring 4 feet 5 inches long. This portion of the wall is 1 foot 1 inch thick.





**Figure 42. West elevation, interior remnant flue stack.**

Another larger wall containing a relieving arch and the remnants of a chimney stack is located just north of the central opening (Figure 43). It is also perpendicular to the west elevation and its south side forms a rectangular box. This section of the wall measures 7 feet 1 inch long and is 2 feet 1 inch thick. The north side of this wall contains a relieving arch at its eastern extent. The arch measures 4 feet six inches wide and the entire chimney base is 4 feet 9 inches thick.



**Figure 43. West elevation, interior wall with relieving arch.**

A 1974 photo of this interior wall shows the first level fireplace still in place (Figure 44). In this photo the nailer for the mantel, as well as the ghost mark and profile of the mantel, are apparent. At this time, the wall appeared to be in generally good condition. The remnants of this wall collapsed in one section, which now lies in the northwest room of the ruin. A close up photo details the interior of the fireplace, which shows remnants of plaster in the flue (Figure 45).

A T-wall is present perpendicular to the eastern elevation between the central bays and the two northern bays (Figure 46). This wall measures 1 foot 2 inches thick and extends west 6 feet 9 inches. The T portion of the wall is faced, indicating this wall is part of a passage way, similar to the interior design of Drayton Hall and the Miles Brewton House.



From the collections of the South Carolina Historical Society

**Figure 44. 1974 photo of the principal level fireplace showing mantel profile and nailer.**



From the collections of the South Carolina Historical Society

**Figure 45. 1974 photo of the fireplace interior and flue.**



**Figure 46. East elevation, interior T-wall.**



There is evidence of other interior walls along the perimeter of the ruin. They are present on the interior of the landside portico, at either end of the intruding portico brick base (Figure 47). Evidence of tie-ins is visible at these points as well. They would have been thinner walls, likely only two wythe wide.



**Figure 47. Interior landside elevation, west side, showing the remnants of a smaller wall.**

There are also the remains of two walls flanking the interior ground level window of the riverside elevation (Figure 48). These do not correspond to the extent of the portico block as is evident on the interior landside elevation, but are set closer to the window opening. These remnant walls are 1 foot 2 inches thick and are perpendicular to the riverside elevation. There is very little remaining evidence of the eastern wall. However, the western wall extends 2 feet 4 inches into the interior. The only other wall remnant visible is located on the eastern elevation between the southern and central bays. Like the



**Figure 48. Interior riverside elevation, west side showing interior wall remnant.**

T-wall present to the north, this remnant is 1 foot 2 inches thick; however, it only extends 3 inches into the interior.

Even though there is little left in terms of wooden details, some wooden remnants are visible, which aid in understanding the construction technique and floor plan of Peachtree. Joist pockets are readily visible; these indicate the division of floors (Figure 49). The position of the flooring, combined with historical documents, also gives an indication of main level room division.

Pockets for wooden window sills and headers survive on some windows in the interior of the ruin (see Figure 49). Nailers are also present at regular intervals between

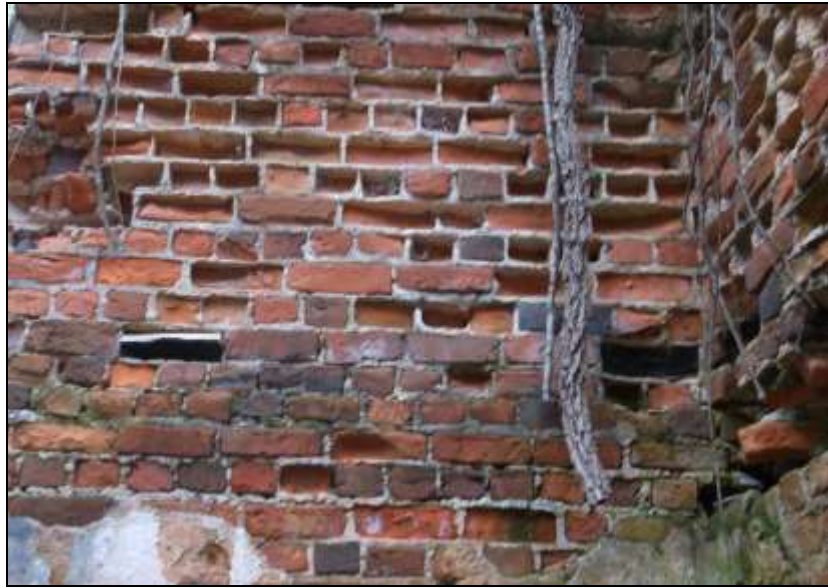
the floor line and window sills of the main level (Figure 50). These are wooden support timbers laid into the mortar during construction to affix finish details of the living spaces such as base boards and paneling.

In addition to structural details and wooden remnants, there is evidence that the interior of the ruin was plastered on both levels, with the exception of the lower 4 feet of the principal level, where evidence suggests paneling was located. Figure 51 shows the north side interior wall of the east elevation where remnants of plaster are present, as does the interior landside elevation in the background of the photo. Evidence of shelving is present on the south side interior wall of the east elevation (Figure 52). This evidence appears as ghost marks presenting as regular spacing between the plaster.



**Figure 49. East elevation interior, northern extent showing joist and window sill pockets.**





**Figure 50. Interior T-wall at its intersection with the east elevation, showing nailers for baseboards.**



**Figure 51. Interior eastern elevation showing the remnants of plaster on interior walls.**





**Figure 52. Ghost marks of shelving, interior wall, east elevation.**

## Chapter Five

### ARCHAEOLOGY

Given the paucity of historical documentation and images of Peachtree, excavation of archaeological test units provides the only method to explore the interior of the ruin. Limited excavation to uncover interior wall partitions was necessary to discern the interior floor plan. Therefore, archaeological test trenches measuring 10 feet long by 3 feet wide were placed at likely wall intersections (

Figure 53). Study of visible interior wall remnants guided the placement of units. The exception is the placement of Test Unit 1, which is in the central portion of the northwest room. The intent of this unit is to determine possible room use. The purpose of this method was to determine floor plan, ascertain whether interior walls were still present, and, if so, how much of these walls remained intact. The secondary reason for unit locations was to attempt to determine room use. Test Units 2 and 4 were modified after initial layout based on architectural features and safety concerns. Test Units 1 and 3 have been postponed because of time constraints.

Carter Hudgins, Ph.D., R.P.A. provided general supervision during archaeological excavations. Standard archaeological field methods were employed during data collection.<sup>97</sup> Test Unit 2 and Test Unit 4 were excavated by hand to the brick paved floor. Sediment, rubble, and artifacts defined strata for this particular project.

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<sup>97</sup> For step by step instruction see Colin Renfrew and Paul Bahn, *Archaeology: Theories, Methods and Practice*, (Sixth ed.: Thames and Hudson, 2012).

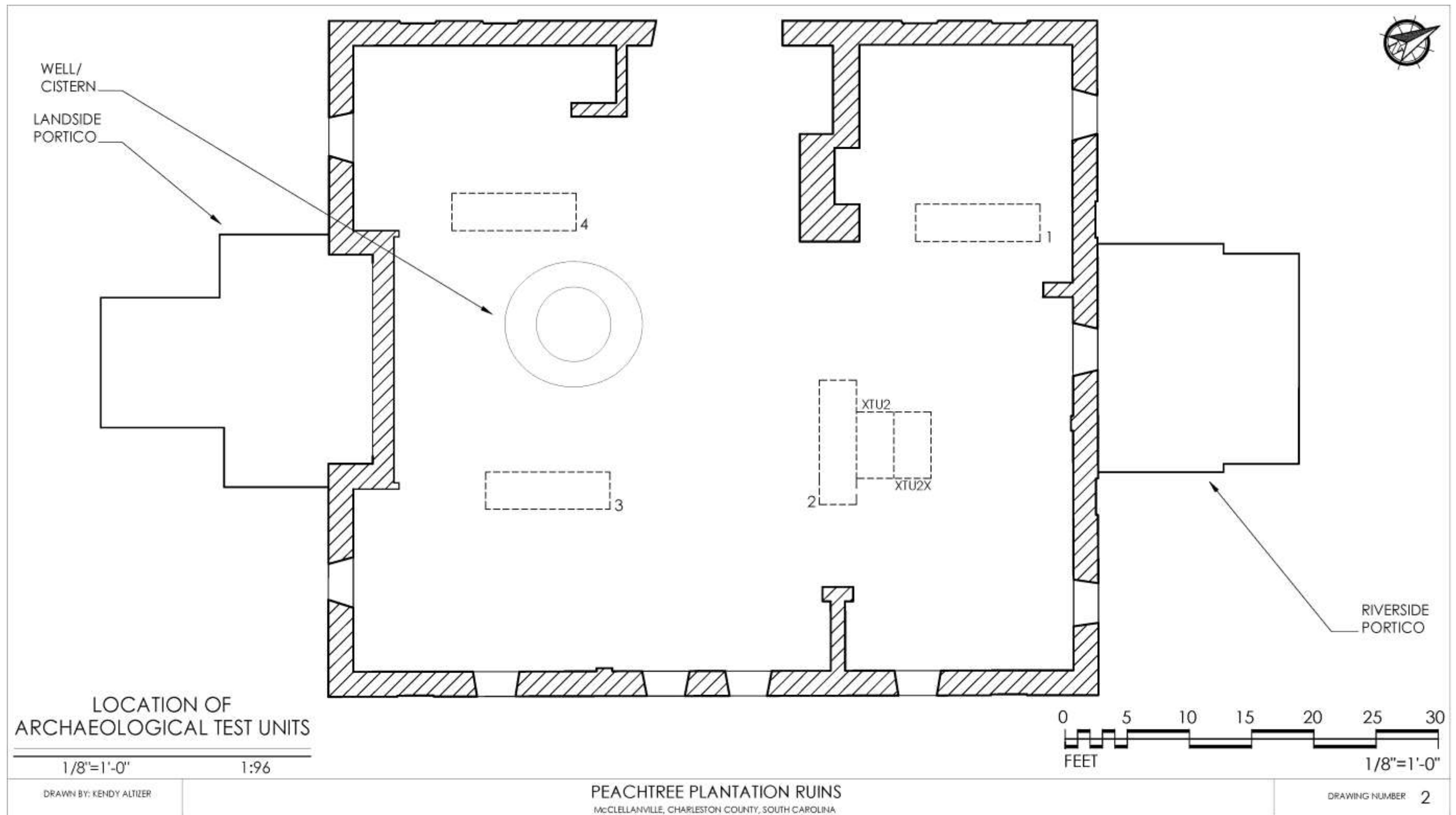


Figure 53. Location of archaeological test units.

The test units are presently open, but covered over with untreated plywood sheeting covered by tarp and anchored with bricks. This is a short term solution to keep water from damaging the exposed floor and unstable architectural elements. The units will be backfilled with well-graded sand for added stabilization of exposed architecture. The backfill will also help stabilize the exposed brick flooring by filling in gaps due to shifting. A nail is present in the northeast room of the ruin, which will remain as a Total Station marker. The northwest corner stakes of completed test units will remain with completion dates attached.

Soils at Peachtree are part of the Orangeburg Series and consist of well-drained fine, loamy sand with 0-2 percent slopes. This soil series is part of the Seewee-Rutledge association, which is characterized by “poorly drained to moderately well drained, nearly level sandy soils on ridges and poorly drained to very poorly drained sandy soils in depressions.”<sup>98</sup>

Stratigraphy in Test Units 2 and 4 were very similar and the strategy of zones worked well in both excavations. Levels defined zones across the unit; however, they are not always consistent. Zone A was the first level encountered and occurred from ground surface to approximately 12-15 inches below datum. Zone A consists of silty-sandy soil deposited by wind and storm related activity. This humus is interspersed with leaf litter and vegetation root layer. Artifacts were present but very few in numbers and charcoal was not observed in this zone.

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<sup>98</sup> United States Department of Agriculture, Soil Survey Charleston County, South Carolina, (U.S. Government Printing Office, Washington D.C., March 1971), 1, 20-21.

