

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 — EVALUATION OF SIGNIFICANCE



NPS Office Use Only

NRIS No:

NPS Office Use Only

Project No:

9210

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: Not Named SCDAH # 2002005
Address of property: Street 100 Rutledge Avenue
City Charleston County Charleston State SC Zip 29401
Name of historic district: Charleston Old and Historic District
☒ National Register district ☐ certified state or local district ☐ potential historic district

2. Check nature of request:

- ☐ certification that the building contributes to the significance of the above-named historic district (or National Register property) for the purpose of rehabilitation.
☒ certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
☐ certification that the building does not contribute to the significance of the above-named district.
☐ preliminary determination for individual listing in the National Register.
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project contact:

Name Sarah Fick
Street Post Office Box 525 City Charleston
State SC Zip 29402 Daytime Telephone Number 843-723-4675

4. Owner:

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

Name CHARLES J. GUDAS and SHARON GUDAS Signature Sharon Gudas Date 1-24-02
Organization _____

Social Security or Taxpayer Identification Number [REDACTED]
Street 100 RUTLEDGE AVENUE City CHARLESTON
State SC Zip 29401 Daytime Telephone Number 843-852-9444

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application — Part 1" for the above-named property and hereby determines that the property:

- ☐ contributes to the significance of the above-named district (or National Register property) and is a "certified historic structure" for the purpose of rehabilitation.
☒ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
☐ does not appear to qualify as a certified historic structure.

Date 3/25/02

National Park Service Authorized Signature

Antonio Aguilar

National Park Service Office/Telephone No:

HPS / TPS

202-343-9595

☐ See Attachments

HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 1

NPS Office Use Only

Not Named

Property Name

100 Rutledge Avenue, Charleston SC
Property Address

Project Number:

5. Description of physical appearance:

#100 Rutledge is a two and one-half story frame townhouse with a metal-clad mansard roof with low hipped dormers, a projecting bay window at the facade, and a two-story piazza along the south and east (rear) elevations. The exterior architectural detail reflects the influence of the Second Empire style, with the side-hall plan and interior detail being typical of nineteenth century Charleston taste. A masonry wing, narrower than the main block, extends east along the north property line. This wing was constructed behind an earlier house which was subsequently lost, and retained when the present house was constructed ca. 1883.

Character-defining exterior features are the mansard roof, bell-cast roofs with steep peaks at the entry hood and bay window, cornices with carved wood brackets, ornamental siding at the bay window, and the characteristic Charleston piazza with columns and turned balusters. Principal window openings have 2/2 double-hung wood sash, with tripartite windows at the front and rear dormers, and there is a transom at the front entry. French

Date of Construction: ca 1883 Source of Date: DEEDS, TAX RECORDS

CONTINUED

Date(s) of Alteration(s): _____

Has building been moved? ☐ yes ☒ no. If so, when? _____

6. Statement of significance:

The principal block of 100 Rutledge Avenue is a good example of a substantial Victorian townhouse of the early 1880s. In setting, size, scale, mass and material, the building contributes to its streetscape and to the surrounding Charleston Old and Historic District. The 1973 Feiss-Wright Inventory includes 100 Rutledge Avenue in Group 3 (Significant): "Good architectural quality. Vernacular. Of less sophistication and refinement than 'Excellent'. Modest, appealing, curious, interesting. To be retained and protected."

Historical Background

The building consists of two distinct sections, a ca. 1883 frame house with an earlier rear wing of brick construction. The wing was built as the east section of a masonry house that was subsequently lost, leaving only the wing.

Deeds and city directories have not been researched for the years before 1880. The Tax Assessor's Ward Book for 1852 lists Thomas Gadsden as the owner of a two-story brick house here, on a lot 150' wide by 212' deep. By 1855 ownership of "16 Rutledge" was in F. C. Mey. He continues to be listed as owner of a two-story brick house here from 1871-1875, although the 1872 Bird's Eye Map shows this large lot vacant. Assessed values for this era are ambiguous. From 1876-1879 Mey's brick house is reported on a lot 96' wide. The assessed value in 1879 was \$3200. Neighboring buildings were valued at \$11000 (the Mikell

CONTINUED

7. Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: ☒ yes ☐ no

CONTINUATION/AMENDMENT SHEET

Historic Preservation
Certification Application

Not Named
Property Name
100 Rutledge Avenue, Charleston SC
Property Address

Instructions. Read the instructions carefully before completing. Type, or print clearly in black ink. Use this sheet to continue sections of the Part 1 and Part 2 application, or to amend an application already submitted. Photocopy additional sheets as needed.