Zone B consists of a thick layer of brick, mortar, plaster, and stucco rubble interspersed with sediment, few vegetation roots, charcoal, and artifacts. Zone B is also loose in nature and it is in this zone that collapsed walls are readily evident (see discussion of Test Unit 2). This layer is potentially unstable and can pose safety hazards if not excavated with care. This is also the thickest layer, measuring between 12 and 52 inches below datum. The rubble encountered in Zone B is collapse or deconstruction related.

A mix of smaller brick, mortar, and plaster and artifacts characterizes Zone C. Stucco rubble is also interspersed with charcoal and sediment. Artifacts were generally observed within the sediment and finds continued to the unit floor. Zone C is not as thick as B, averaging between 12 and 15 inches. Zones B and C were broken in some areas where Zone B continued to the floor of the unit with no artifacts encountered. Neither unit contained an occupation layer. Most charcoal or fragment timbers occurred near the brick paved floor. The brick floor determined excavation termination.

A combination of written documentation, photographs, and in-field hand mapping was used to document the units. Collected artifacts were stored in paper bags labeled with artifact numbers and provenience information. Paperwork generated during field excavation includes a daily log, which details general field observations, and an excavation data log, which details soil and artifact descriptions (See Appendix A). Logs were used to track photos and artifacts (See Appendix A). This data was taken back to the lab for analysis and processing. All paperwork and photographs generated during fieldwork will be permanently stored at the Charleston Museum.

#### **Test Unit 4**

Test Unit 4 is located in the southwest portion of the interior of the ruin (see Figure 53, Figure 54). This was the first unit excavated and was used as a starting point to determine the presence and extent of subsurface wall remnants. The unit is located on the slope of a small rise and its southern extent is at the bottom of the rise. Zone A was encountered between 0 and 13 inches below the current ground surface. Zone B consisted of broken brick, mortar, plaster and charcoal intermixed with sediment and few artifacts. Zone C was characterized by a mix of charcoal, sandy-loam sediment and artifacts, and was approximately 6-12 inches thick.

Intact wall remnants were covered by less than 6 inches of sediment and form a corner. A section of east-west wall was uncovered at its intersection with a north-south wall, forming a corner. The east-west section extends west, beyond the boundary of the test unit. The exposed section measures 3 feet in length and is approximately 3 feet high. This section of exposed wall is constructed of English bond laid brick. Evidence of plaster was encountered during excavation. However, the plaster was very fragile and fell away from the wall during the process of excavation. The remains of this wall are in fair condition and bare evidence of the fire and subsequent water intrusion. This has caused the brick and mortar to erode. Demolition and salvage of bricks may also be a factor in this section of the ruin.



**Figure 54. Test Unit 4, before excavation; view northeast.**

The north-south wall is located in the east side wall of the test unit and extends west beyond the bounds of the test unit. A tree root has grown into the wall, causing it to erode and fragment. North of the tree root, the wall is in similar condition to the east-west wall and remnants of plaster were observed on this wall as well. South of the root, the wall deteriorates and there is no evidence of it in the southern 2 feet of the east side test unit wall. Brick and mortar were fragmentary and in poor condition in the southern extent

of the wall (Figure 55). A door opening is likely located in the southern extent of this unit as there is no visual evidence of the wall in the southern 2 feet and the brick flooring appears to continue beyond the test unit boundaries.

The unit was terminated at 32-38 inches below the current ground surface on the south side of the east-west wall at brick flooring. The floor is laid in a running bond pattern (Figure 56). It extends west beyond the bounds of the unit and east beyond the extent of exposed wall toward the cistern/well. Uneven, sinking brick characterizes the floor of this unit. The northeast corner of the wall intersection bares evidence of water pooling, which still occurs when it rains. This appears to have been a problem during occupation because there are several layers of brick set to repair a low portion in the floor at this wall intersection. On the north side of the east-west wall, the unit was terminated at approximately 25 inches below ground surface because the test unit walls are unstable due to loose rubble.



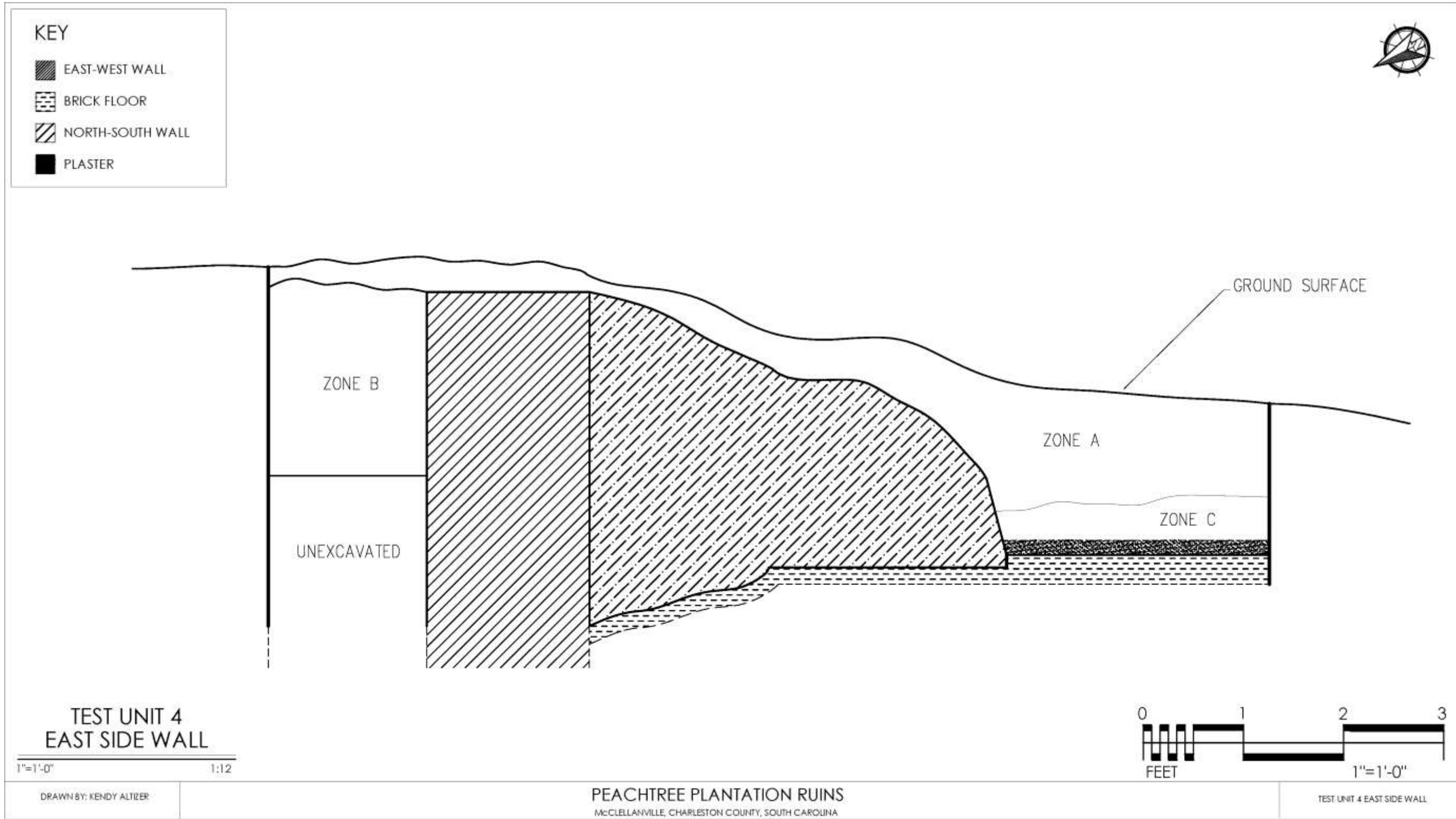


Figure 55. Section drawing of the east wall of Test Unit 4.



**Figure 56. Test Unit 4 overview; view northeast.**

### **Test Unit 4 Artifacts**

Artifacts recovered from Test Unit 4 are consistent with food and liquid storage as well as household hardware. The majority of artifacts recovered include wrought iron nails of varying sizes and styles, including rose-headed, flat, L, T, and headless (Figure 57). Corrosion is evident on the majority of the nail assemblage from exposure to salts in the soil. Other artifacts observed include fragments of Chinese export porcelain; creamware, blue transfer printed whiteware, and salt-glazed stoneware ceramics, and colonware; green bottle glass; window glass; furniture hardware; pipe stems; red clay tiles; a circular iron collar likely used as a plumbing connection; and unidentifiable melted chunks and iron pieces (Figure 57-Figure 63).



Figure 57. Sample of nails recovered from Test Unit 4.



Figure 58. Fragments of stoneware from Test Unit 4.



Figure 59. Sample of ceramics recovered from Test Unit 4.



Figure 60. Polychrome Chinese Export porcelain recovered from Test Unit 4.



Figure 61. Samples of green bottle glass and melted glass recovered from Test Unit 4.



Figure 62. Pipe stem fragments recovered from Test Unit 4.





**Figure 63. Close-up of clay tiles and metal artifacts in situ; Test Unit 4.**

A total of nine red clay tiles, a circular iron collar, and a few pieces of unidentifiable metal were discovered in a cluster on the brick floor just south of the east-west wall stacked as if they were stored in the corner (see Figure 63). The majority of artifacts recovered from Test Unit 4 were discovered in the southern 3 feet of the unit, near the bottom of the slope. A large concentration of 50+ artifacts including nails, ceramic fragments, glass fragments, and metal pieces was located in a cedar tree root system at the southern extent of the unit. Their location within a root system at the bottom of a slope indicates they washed downslope over time and were in secondary context.

The large variety of fragments of salt-glazed stoneware, vessel glass, and at least five different styles of tableware, could indicate this area was used for storage. However,

given the possibility of multiple salvaging episodes, some of this fragmentary debris may also reflect short term occupation of the site after the fire.

### **Test Unit 2**

Test Unit 2 is located in the northeast portion of the interior of the ruin (see Figure 53, Figure 64). The original 10 foot by 3 foot unit was laid out east-west to intersect with a wall or chimney base. This unit is located on the north slope of a small rise. The eastern extent of the unit is lower at ground level than the western extent. The strata encountered during excavation were very different than that of Test Unit 4. A wall collapsed in this area and was still largely intact, in sections of the test unit, underneath approximately 4 inches of humus and root layer.

Architecture comprised the majority of the original test unit in its central and eastern portions. What appeared first as a square pocket that should have contained a door frame timber was a chimney flue (Figure 65). The remnants of a small stew stove were encountered just east of this flue. A north-south wall flanks the chimney flue to the west. Another wall is also present on the east side of the unit, and forms the east wall of the oven. Its northern termination was encountered in the north wall of Test Unit 2; however, it continues south beyond the southern boundary of the unit. The remaining two feet of the eastern portion of the test unit exposed a section of damaged, filled-in, relieving arch of a chimney base (Figure 66).



**Figure 64. Test Unit 2 before excavation; view southeast.**



**Figure 65. Test Unit 2 mid-excavation showing the top of the chimney flue; view southwest.**





**Figure 66. East side of Test Unit 2 showing relieving arch remnant and glazed brick floor; view southwest.**

These remnants are in the southern side wall of the unit and their width extends south beyond the test unit boundary. The brick floor was encountered at approximately 36 inches below ground surface and is present on both sides of the exposed stew stove, wall, and chimney flue. On the east side of Test Unit 2, east of the exposed stew stove, glazed bricks compose the floor. On the west side of Test Unit 2, and west of the exposed stew stove, Zone C was almost black with charcoal residue and the exposed floor in this portion of the unit is stained black with this residue (Figure 67). Bricks on the west-facing section of wall are eroding. Nails and hardware dominate the artifacts recovered from this section of the unit.

A change in excavation methodology occurred during the course of Test Unit 2 excavation. Time constraints dictated the documentation of artifacts be reduced to salvage technique. Therefore, artifacts recovered from Test Unit 2 and associated extensions were not mapped. General provenience data was noted during artifact collection; however, individual artifact notation ceased.



**Figure 67. West side of Test Unit 2 showing charcoal residue on the unit floor and wall section with eroding brick; view southeast.**

At completion of this unit, it appeared the hearth was facing east, because of the orientation of the chimney flue. Therefore, the unit was extended north to delineate the feature. A unit measuring 6 feet by 3 feet unit was placed next to exposed architecture to capture at least a portion of the hearth and enable excavation of the stew stove floor. This extension was placed approximately 6 inches north of Test Unit 2 to allow for placement

of stakes to define the unit. This 6-inch section between the unit boundaries was also excavated to the brick floor and artifacts encountered in this section are cataloged with the other test unit extension (XTU-2) artifacts.

The extension (XTU-2) exposed another chimney flue and fully exposed the stew stove. The unit also exposed a large portion of north-south wall, north of the chimney flues; however, there was no indication of a hearth. Continuous plaster was present on the wall behind the chimney flue construction, indicating the flues were a later building campaign or modification (Figure 68).



**Figure 68. Close-up of remnant plaster on the north-south wall behind the chimney flue.**

A section of intact but collapsed wall was present on the brick floor within this extension. The wall was at least three wythes thick and plastered. It was dismantled during the course of excavation. The plaster from the collapsed wall was present on the brick floor and approximately 1-2 inches thick (Figure 69). A layer of black soot covered the floor and the plaster appeared as a grayish layer. There were no remaining wood

elements; however, a large number of nails were encountered in this section of the test unit. The majority of diagnostic artifacts encountered in this extension came from the chimney flues, stew stove floor and immediately north of these features.



**Figure 69. Test Unit 2 extension, XTU-2, post excavation showing remnants of collapsed plastered wall.**

Because there were no other clear indications this north-south wall, which holds the chimney flues at its southern extent, was a hearth, another section measuring 6 feet east-west by 3 feet north-south was excavated north to determine the extent of the feature (XTU-2X). This extension exposed the remaining length of wall. This wall is intact and



faced at its northern extent indicating an opening. An iron door swing is present on the floor in this opening indicating it is a doorway (Figure 70).

The second extension also contained a section of collapsed wall; however, a layer of sediment encountered between the wall and brick floor indicates this event occurred at some point after the fire and collapse of the wall portion present to the south. It is possible this event is related to deconstruction and removal of the chimney stacks after the fire.



**Figure 70. Test Unit 2 and extensions, post excavation.**

The chimney flues and stew stove are in remnant condition (Figure 71). The effects of the fire, as well as subsequent episodes of salvage activity and wall collapse, have impacted them. The stew stove measures 2 feet 5 inches north-south by 10 3/4 inches east-west (Figure 72). The floor of the stove is 2 inches below the ground floor level and measures approximately 3 feet 3 1/2 inches from the floor to the top of the exposed architecture. The south side of the stew stove curves into the wall and remnants of plaster are still in place. The chimney flues measure 6/58 inches east-west by 71/2 inches north-south at their top openings (Figure 73). The southern chimney flue is 2 feet 9 inches tall while the northern chimney flue is 2 feet 2 inches tall. They are constructed of brick and mortar and the mortar has eroded away in the majority of the joints and the flues are pulling away from the wall. Remnants of plaster are present toward the bottom of the flues, near their connection to the stew stove.



**Figure 71. Close-up of stew stove and chimney flues.**



**Figure 72. Close-up of stew stove interior.**



**Figure 73. Close-up of chimney flues.**



## Test Unit 2 Artifacts

Artifacts recovered from Test Unit 2 and extensions are consistent with household hardware and food service. These include a set of connected intact doorknobs; strap hinges and a pintle; padlocks; escutcheon plates; door hardware; bell pull hardware, upholstery tacks, and various types of iron spikes and fasteners (Figure 74-Figure 80). Food service items recovered include a pot or kettle handle, a pot cock; colonoware; glassware; and a porcelain cup fragment (Figure 81-Figure 92)



Figure 74. Doorknobs recovered from chimney flue, Test Unit 2.



Figure 75. Strap hinges and pintle recovered from Test Unit 2.





**Figure 76. A padlock recovered from Test Unit 2.**



**Figure 77. An escutcheon plate recovered from Test Unit 2.**



**Figure 78. Door hardware recovered from Test Unit 2.**



**Figure 79. Bell pull hardware recovered from Test Unit 2.**



Figure 80. Sample of metal hardware recovered from stew stove floor, Test Unit 2.



Figure 81. Kettle or pot handle recovered from Test Unit 2.



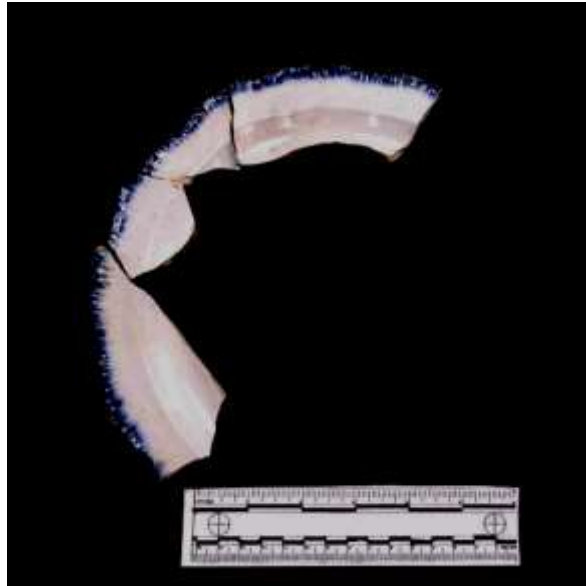
**Figure 82. A Potcock recovered from Test Unit 2.**



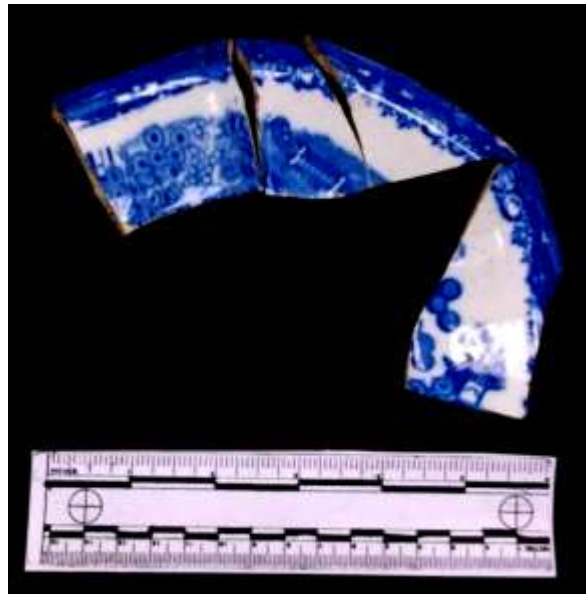
**Figure 83. A shard of Colonoware from a shallow serving bowl recovered from Test Unit 2.**

The majority of diagnostic artifacts were encountered at the bottom of the chimney flues as well as the stew stove floor. These include the remnants of at least six different kinds of ceramic serving plates, porcelain cup fragments, and fragments of at least three glass vessels (see Figure 84-Figure 89). Two garden hoe bases and a length of

heavy chain were also recovered from the stew stove floor, underneath the metal grate. Additionally, a significant amount of knife cut animal bone (chicken and cow) was present in the oven both above and below the metal grates.



**Figure 84. Blue shell-edged plate recovered from stew stove and chimney flue in Test Unit 2.**



**Figure 85. Fragments of a shallow bowl of blue transfer printed whiteware recovered from stew stove and chimney flue in Test Unit 2.**



Figure 86. Chinese Export porcelain recovered from stew stove and chimney flue in Test Unit 2.



Figure 87. Chinese Export porcelain recovered from stew stove and chimney flue in Test Unit 2.



Figure 88. Fragment of an Annularware bowl recovered from Test Unit 2 stew stove.



Figure 89. Base of a porcelain cup with painted gold leaf; Test Unit 2.





**Figure 90. Fragments of a medicine or condiment bottle, a green glass wine bottle; decorative glass; and rim of a large glass bowl recovered from the chimney flue, Test Unit 2.**

### **Artifact Analysis**

Standard laboratory procedures were followed during the course of artifact analysis and curation.<sup>99</sup> All artifacts were cleaned, measured, and photographed, then stored in archival quality plastic bags with bag labels enclosed (See Appendix A). Microsoft Excel was used to track artifacts. By request of the property owner, curated artifacts will reside at the Village Museum in McClellanville, South Carolina.

In addition to curation and storage, some iron artifacts were conserved. Through the expertise and generosity of the Charleston Museum, the kettle or pot handle, pot cock, padlock with fused animal bone, and three garden hoes were conserved by electrolysis.

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<sup>99</sup> For step by step laboratory instruction, see Renfrew and Bahn, *Archaeology: Theories, Methods and Practice*; Hester et al., *Field Methods in Archaeology*.

This will prevent them from further deterioration and aid in future study of the available data set.

Because the artifact assemblage is secondary to the overall goal of this project, the discussion and analysis presented here is preliminary. Analysis was confined to artifact identification, measurements, and basic descriptions. Diagnostic artifacts, such as ceramics and nails, were examined further to determine specific date ranges.<sup>100</sup> This data will aid in establishing possible identification of room use at Peachtree.

A total of 2,246 artifacts were recovered from Test Unit 2 and Test Unit 4. Of these, 1,893 are nails, comprising 84.6% of the assemblage. The remaining 15.4% of the total assemblage consists of all other artifacts. These artifacts represent typical household wares.

The nail assemblage dates to the eighteenth century, which is consistent with the commonly held date of construction for Peachtree of 1760-1762. Hand wrought nails were in use from 1625 well into the 1800s, though cut nails were introduced in 1790.<sup>101</sup> Observed nail types are iron, hand wrought and have rose, flat, L, or T, heads; a few are also headless (see Figure 57). According to Carl Lounsbury of the Colonial Williamsburg Foundation, these types of nails were commonly used for rough framing and exterior cladding. The rose head is quite distinctive and very common in this assemblage. L and T headed nails are generally used for trim and floorboards. Headless nails and smaller

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<sup>100</sup> Diagnostic artifacts are those attributed to a certain date range.

<sup>101</sup> Ivor Noel Hume, *A Guide to Artifacts of Colonial America*, (Philadelphia: University of Pennsylvania Press, 1969), 252-253.

tacks, used for furniture, are also present in the assemblage.<sup>102</sup> Approximately 1, 246 nails were recovered from Test Unit 2 and extensions while 647 nails were recovered from Test Unit 4. Nails comprise and 84% of the Test Unit 2 assemblage and 75% of the Test Unit 4 assemblage.

Other iron artifacts included in the assemblage are spikes, screws, larger fasteners, door hardware, furniture hardware, escutcheon plates, padlocks, parts of a bell pull, three garden hoes, a length of chain, and miscellaneous pieces of unidentifiable iron. A kettle handle and potcock are also part of the assemblage; both are made from a brass alloy.

Three gardening hoes are present in the assemblage. They vary in size, shape and function. The largest of these measures 7 1/4 inches long by 7 13/16 inches wide with a 3/8 inch thick blade. Its base measures 2 1/4 inches in diameter and is 1/4 inch thick. The medium sized hoe is 7 inches long by 6 1/8 inches wide with a 1/16 inch thick blade. Its base measures 1 3/4 inches in diameter and is 1/4 inch thick. The smallest hoe is a different shape than the other two and measures 6 3/16 inches long by 3 3/8 inches wide with a 3/8 inch thick blade. Its base is elliptical in shape and measures 2 3/8 inches long by 1 15/16 inches wide by 1/2 inch thick.

The larger two hoes are likely hilling hoes as their blade widths are larger than 7 inches and their shape indicates the dirt is pulled toward the user.<sup>103</sup> The smaller of the three is an adze, which is indicated by its shape. The adze and smallest hoe were

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<sup>102</sup> Martha A. Zierden and Ronald W. Anthony, *Willtown's Second Presbyterian Church, 1767-1807: Archaeological Study of the Parsonage (38ch1660)*, (Charleston, South Carolina: The Charleston Museum, 2010), 64; Noel Hume, *A Guide to Artifacts*, 252.