This sheet: ☒ continues Part 1 ☐ continues Part 2 ☐ amends Part 1 ☐ amends Part 2 NPS Project Number:

5. Description of physical appearance, continued

doors with transoms open to the piazza at both levels. The house has two stuccoed brick chimneys. Exterior alterations have been limited to construction of a stairway on the piazza during the first quarter of the twentieth century, and infill of the rear piazza's second level.

Half the width of the main house, the two-story rear wing is five bays wide under a slated roof with a raked parapet at its stuccoed gable end. Sanborn maps show that the main piazza once continued along the wing, but it was replaced by the present gabled portico ca. 1960 when a two-story extension with asbestos-shingle siding was added to provide kitchen and bathroom. The wing has been used as a rental apartment but although the connection from the main interior has been infilled, it is presently used as part of the single-family residence. One of the wing's two original interior chimneys has been lost. Most windows have 6/6 wood sash, but the north elevation has larger casement windows.

The house is set back slightly from Rutledge Avenue and has a shaded front garden enclosed by iron fencing. In the back garden are a modern swimming pool and garage. Barely visible from the street, these features do not detract from the integrity of the property.

The interior of 100 Rutledge Avenue retains its original side-hall plan with double parlors and much of the historic fabric: heart-pine flooring, deep baseboards with cap, paneled newel and turned balusters at the stair, plaster wall and ceiling finishes, transoms over paneled interior doors, and deep wood cornices at the first floor. Principal fireplaces retain wood surrounds and corbeled mantel shelves above cast-iron coal-grate fittings. The first floor parlors are connected by paneled pocket doors.

CONTINUED

Name Charles & Sharon Gudas Signature Sharon Gudas Date 1.24.02
Street 100 Rutledge Avenue City Charleston
State SC Zip 29401 Daytime Telephone Number 843.852.9444

NPS Office Use Only

- ☐ The National Park Service has determined that these project amendments meet the Secretary of the Interior's "Standards for Rehabilitation."
☐ The National Park Service has determined that these project amendments will meet the Secretary of the Interior's "Standards for Rehabilitation" if the attached conditions are met.
☐ The National Park Service has determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation."

Date _____ National Park Service Authorized Signature _____ National Park Service Office/Telephone No. _____

☐ See Attachments

CONTINUATION/AMENDMENT SHEET

Not Named

Historic Preservation

Property Name

Certification Application

100 Rutledge Avenue, Charleston SC

Property Address

5. Description of physical appearance, continued

There have been few interior alterations. The kitchen has been remodeled more than once. Tile flooring has been laid there and in the small enclosed porch behind the dining room. The rear elevation piazza enclosure provides second floor bath, closet, and laundry areas. After an upstairs fire in 200, attic-level ceilings and walls were replaced in sheetrock, and the fireboxes enclosed, but the historic paneled doors with transoms were retained.

The rear wing features two rooms at each level flanking a central stairhall. Early nineteenth century wall and ceiling finishes have typically been replaced, but wide pine flooring and paneled doors remain at both levels. Fireboxes were removed at the west (front) rooms, but the rear rooms have brick fireplace surrounds with slate hearths.