<sup>103</sup> Audrey Noel Hume, *Archaeology and the Colonial Gardener*, (Colonial Williamsburg Archaeology Series No. 7, The Colonial Williamsburg Foundation, 1974), 76.

recovered from the stew stove floor, while the largest hoe was found just north of the chimney flues in loose, sandy loam. All three are in good condition. There is evidence of wear on the hilling hoes; however, very little evidence of wear is present on the adze.

Diagnostic artifacts, other than nails, comprise less than 5% of the total assemblage. Of these, diagnostic ceramics are the most significant. Types present in the Peachtree assemblage include small quantities of creamware, pearlware, and whiteware with blue transfer print, annularware, stoneware, and Chinese Export porcelain. Creamware is present in the archaeological record after 1750 and Pearlware occurs after 1779. Pearlware is characterized by a clear glaze with white slip and is often shell edged. Several specimens of shell-edged pearlware with hand painted cobalt blue feathering are present in the Peachtree assemblage (see Figure 84). These more decorative styles of pearlware occur between 1780 and 1795. One fragment of shell-edged pearlware was recovered from Test Unit 4 and at least four fragments representing one serving plate were recovered from Test Unit 2. Fragments representing at least two specimens of whiteware with blue transfer print are present in the assemblage. Test unit 4 contained two fragments while Test Unit 2 contained four fragments representing a shallow serving bowl (see Figure 85). Whiteware with stenciled, bright blue transfer print occurs between 1815 and 1835.<sup>104</sup> Two fragments of Annularware, representing a serving bowl, were recovered from the stew stove in Test Unit 2 (see Figure 88). Annularware is also a type of pearlware popular between 1795 and 1815.<sup>105</sup>

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<sup>104</sup> Noel Hume, *A Guide to Artifacts*, 129

<sup>105</sup> *Ibid.*, 131.

Stoneware and Chinese export porcelain dominate the ceramic assemblage of Peachtree. Stoneware is represented in this assemblage as fragments of storage vessels and tableware, the majority of which are brown salt-glazed fragments (see Figure 59). Test Unit 4 contained approximately 18 fragments of stoneware representing at least five vessels. Of these one is the handle to a vessel and two show evidence of handles (see Figure 58). Brown salt-glazed stoneware has a long date range of 1625 through 1775.<sup>106</sup> Also of note in the assemblage from Test Unit 2 is a fragment of a salt-glazed stoneware plate or saucer with a bead and reel pattern on its rim, which dates between 1740 and 1760.<sup>107</sup>



**Figure 91. Fragment of salt-glazed stoneware plate or saucer with bead and reel decorative rim.**

Of the diagnostic ceramics present in the assemblage, Chinese Export porcelain dominates the Peachtree assemblage. There are fragments of at least 10 different vessels of Chinese Export porcelain of a similar pattern (see Figure 86 and Figure 87). Of these,

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<sup>106</sup> Zierden and Anthony, *Willtown's Second Presbyterian Church*, 79.

<sup>107</sup> Noel Hume, *A Guide to Artifacts*, 116; Martha Zierden personal communication.

five smaller fragments were recovered from Test Unit 4, while fragments representing at least five different vessels were recovered from Test unit 2. The majority of Chinese export porcelain represented in this assemblage is blue on white underglaze, generally referred to as Canton because of the house, tree, boat, bridge theme and dates between 1790 and 1810.<sup>108</sup> Noel Hume notes in *A Guide to Artifacts of Colonial America*, “the later the piece, the more sloppy the painting;” referring to later Chinese Export as blurry and more sloppy in its painted form. The Peachtree fragments of Chinese Export porcelain are clear and well executed indicating they are likely earlier in this date range.

In addition to the blue on white Canton Chinese Export porcelain there are also two shards of Chinese Export polychrome of the same vessel. This ware is identified as “an elaborately enameled piece of Chinese Export porcelain with a much degraded surface after decades underground...it was [likely] originally polychrome decorated...”<sup>109</sup> Though these shards are diagnostic, no date could be assigned because of the condition of the fragments.

Colonoware, a locally produced, low fired, unglazed ceramic, is also present in very small numbers. This type of ceramic is generally attributed to African American slaves and was originally thought to be for their own use. However, recent studies indicate this type of locally produced ceramic was also used in the kitchens of plantation

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<sup>108</sup> Ibid.

<sup>109</sup> Robert Leath, Chief Curator, Old Salem Museums and Gardens, personal communication, 2/21/2014.

houses.<sup>110</sup> There are eight shards of colonoware in this assemblage; one originated in Test Unit 4 and seven in Test Unit 2.

Glass artifacts recovered from excavations include clear window glass, melted fragments of green bottle glass, fragments of green and clear decorative glass and unidentifiable melted fragments. Green bottle glass dominates the glass assemblage in Test Unit 4, with smaller numbers of window glass, aqua glass, and unidentifiable chunks. A significantly smaller quantity of glass was recovered from Test Unit 2 and the majority of it, like Test Unit 4, was green bottle glass.

The fragment of a small vile, likely used for medicine or condiments was recovered from Test Unit 2. An open pontil scar is present on the base and it is aqua blue in color (see Figure 61). The presence of the open pontil scar indicates manufacturing technique. This type of manufacture and the resultant scar disappear by 1865. Other diagnostic glass artifacts include a dark green or black melted lip and neck to a bottle recovered from Test Unit 4. The melted lip and neck is a double-ring finish with applied lip, the typical manufacture date for these types of finishes is 1840-1910.<sup>111</sup>

Also present in the assemblage are at least five kaolin clay pipestem fragments (see Figure 62). Interior diameters have yet to be determined.

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<sup>110</sup>James Deetz, *In Small Things Forgotten: An Archaeology of Early American Life*, (New York: Anchor Books 1996), 88; Leland Ferguson, *Uncommon Ground: Archaeology and Early African America 1650-1800*, (Washington: Smithsonian Institution Press, 1992), 82-92.

<sup>111</sup> Bill Lindsey, *Historic Glass Bottle Identification & Information Website - Bottle Dating Page*. (ONLINE. 2010. Society for Historical Archaeology and Bureau of Land Management), Available: <http://www.sha.org/bottle/dating.htm>. Accessed 2/18/2014.



## Archaeological Discussion

The Willtown Parsonage site on the Edisto River provides a favorable comparison to the Peachtree assemblage. The house was occupied from 1767 to 1807 and, like Peachtree, it was destroyed by fire and never reconstructed.<sup>112</sup> Though all that remains of this site on the surface is the foundation, block excavation undertaken by the Charleston Museum over a number of years, recovered a multitude of artifacts very similar to those found at Peachtree. Though the house itself was more modest in size than Peachtree, measuring approximately 23 feet by 36 feet, artifacts recovered were those expected from a wealthy colonial household. Background research of the site showed the property operated as a profitable plantation more than a parsonage, which accounts for the types of artifacts recovered.<sup>113</sup>

Like Peachtree, artifacts recovered include nails, ceramics, and glass; much of it showing the effects of the fire. There is much more data available in the Willtown Parsonage assemblage in that a series of excavations were conducted over multiple years. Shovel testing discovered exterior trash middens, which were excavated as well as portions of the interior, thus making the artifact assemblage much larger than that of Peachtree. However, the interior artifact assemblage is very similar in content to Peachtree and includes a large number of nails and a wide array of ceramics, including stoneware, Chinese export porcelain, creamware, as well as lead glazed earthenwares.

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<sup>112</sup> Zierden and Anthony, *Willtown's Second Presbyterian Church*, 77.

<sup>113</sup> *Ibid.*, 3.

Though the Willtown assemblage is similar in type of artifacts and time period, its deposition is quite different than Peachtree. After its destruction and abandonment, there is little evidence to suggest the site was pilfered and artifacts redistributed. This is evident in the recovery of larger artifacts and whole vessels but few in number, in direct contrast to the Peachtree assemblage.<sup>114</sup>

Several factors influenced the sequence of events at Peachtree. Since the fire in 1840, several salvage events have likely occurred. Anything on the surface of use, both household goods and architectural elements, was likely removed soon afterward. Subsequent looting events likely occurred over the years. Evidence of weather related soil deposition and collapse of structural elements is also present in the strata. All of these events create some “background noise” in the data collected. Therefore, artifacts recovered from both test units are representative of household goods at the time of the fire. They provide an indicator for dates of occupation and types of goods present at the time of the fire. If used as supporting evidence, in combination with other elements of research, the data provide an indication of room use; however, the data set cannot stand alone as a quantifier of room use because the majority of artifacts were found in mixed context. Unlike the Willtown Parsonage site, Peachtree has not yielded a definitive occupation layer.

Though artifact analysis is still in the preliminary stages, over all counts and general typologies give an indication of household goods and hardware at Peachtree. The artifacts recovered from Test Unit 4, in the southwest portion of the interior of the ruin,

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<sup>114</sup> Ibid, 82.

are consistent with the types of household wares that could be located in a storage area. Though there are also fragments of artifacts related to kitchen and food preparation activities, it is the combination of these with other more utilitarian artifacts, architectural elements, and furniture hardware that give this indication. These include fragments representing at least five ceramic stoneware vessels; fragments of a variety of tableware including two types of Chinese export porcelain; fragments of green glass bottles, pieces of furniture and door hardware, as well as clay tiles that appear to have been stacked in the corner of a room along with an iron collar, which was likely a connector for plumbing. Collectively, these items are a good indicator that this room was not used as a living space at the time of the fire in 1840.

By contrast, the artifacts recovered from Test Unit 2 are consistent with kitchen related activities; most notably, the handle of a kettle and a potcock as well as the presence of ceramic tableware including shallow serving dishes and plates. Additionally, there were large pieces of unidentifiable flat iron, which could be the remains of an oven door or fireback. Notably absent from the artifact assemblage of Test Unit 2 and extensions outside of the stew stove and chimney flues, are storage vessels and ceramics related to storage of food or liquid. The majority of tableware and glass, including decorative glass and the ceramic fragment with decorative bead and reel pattern, were recovered from the stew stove and bottom of the chimney flues. These artifacts support architectural evidence of a stew stove and chimney flues, which indicate this space was used as a kitchen.

The presence of gardening hoes and a length of chain in the grate of the stew stove are curious, considering their location. There is an indication the fire started in the kitchen possibly by caretakers or servants, though this information comes from memoirs. However, there is stronger evidence to indicate its owner or tenants did not occupy Peachtree at the time of the fire.<sup>115</sup> Therefore, caretakers or servants occupying Peachtree at this time were likely African American enslaved.

There is some correlation to the tradition of hoecakes made by African American slaves on gardening hoes during the Colonial era. Hoecakes have their origins in a variety of countries including England, the West Indies, and North America. The common notion is, in Colonial times, slaves often cooked a simple meal composed of corn meal and water. This mixture was kneaded like dough and spread on a hoe to bake in a fire. There are accounts of this process both in the fields and in the kitchen. Most literature assumes this baking instrument is a hoe. However, there is also evidence from a variety of early sources, which indicates the term hoe was interchangeable with the term flat iron or griddle.<sup>116</sup>

Regardless of how hoecakes were cooked, it is interesting that two hoes and a length of chain were recovered from the grate of the stew stove. While they could have been lost there after the fire, during salvaging episodes, it seems more likely they occupy primary context. These heavier items were observed in situ on the floor of the stew stove. Other artifacts recovered above them were found in a layer of loose, sandy-silty soil and

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<sup>115</sup> Bridges and Williams, *St. James Santee Plantation Parish Record, 186-187*.

<sup>116</sup> Rod Cofield, "How the Hoecake Got Its Name," (*Historic London Town and Gardens* May 2008).

charcoal, intermixed with animal bone. The presence of a collapsed wall in this portion of the interior of Peachtree would indicate these artifacts were in situ. It also seems unlikely and unreasonable that they would have slid down the chimney flue during the course of demolition by the fire, subsequent collapse and salvage events.

Even though architectural elements (nails) dominate the artifact assemblage, other diagnostic artifacts indicate a date range for use of Peachtree between 1740 and 1835; the median date is approximately 1800. Artifacts observed support the idea of the southwest room as a storage space at the time of the fire. Archaeological excavation also exposed a small stew stove and two chimney flues, supporting historical accounts of a kitchen on the ground level (Figure 92). Excavation of the stew stove and chimney flues uncovered evidence these architectural elements were a later building campaign than the original construction of Peachtree. Because the north-south wall in the western portion of Test Unit 2 and extensions was fully exposed, it is likely the kitchen hearth is located east of the stew stove. Glazed brick flooring exposed in the eastern portion of Test Unit 2 is a good indicator for this hearth.

Archaeological excavation has served the function of adding to what is known of Peachtree in terms of construction, floor plan, possible room use, and provides further evidence for dates of occupation which support literary accounts. This evidence will support a likely floor plan and room uses for Peachtree.

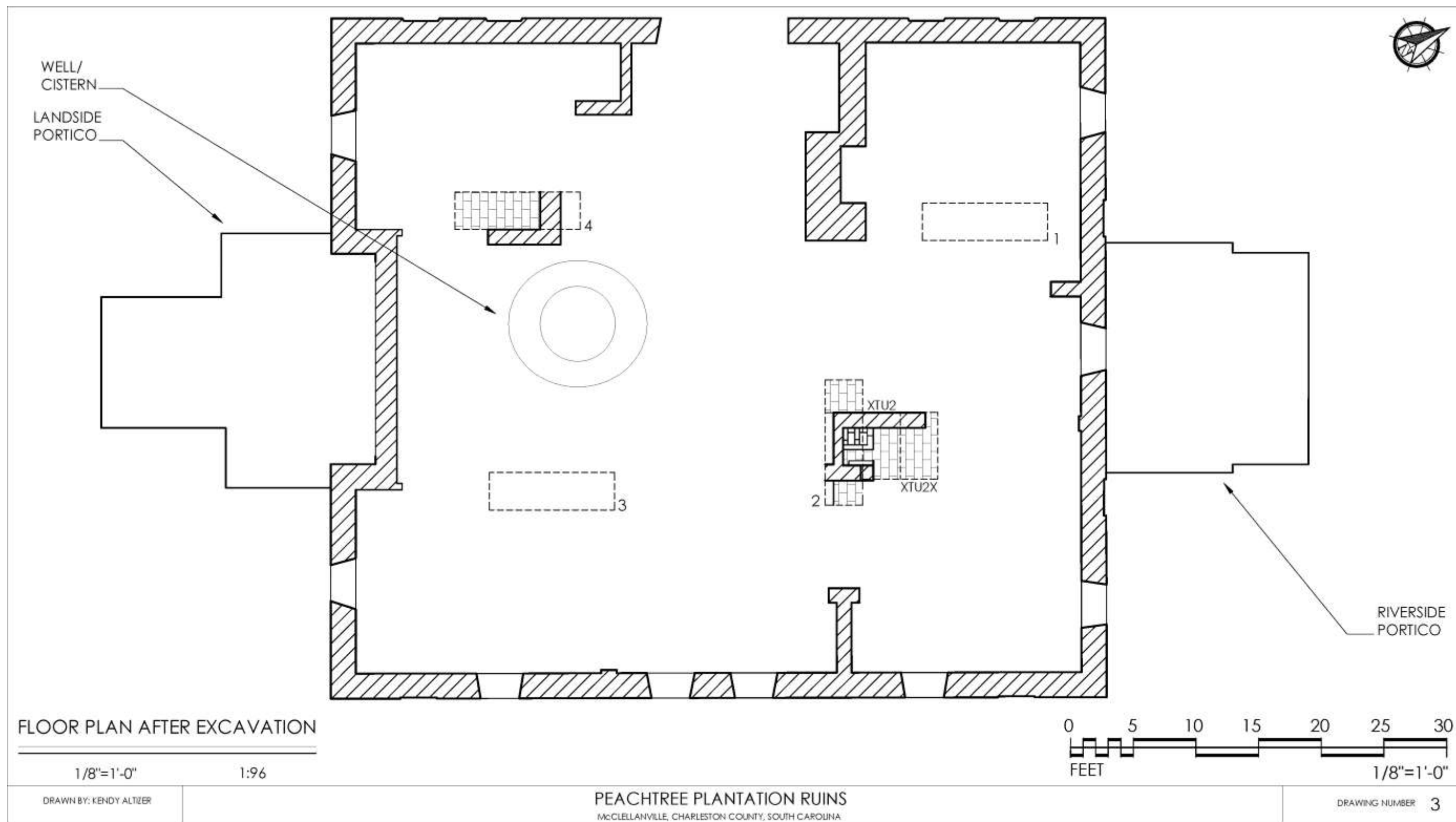


Figure 92. Floor plan showing test units and architecture after excavation.

## Chapter Six

### COMPARATIVE ANALYSIS

The interior ground level plan of Peachtree is like no other currently known floor plan in the Lowcountry. The building's rectangular configuration obligated its builder to avoid the more common floor plans of Drayton Hall, the Miles Brewton House, and Stratford Hall. While there are similarities in design to these precedents, Peachtree's floor plan is singular. On the ground level there are two ranges of rooms separated by a large north-south central passage. This north-south passage separates the more secure rooms of the west side with the active rooms of the east side (Figure 93). A well or cistern is centrally located on the southern extent of this passage. Four chimney bases are present in the floor plan and define the east-west passage. These supported hearths in the rooms on the principal level above.

Two large rooms are present on the west side and three are present on the east side. A central passage is present between the rooms on the west side, which serves as the only exterior entrance into the ground level. The rooms on the west side are more secure than those on the east side as they are only lit from the landside and riverside elevations. The single window opening on the west side of the ground level lights the central passage next to the door opening. The east side also contains two large rooms, with a smaller space present between them. Two windows light each space of the east side.

During the course of historical background research, a measured drawing and limited photo documentation of Peachtree was discovered along with a draft NRHP



nomination form.<sup>117</sup> Completed in 1975, this is the only known systematic documentation prior to MSHP class work of 2013. The measured drawing is a ground level floor plan based on architectural features, and very limited excavation, drawn by Charles N. Bayless (Figure 94).<sup>118</sup> This documentation provides valuable comparison to measure the rate of deterioration at Peachtree and also aids in identification of features (see Figure 93).

The Bayless floor plan depicts Peachtree as four large rooms at each corner with open central spaces. The drawing was left as a concept at the time because there was no evidence to indicate interior configuration, other than remaining wall remnants. There are measurement errors, which are likely due to time constraints at the site. There are also a few inconsistencies in window openings but, overall, this drawing and the photos associated with it, provides valuable insight into the ground level floor plan of Peachtree.

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<sup>117</sup> Elias Bull papers from the collections of the South Carolina Historical Society.

<sup>118</sup> These documents were discovered after MSHP class documentation and consequent archaeological excavations; therefore, they were not an influence on the current methodology. Charles N. Bayless was the architect hired by Elias Bull to complete Peachtree measured drawings. He is well known for his architectural photography in the Lowcountry between 1979 and 1988.

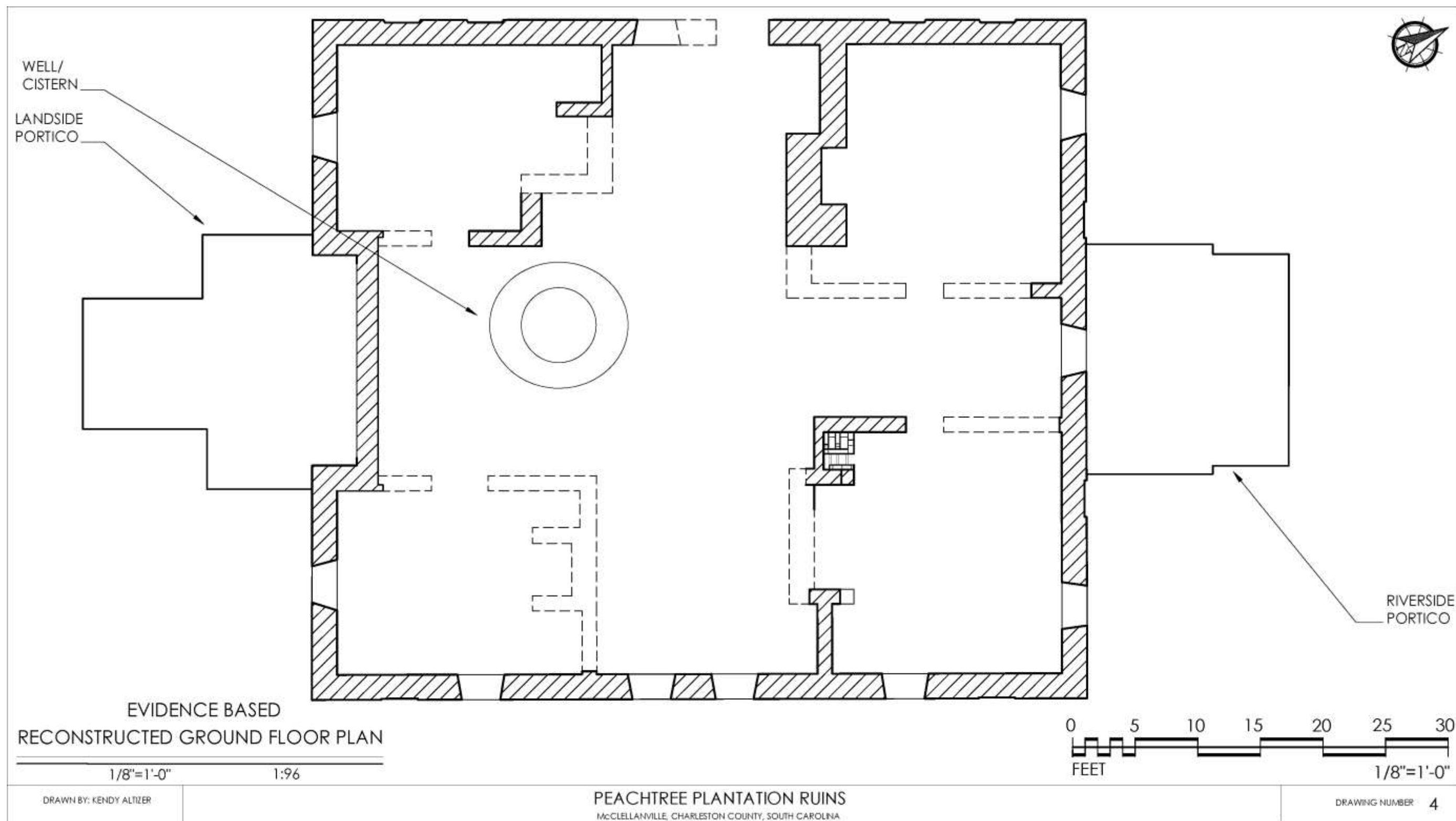


Figure 93. Evidence based reconstructed floor plan of Peachtree.