6. Statement of significance, continued

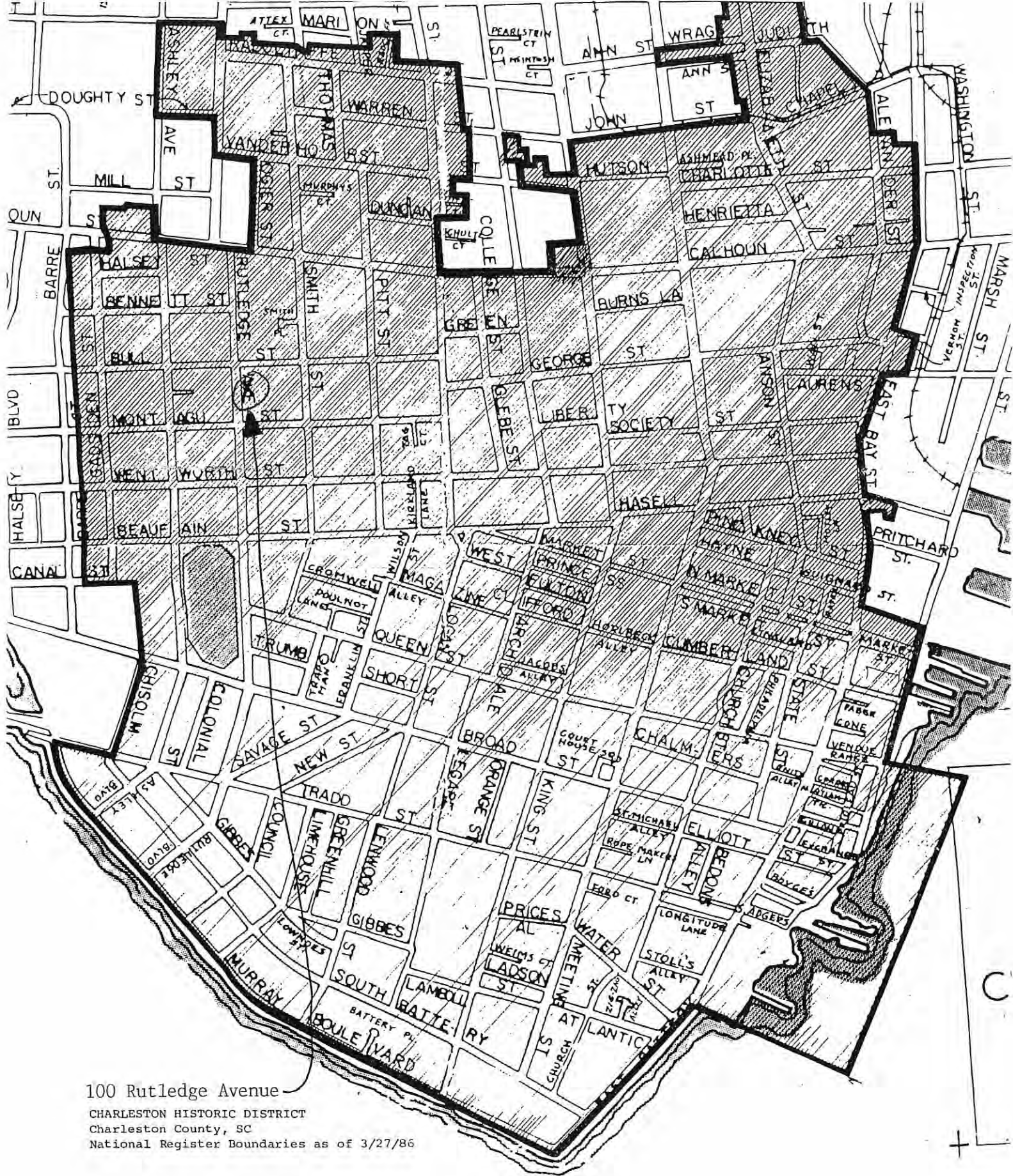
house at the corner of Montagu), \$8500 (96 Rutledge), and \$7000 (94 Rutledge, at the corner of Bull); the latter two properties were no wider 100 Rutledge. The figures indicate that the building then at 100 Rutledge may have been only the rear wing that exists today, which might explain the vacancy on the 1872 map.

The will of F. C. Mey was proved in February 1880. He devised his house and lot on Rutledge Avenue to his niece, Mrs. Harriet Ann Fripp of Charleston. In April 1881 Mrs. Fripp sold it to Edwin F. Miscally, also of Charleston, the 95'6" X 212' lot "with all the buildings thereon" for a price of \$3200. Miscally gave her a mortgage on the property to secure a bond of \$2000, and two months later he sold to J. Bennett Lanneau the south part of the lot, 50' X 212'. Consistent with Charleston house placement, the house was on the north part of the lot, but the sale price for the garden section without buildings was \$1700. that year The 46' wide north lot with two-story brick building was assessed at \$2200, the south lot at \$1000.