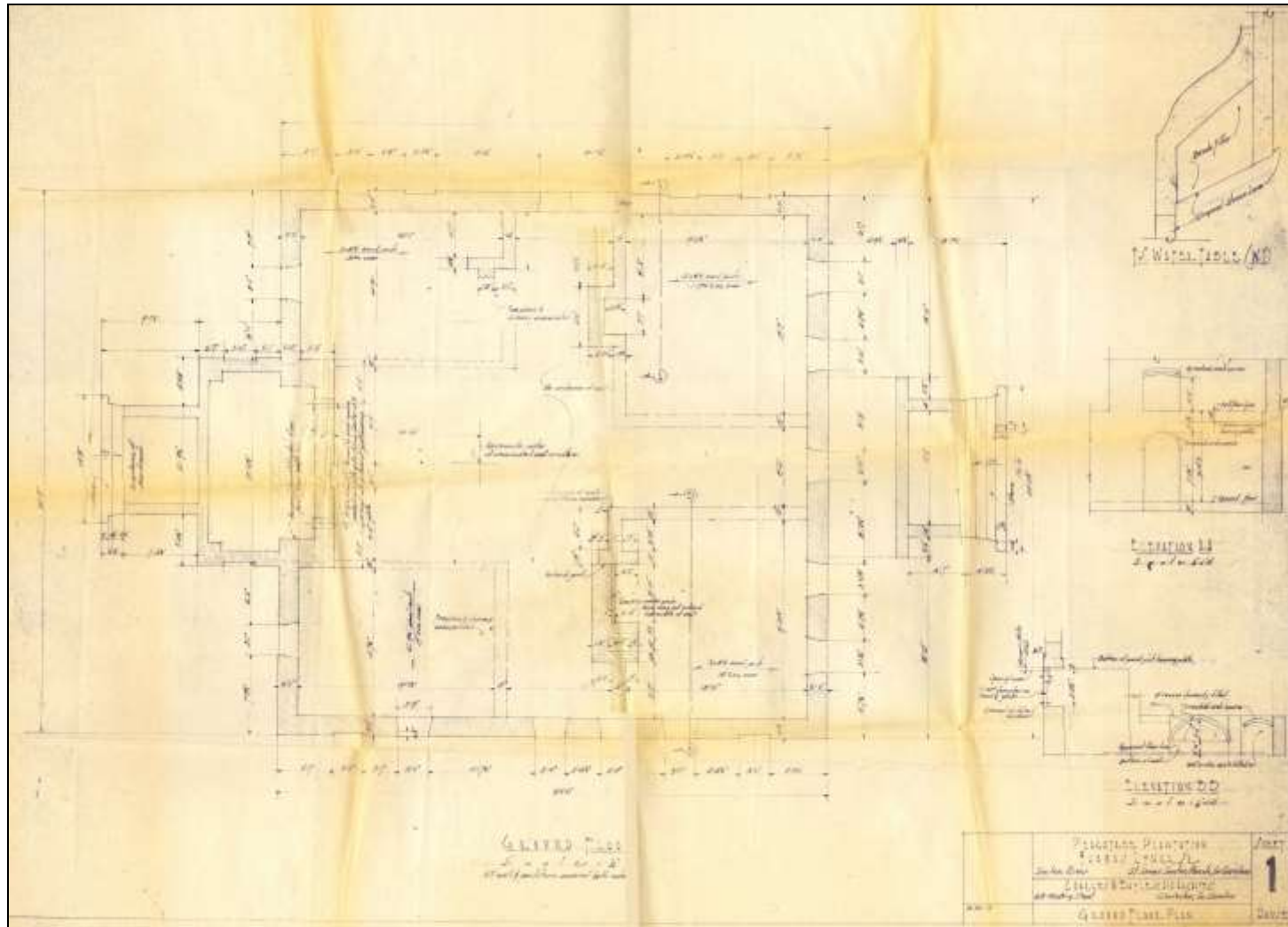


Figure 94. 1975 Charles N. Bayless measured drawing of Peachtree.

Upon entry into the ground level on the west elevation, a visitor would encounter a central passage hallway lit by a single window. A large open space is present on the north side of the hall, which is adjacent to the northwest chimney base. Moving along the passage into the interior and turning north toward the riverside elevation, the space is defined by the northwest room, the northern extent of the north-south passage, and the northeast room.

The northwest room measures approximately 19 feet north-south by 17 feet east-west. A single window on the riverside elevation lights this room. The chimney base, located on the south side of the room, is a relieving arch supporting the fireplace on the principal level. The wall in the 1974 photo shows closer bricks on the principal level, indicating there is no return; therefore, the base of the chimney is likely thicker on the ground level to accommodate for the mass and fireplace of the upper level (see Figure 44). Though there is no visible evidence of walls and door way on the east side of the room, their configuration likely mirrors those of the northeast room.

The northeast room is present across the north-south passage. A window on the riverside elevation lights this portion of the passage way. Archaeological evidence and close visual inspection of remaining interior walls gives an accurate representation of the northeast room configuration. This room measures 19 feet 4 inches east-west by 18 feet 4 1/2 inches north-south. Two windows, one on the riverside elevation and one on the east elevation, light the room. Moving into the room, a small stew stove and two chimney flues are present on the south side. The Bayless drawing makes note of a recessed underarch on this wall. This is a filled in relieving arch, which is the remains of a

chimney stack (Figure 95). The faced T-wall present on the east side of the space is likely the eastern extent of this relieving arch (see Figure 50). This would make the kitchen hearth 8 feet 4 1/4 inches wide and 3 feet 2 inches deep, which is comparable in size to the kitchen hearth at Drayton Hall (see Figure 9).

Moving into the central space of the east side, visible evidence indicates this space measures approximately 17 feet 8 inches north-south by 15 feet 1 inch east-west. Two windows light this space, giving ample light to the interior.



From the collections of the South Carolina Historical Society.

**Figure 95. 1974 photo of filled in relieving arch in the northeast room of Peachtree.**

Moving west through this partially open space into the central passage, another room is present in the southeast corner of the ruin. This is the least known space in the ruin. However, its configuration is interpreted based on known elements. The room measures approximately 19 feet 5 inches north-south by 14 feet 4 inches east-west. Windows light the space on the east and landside elevations. A chimney base is likely located on the north side of the room, though no visible evidence remains. The doorway for this room is likely on the west interior wall toward the landside elevation. This placement mirrors the southwest room door placement.

The southwest room is present across the central passage, on the west side of the well or cistern. Archaeological evidence places the doorway into the room near the land side elevation on the east interior wall. A single window lights the room from the landside elevation. A chimney stack is present on the north elevation. Part of the east-west trending wall not uncovered during excavation is likely part of the relieving arch for the chimney stack. Additionally, the door opening to this room is in the east interior wall closest to the landside elevation (see Figure 93). This room measures approximately 21 feet 7 inches north-south by 14 feet 10 inches east-west.

### **Room Uses**

The Lynch, Sr. inventory of 1777, combined with archaeological and physical evidence, informs room uses of the ground level of Peachtree.<sup>119</sup> Upon entry into the interior, from the doorway in the west elevation, the open space to the north, next to the door opening, is likely a closet or utility area (Figure 96).

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<sup>119</sup> Inventory of Records, Volume 993, 326.

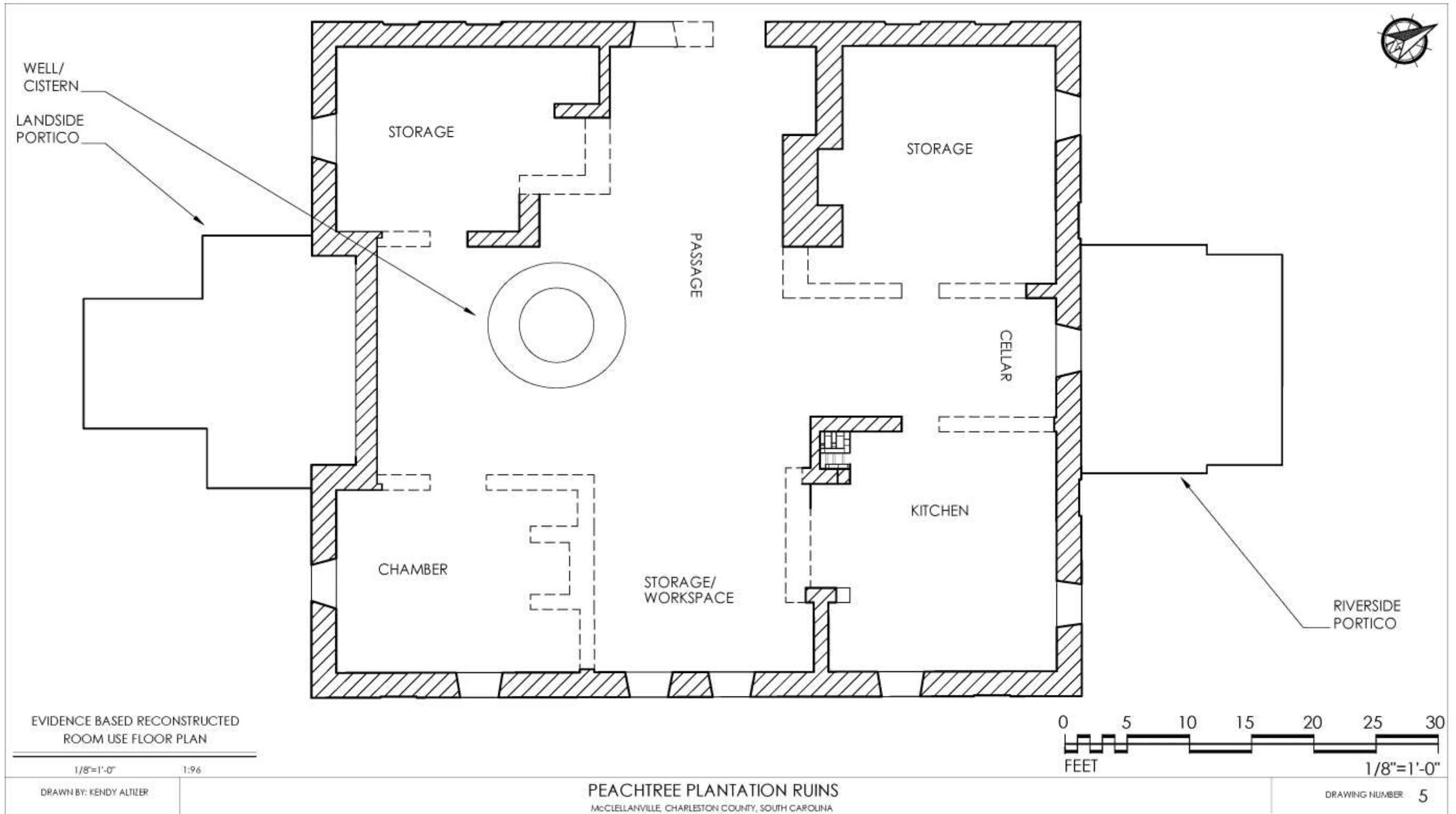


Figure 96. Conceptual room use of the ground level of Peachtree.



It is a convenient space to store utilitarian items for easy access near the door. The window opening provides adequate light for this space yet, is small enough to keep the afternoon sun at bay.

Moving through the passage way and turning north toward the riverside elevation, the central open space is ideal for a subterranean cellar. This space is readily accessible, yet out of direct foot traffic. There is approximately 80 square feet of space between the door openings of the northwest and northeast rooms and the riverside elevation. A window on this elevation lights the space and the square footage allows room for steps. A subterranean cellar, with a brick paved floor similar to Peachtree, is present at Stratford Hall and liquor was stored in this room. While the Miles Brewton house does not have a subterranean cellar, there is a separate liquor storage area in the attic called The Madeira Room.<sup>120</sup> These precedents lend credence to the possibility of a complete subterranean cellar at Peachtree. A separate storage area seems needed, given the quantity of alcohol noted in the inventory of Thomas Lynch, Sr.<sup>121</sup>

The Lynch, Sr. inventory also indicates there was a kitchen in the house and secondary literature places it on the ground level.<sup>122</sup> Archaeological investigation in Test Unit 2 confirms these accounts by exposing a small stew stove and two chimney flues. Recovery of kitchen related artifact supports these accounts. There is also precedent

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<sup>120</sup> Pierre Manigault, personal communication.

<sup>121</sup> Inventory of Records, Volume 993, 326; 31 dozen bottles of wine , 2 cases of rum, and 2 ½ cases of cherry brandy are listed in this inventory.

<sup>122</sup> Inventory of Records, Volume 993, 326; Isley et al., *Plantations of the Lowcountry*, 77; Savage, *River of the Carolinas: The Santee*, 154, 156, 182; Mills et al., *Architecture of the Old South*, 27.

support of kitchens on the ground level at Drayton Hall and Stratford Hall. The size of the Peachtree kitchen hearth is comparable to that of Drayton Hall.

Continuing south, on the east side of the ruin, two windows lighting the east-central room make it an ideal area for work space. These windows also would have allowed light into the central passage way, and assisted with lighting the interior of the ground level. This space, next to the kitchen, would also make an ideal food preparation or general work space.

The east side of the house has true ground level windows, with the exception of the north and south bays; these are blind on the ground level. This side of the house receives the morning sun and would be much cooler to work in the afternoon. Therefore, the east side of the ground level would make better work space. The kitchen and central storage space support this theory. The fireplace in the southeast room indicates a bed chamber. The Lynch, Sr. inventory specifically states there are chambers on both levels and, given the precedents for mixed use of the ground level, it is likely this room was used as a bed chamber.

All of the precedents studied have storage on the ground level. The Miles Brewton House is dedicated to storage and work space only, and seems to have always functioned as such, though fireplaces in the south rooms may indicate these rooms were used as sleeping quarters at some point. Stratford Hall and Drayton Hall are a mixed use of storage, living, and working space. The design of the Peachtree house is such that blind windows are present on the west elevation ground level, with the exception of the daylight window next to the entry (see Figure 96). This works well with the environment

as the spaces of the west elevation receive the afternoon sun and are more prone to the effects of it. Additionally, the absence of window openings creates a more secure space. The relieving arch in the chimney stack of the northwest room is also a good indicator it was not inhabited regularly as it was not heated. The chimney stack of the northwest room at ground level is also likely a relieving arch as well. Therefore, it is likely the west side of the ground level was used for storage.

Internal communication between the ground and principal floors of Peachtree is problematic. At this time, there is not enough data to confidently place a staircase in the floor plan. At least three solutions are possible for this problem. The first is there was no internal communication. This possibility seems unlikely because of the size of the house and limited entrance capability to the ground level. There are two other reasonable possibilities for staircase placement. The space in front of the only window on the west elevation, on the south side of the northwest room and chimney stack, is a plausible consideration.<sup>123</sup> A single return between levels would place the user in an ideal space within the central portion on the west side of the principal level. The drawback to this placement is the window. This opening makes the stairway awkward and there is no visible physical evidence of pockets for stairs, either single run or spiral, in this section of the ruin.

The other consideration for stair placement is the central work space on the east side of the ground level. A single return staircase would also work well in this space and there is adequate light for it from the two windows. Proximity to the kitchen and work

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<sup>123</sup> Carl Lounsbury, personal communication.

spaces makes this location seem the better choice. However, as on the western elevation, there is no physical evidence to support the theory of a staircase on the east elevation. If it was present in this portion of the house, it was likely located adjacent to one of the chimney stacks. Unfortunately, precedents do not aid in stair location because the Peachtree floor plan is so different. Additional data recovery is needed to qualify internal communication between the floors.

## **Chapter Seven**

### **THE CONSERVATION OF PEACHTREE**

Peachtree has much to offer in terms of educational benefits and enjoyment for future generations. The opportunity to study a ruin and exposed construction components of early colonial houses is rare. Peachtree can offer this opportunity to researchers in the future, but only if steps are taken to stabilize the ruin and protect what remains. If this does not occur, the next big storm surge could remove it from the landscape altogether.

Small scale vegetation removal is the only conservation measure employed at Peachtree at present. Vegetation removal is periodically conducted by hand to reduce external threats to the remaining structure. The first major phase of vegetation removal was conducted in January 2013, in advance of MSHP documentation. The next phase was conducted in June 2013, prior to archaeological excavation.

The first phase of vegetation removal allowed for access to the ruin and features. Overgrowth and small trees were systematically removed from the interior and a 10-foot perimeter around the ruin was also cleared. The second phase served to alleviate vegetation pressure on interior wall remnants and allowed for unobstructed archaeological test unit placement. During this phase, larger trees and deadfall, as well as large vines, were removed from the interior of the ruin and wall remnants. Creeping vegetation was also removed from the walls and the 10-foot perimeter path was maintained. While hand removal of vegetation is helpful in minimizing external threats, it is only a short term solution to a larger problem. A longer term solution must be found to

reduce the threats of weather and impending vegetation. Following are recommendations for stabilization of the existing structure, as well as long term conservation goals. These recommendations are discussed in terms of immediate needs and long term goals.

### **Emergent Stabilization**

Emergency stabilization of several components of the ruin is recommended in consultation with a preservation engineer. The remaining segmental arch on the west elevation, northern extent, should be stabilized to prevent loss (see Figure 36). The keystone is missing, which provides axial compression needed to support a vertical load. It is wedge shaped and also serves to lock the other bricks in place.<sup>124</sup> Vegetation appears to be the only binder holding the segmental arch in place. If the keystone can be found, replacement and mortar repair of this element is recommended. Otherwise, a support system should be constructed to prevent the loss of the remaining arch.

The tunnel of the riverside portico is in poor condition. It is missing portions of the interior arch and has been significantly impacted by large tree growth and the resulting root system (Figure 97 and Figure 98; see Figure 32). This root system is likely preventing the tunnel from collapsing; therefore, it is not recommended for removal. However, the large trees should be removed to relieve the weight from this ruin. A preservation engineer will provide an adequate solution for a longer term support system to stabilize the portico. In the interim, foot traffic on the portico should be limited and pedestrian use of the tunnel should be restricted.

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<sup>124</sup> Ching, *A Visual Dictionary of Architecture*, 12.



**Figure 97. Western extent of the riverside portico showing damage by vegetation.**



**Figure 98. Interior of the riverside portico tunnel arch showing water damage, missing brick and structural crack.**



Intermediate conservation measures include the removal of trees and bushes to create a 100-foot buffer around the ruin. This will prevent additional damage to remaining architectural elements. Vegetation removal should entail the removal large trees from the interior of the ruin and its perimeter. Care should be taken when selecting large trees for removal as there is a possibility of root systems growing into the ruin. Experienced arborists can advise on the length of large tree root systems and the probability of roots within the foundations of Peachtree. Should a large tree root system be integrated with the foundation, it should remain in place to prevent further shifting of the ruin. Large vegetation removal will entail the use of heavy equipment; therefore, it should be directed by an arborist. A trained preservationist and/or archaeologist should be on site to monitor these activities and minimize the potential for damage to the site.

All vegetation growth on the walls should be removed by hand if possible. Some vegetation is integrated into the tops of the walls (Figure 99). This vegetation should be clipped as closely as possible to the wall; however, the root system should remain. Regular vegetation trimming is necessary and a monitoring program should be implemented to ensure vegetation growth is kept to a minimum.

The use of heavy equipment at the house site may entail modification of the two-track path. Should ground disturbing activities take place during modification of the path, a trained archaeologist is recommended during these activities to monitor heavy equipment. This will minimize the possibility of impacts to subterranean cultural deposits.



**Figure 99. Interior wall remnants showing vegetation growth at the top of the wall.**

### **Long Term Stabilization and Conservation**

Longer term stabilization includes adding support to the remaining structure to prevent collapse. The ruin is shifting because it is missing portions of its original wall structure on all elevations. This critical factor, in combination with high stress on fine sandy loam soil, has caused the remaining elements of the ruin to shift and fracture over time. Erosion of poorly fired brick has also contributed to these problems. If not stabilized in the near future, the ruin will continue to shift and the remaining walls will eventually collapse.

## **Structural Assessment**

Evidence of shifting is present in a number of areas on all elevations as well as remaining interior walls (Figure 100). On the landside elevation, eastern extent, there is a crack at the corner near the foundation (Figure 101 and Figure 102). Cracked bricks in this section indicate this portion of the wall has settled and the corner is pulling away from the rest of the wall.

The window sills above the ground level windows of the east elevation, in Bays 2, 3, and 5, are cracked all the way through (Figure 103-Figure 110). There are foundation cracks below window openings in bays 2 and 5 (see Figure 103-Figure 105). The upper wall is missing between the central bays (bays 3 and 4), which has weakened the wall and allowed the entire eastern elevation to shift in the sand as there are no remaining interior walls to keep it stable (see Figure 107). The lower window opening in bay 3 is deteriorating and brick is missing from the upper sill (see Figure 107). The northeast corner of the ruin is also settling and large cracks are present on the interior in this corner (Figure 111 and Figure 112). This crack is also evident on the interior wall in the northeast corner of the ruin (Figure 113).

The wall between bays 1 and 2 of the riverside elevation is missing (Figure 114). This wall helped to hold the northeast corner in tension. The absence of this section of wall is contributing to the shift in the northeast corner of the ruin.

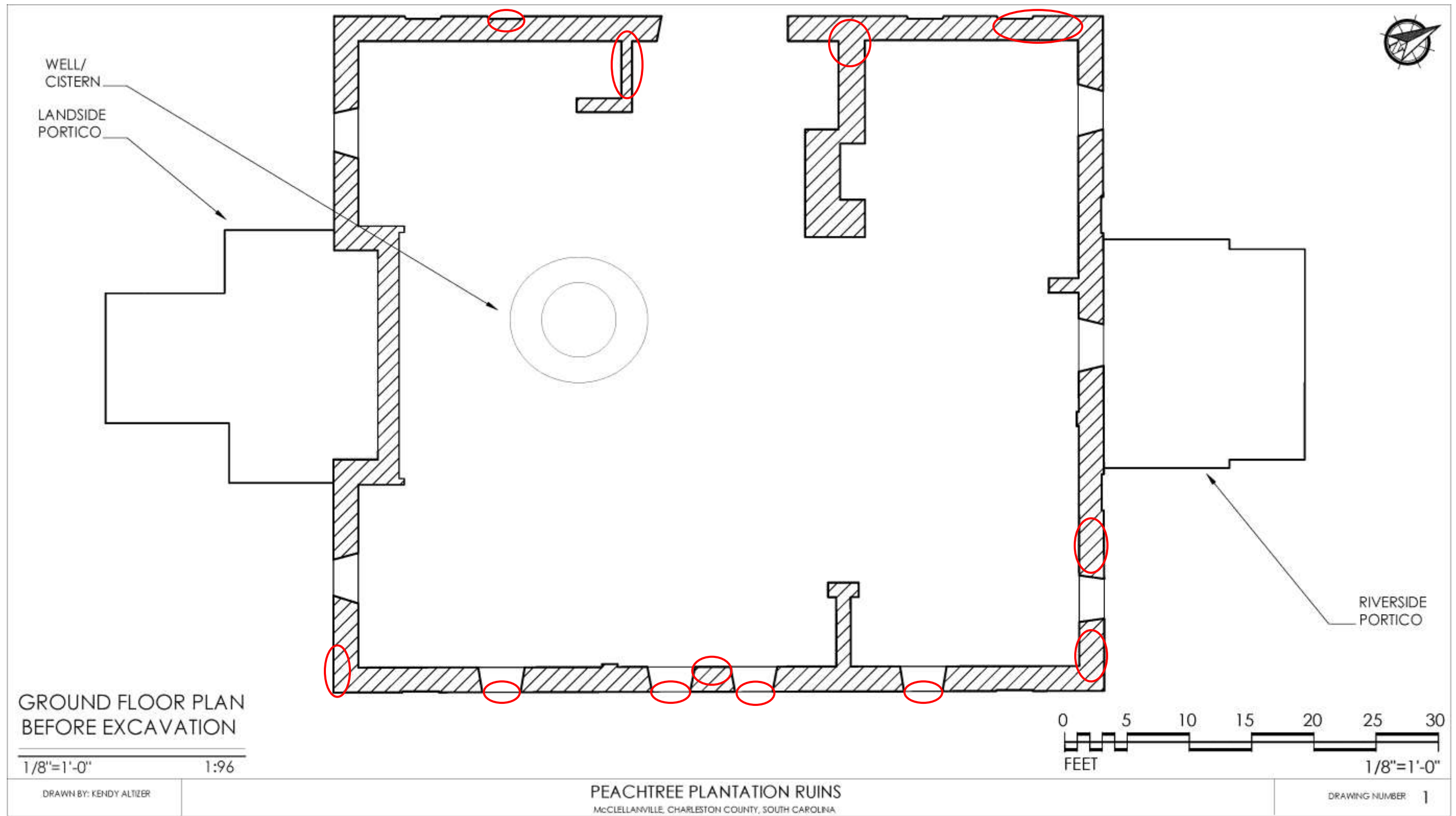


Figure 100. Peachtree floor plan showing areas of structural shifting.



**Figure 101. Location of foundation crack in landside elevation eastern extent.**



**Figure 102. Close-up of foundation crack, landside elevation, eastern extent.**





Figure 103. East elevation, southern extent showing bays 1 and 2, and crack in window sill in bay 2.



Figure 104. East elevation, bay 2, showing cracking above the window opening.



**Figure 105. East elevation, bay 2, showing cracking below the window opening.**



**Figure 106. Overview of east elevation, central bays; view west.**





**Figure 107. East elevation interior, central bays, showing missing wall between bays 3 and 4 and missing bricks in bay 3.**



**Figure 108. East elevation, bay 5 overview. Showing location of cracked window sills.**



**Figure 109. East elevation bay 5, close-up of crack between upper and lower window openings.**



**Figure 110. East elevation bay 5, close-up of crack through bottom window opening.**





**Figure 111. East elevation, northern extent, showing foundation crack.**



**Figure 112. East elevation, northern extent, close-up of foundation crack.**



**Figure 113. East elevation interior, northern extent, showing structural cracking at the northeast corner.**



**Figure 114. Riverside elevation, eastern extent, showing missing sections of wall.**

The west elevation wall at the northern extent is cracked at the window opening of the principal level and extends toward the northwest corner of the west elevation (Figure 115). This corner of the ruin is pulling away from the west wall, similar to the east wall. There is a large crack present in bay 5 at the bottom of the principal level window sill. It continues through the ground level blind window (Figure 116 and Figure 117).



**Figure 115. West elevation, northern extent, showing structural crack at the window opening.**





**Figure 116. West elevation, southern extent showing crack in bay 5.**



**Figure 117. Close-up of crack in upper window sill through to blind window in bay 5, western elevation.**

The interior T-wall on the east elevation is cracked and pulling away from the east elevation (see Figure 46 and Figure 118). The interior walls of the west elevation are both cracked and pulling away from the exterior wall. The south interior wall is no longer tied into the exterior wall. The brick and mortar are eroded and large holes are present near its intersection with the west elevation. This wall is also cracked down the middle and the east section is pulling away (see Figure 47, Figure 48, and Figure 119). The north interior wall is cracked at its tie-in with the west elevation (Figure 120).



**Figure 118. East elevation interior T-wall remnant, showing structural cracking near intersection of walls.**





**Figure 119. West elevation, southern interior wall, showing erosion and broken tie-in; view southwest.**



**Figure 120. West elevation, northern interior wall showing structural cracking near the tie-in and eroded brick and mortar.**

### *Conclusions*

Overall, the ruin is showing the effects of weathering, high soil stress, and shifting because sections of walls, which hold the building in tension and compression, are missing. Most window openings show evidence of structural shifting and interior wall remnants are pulling away from exterior elevations (see Figure 100). The east elevation wall at the northeast and southeast corners is unstable. The northwest corner of the west elevation shows similar instability. The interior south wall is no longer tied into the west elevation and is eroded away in sections. It is unstable and could be a threat to life safety. The interior north wall is pulling away from the west elevation as is the interior T-wall on the east elevation.

### *Recommendations*

A series of wooden buttresses is recommended to help stabilize the remaining structure of the house. This buttressing should be adjustable and removable to allow for repositioning as warranted. Consultation with a structural engineer is recommended to devise a method for best support of the ruin. A monitoring program should be implemented to track the progression of structural cracks on the ruin. These cracks should be monitored even after support is applied.

An exterior structural shell with partial side walls is recommended to cover the top and sides of the ruin, and keep the majority of weather out of the interior. This will slow the process of deterioration. Completely enclosing the ruin is not recommended because of the moisture content already in the walls. Peachtree has been exposed to the elements for the last 250 years; encapsulating it would likely do more harm than good

because it would retain moisture and not be allowed to shed it. This action will accelerate the deterioration of the remains. A simple structure with partial side walls will shelter the ruin from the elements, yet still allow it to properly breathe.

Examples of structural shells constructed with the intent of protecting a ruin are few. Locally, a structural shell protects the Willtown Parsonage site on the South Edisto River (Figure 121). The shell is comprised of a wooden pole barn with shingled roof. This structure provides protection from the elements yet still allows access to the site.



Photo adapted from Zierden and Anthony, *Willtown's Second Presbyterian Church*, 56.

**Figure 121. Wooden structure covering the Willtown parsonage foundation and archaeological excavations.**



The most well-known site to utilize a structural shell is Menokin, the Francis Lee Lightfoot property located in the Northern Neck of Virginia near Stratford Hall.<sup>125</sup> The Menokin Foundation constructed a simple metal roof with metal I-beam supports over the remnant of the main house to protect it from further degradation (Figure 122). This is a temporary solution for Menokin. The long term goal is a partial glass house in which visitors can interact with both the ruin and an interpretation of the house as it was when originally constructed. Termed the Glass House Concept, it uses glass to encapsulate parts of the structure but also integrates directly with the ruin (Figure 123).

The Glass House Concept is not recommended for Peachtree because of its advanced degree of deterioration. Large portions of walls are eroded away; permanently integrating new components into the ruin will cause permanent, irreversible damage. The ruin does not have enough structural stability to support such a system.

However, the structural shells employed at the Willtown Parsonage and Menokin provide good precedents from which to guide future construction. This structural shell will extend the life of Peachtree by protecting it from the elements and help alleviate additional moisture intrusion at the top of wall remnants.

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<sup>125</sup> <http://www.menokin.org/>, accessed 10/13/2013.



Photo courtesy of the Menokin Foundation. [www.menokin.org](http://www.menokin.org).

**Figure 122. Structural shell at Menokin, Northern Neck of Virginia.**



Photo courtesy of the Menokin Foundation. [www.menokin.org](http://www.menokin.org).

**Figure 123. The Menokin Glass House Concept.**

Care should be taken in future research endeavors at Peachtree, which involve ground disturbing activity. A 3-foot avoidance buffer is recommended around all remaining walls. No archaeological testing should be conducted, with the exception of probing, within this 3-foot buffer. Exposing foundations and taking away subterranean support may have an adverse effect on the remains of the house and could cause a collapse. No further work should be conducted in the vicinity of the southern interior wall of the west elevation until this wall is adequately stabilized.



## Chapter Eight

### CONCLUSION

On top of a sandy rise, nestled among new growth pines on the lower reaches of the South Santee River near its delta, sit the ruins of what is said to have been one of the grandest eighteenth-century houses in the South Carolina Lowcountry.<sup>126</sup> Peachtree Plantation has been a ruin for 170 years, its crumbling brick walls filling slowly with tumbled rubble. Built by the wealthy and politically active Lynch family in the third quarter of the eighteenth century, Peachtree derives much of its significance from its association with ambitious, patriotic men who worked to establish American independence. Colonel Thomas Lynch was an innovative rice planter as was his grandson-in-law John Bowman several generations later. Thomas Lynch, Sr. followed his father's footsteps and was well known in the Lowcountry for his sound business practices and politically attuned mind. His part in drafting the Declaration of Independence secures a place for him in the broad political narrative of the nation's founding. His son, Thomas Lynch, Jr., assumed his father's position in the Continental Congress and signed the Declaration of Independence, adding to his family's reputation for patriotism and political service as America declared its independence from Great Britain. Lost at sea with his wife, Thomas Lynch, Jr. left no heirs. It was at this juncture that Peachtree ceased to be the seat of a prominent family and became the possession of a succession of

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<sup>126</sup> Cameron Linder and Thacker, *Historical Atlas*, 721; Isley et al., *Plantations of the Lowcountry*, 77.

relatives, none of whom seem to have resided at the house in the years prior to its destruction by fire in 1840.

Little is known of Peachtree's construction and scholars have written very little about the house, its use, or its occupants. Following the fire of 1840, the house was not rebuilt. Scavenging of building materials and brick salvaging reduced the house to a brick shell; its chimney stacks removed and its interior walls pulled down or collapsed. Few architectural details remained visible. In its ruined state, the house attracted little attention from architectural historians or historic preservationists.

Peachtree, however, has much to divulge about its past. Recent architectural documentation and archaeological investigations have begun to show what the house may have looked like when it stood, as well as the layout of its ground floor plan and room uses. This research reveals that Peachtree was unusual, and perhaps unique among large brick houses constructed in the Lowcountry during the eighteenth century. The ground floor plan, of which only a small portion has been brought to light, is like no other eighteenth-century plantation house. Its exterior rendering of stucco is rare. Confirmation of a kitchen on the ground level adds to the intrigue of Peachtree.

Though much has been discovered through this multi-disciplinary approach to study of the Peachtree ruin, the conversation has just begun. This thesis has provided a framework for future research of Peachtree and, in some ways, has raised more questions than answers. Questions abound regarding the age of the stew stove, as well as its placement and relationship to the hearth. The filled-in relieving arch in the kitchen hearth is also a curious feature. Additionally, the southeast space of the ruin remains unstudied.

Careful data recovery in this portion will qualify room configurations and artifacts recovered should guide in understanding room use. Additional archaeological excavation is warranted and integral to understanding Peachtree. It should be conducted mindfully and carefully to avoid further damage to remaining architecture.

The Peachtree tract offers a landscape untouched by research. The brick foundations of outbuildings were visible on the landscape until quite recently, yet they remain undocumented.<sup>127</sup> A slave cemetery is also present on the tract, which needs further attention. Terraced gardens are mentioned in the literature and evidence of them is likely present just under the ground surface.<sup>128</sup> The Lynch family history of planting indigo and rice should also be studied in depth.

Additional research at the ruin cannot be safely conducted without first stabilizing what remains of the architecture. Addressing emergent stabilization issues to save key architectural elements from collapse is the first step in a longer term process. Wooden buttressing will help support the ruin and prevent further collapse. A structural shell will keep the weather at bay and help protect Peachtree from the elements. These conservation measures will allow for additional research by reducing the threat of life safety. Awareness of the beauty of the ruin, and its inherent instability, should be a priority and concern during future research endeavors.

This thesis sets the course for future academic research at Peachtree. Research questions have been addressed, yet so many more have arisen. These should be pursued

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<sup>127</sup> Michael Prevost and Pierre Manigault, personal communication.

<sup>128</sup> Bridges and Williams, *St. James Santee Plantation Parish*, 124.

as they will add to the history and understanding of Peachtree and its relationship with the South Carolina Lowcountry. Only through continued study of its unique construction style, distinctive catalog of artifacts, and its relationship with the landscape, can this unique colonial plantation be fully understood.

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## **Appendix A: Field Forms**







## Peachtree Artifact Log

**Test Unit:** Tu-4

**Recorder:** Kendy

Date	Artifact #	X-Y-BD	Description	Diagnostic
7/21/2013	TU40001			
7/21/2013	TU40002			
7/21/2013	TU40003			
7/21/2013	TU40004			
7/21/2013	TU40005			
7/21/2013	TU40006			
7/21/2013	TU40007A			
7/22/2013	TU40007B			
7/22/2013	TU40008			
7/22/2013	TU40009			
7/22/2013	TU40010			
7/22/2013	TU40011			
7/22/2013	TU40012			
7/22/2013	TU40013			
7/22/2013	TU40014			
7/23/2013	TU40015			
7/23/2013	TU40016			
7/23/2013	TU40017			
7/23/2013	TU40018			
7/23/2013	TU40019			
7/23/2013	TU40020			
7/23/2013	TU40021			
7/23/2013	TU40022			
7/23/2013	TU40023			
7/23/2013	TU40024			
7/23/2013	TU40025			
8/5/2013	TU40026			
8/5/2013	TU40027			
8/5/2013	TU40028			
8/6/2013	TU40029			
	TU40030			
	TU40031			
	TU40032			
	TU40033			
	TU40034			
	TU40035			
	TU40036			
	TU40037			

Figure 127. Peachtree Artifact Catalog.

Peachtree Bag Tag		Date
<b>Test Unit:</b>		Artifact #:
Provenience:		
Description:		

Figure 128. Label for artifact bags.