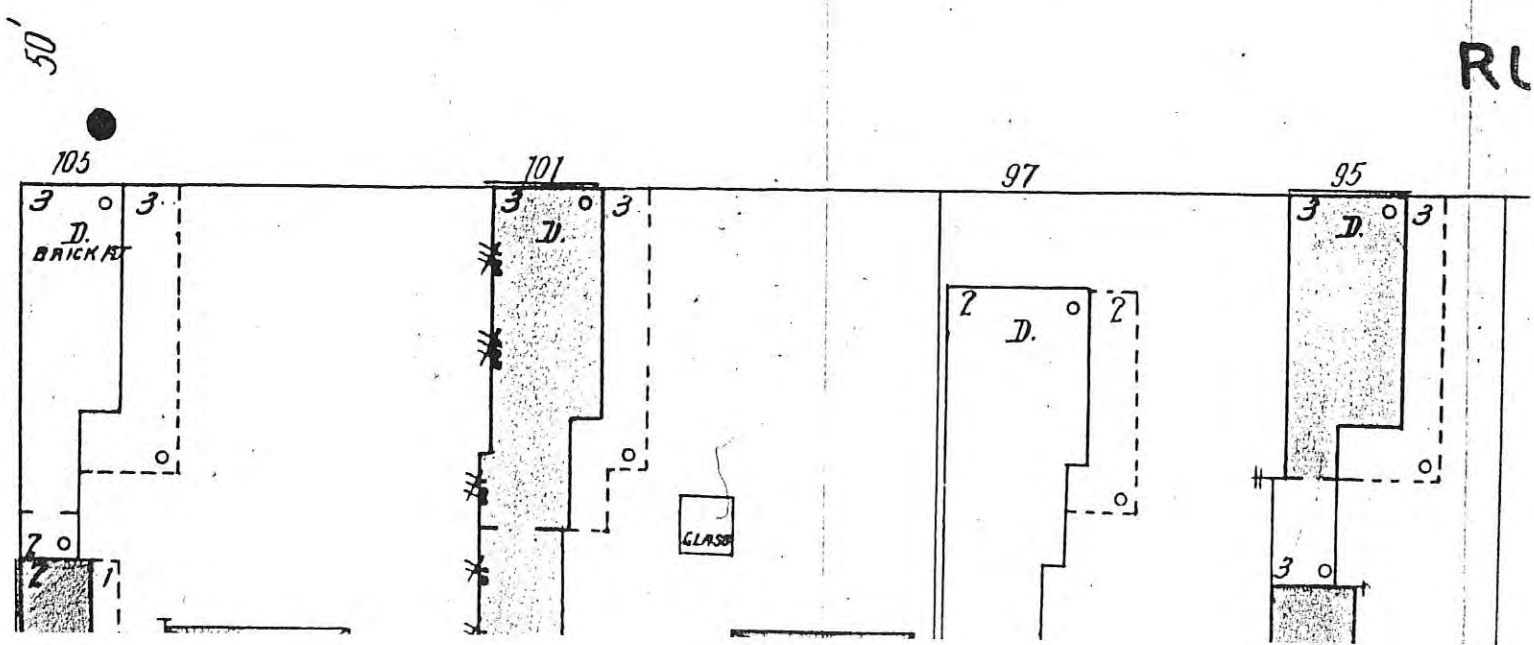
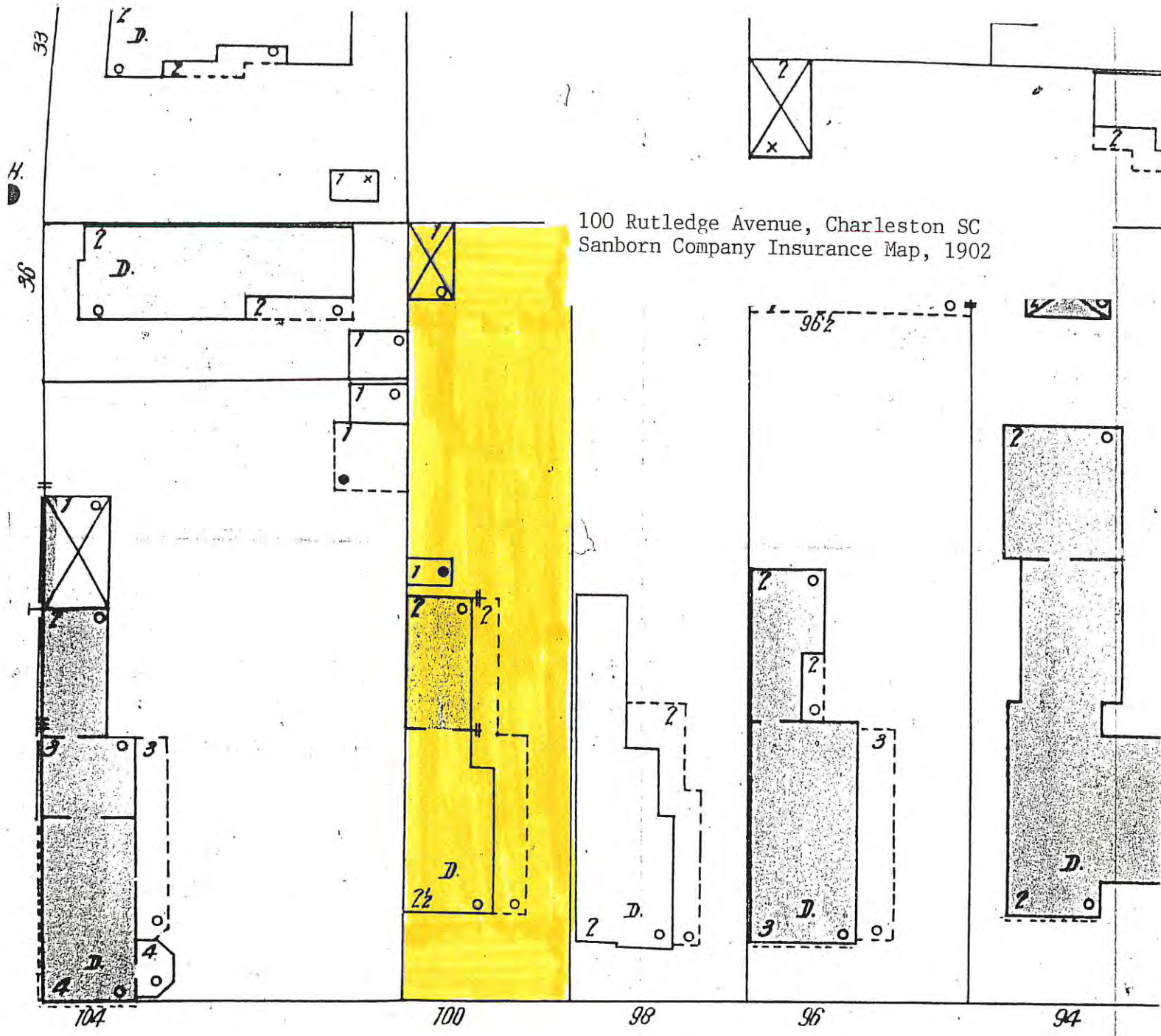
In February 1882 Miscally conveyed the north part of the lot to Mrs. Eliza R. Steinmeyer of Charleston, and in April he satisfied his mortgage to Mrs. Fripp. Mrs. Steinmeyer's lot with brick building continued to be assessed at a much lower value than neighboring properties, \$2200 as compared to a range of \$6000 to \$1000. Sometime between 1882 and 1884 she had the present building erected on the lot, and in August 1884 conveyed lot and buildings to Susan McP. Mitchell, wife of Dr. John s. Mitchell of Charleston, for \$2500. The Mitchell family soon moved into the new house, which was assessed at \$2300 for 1884.

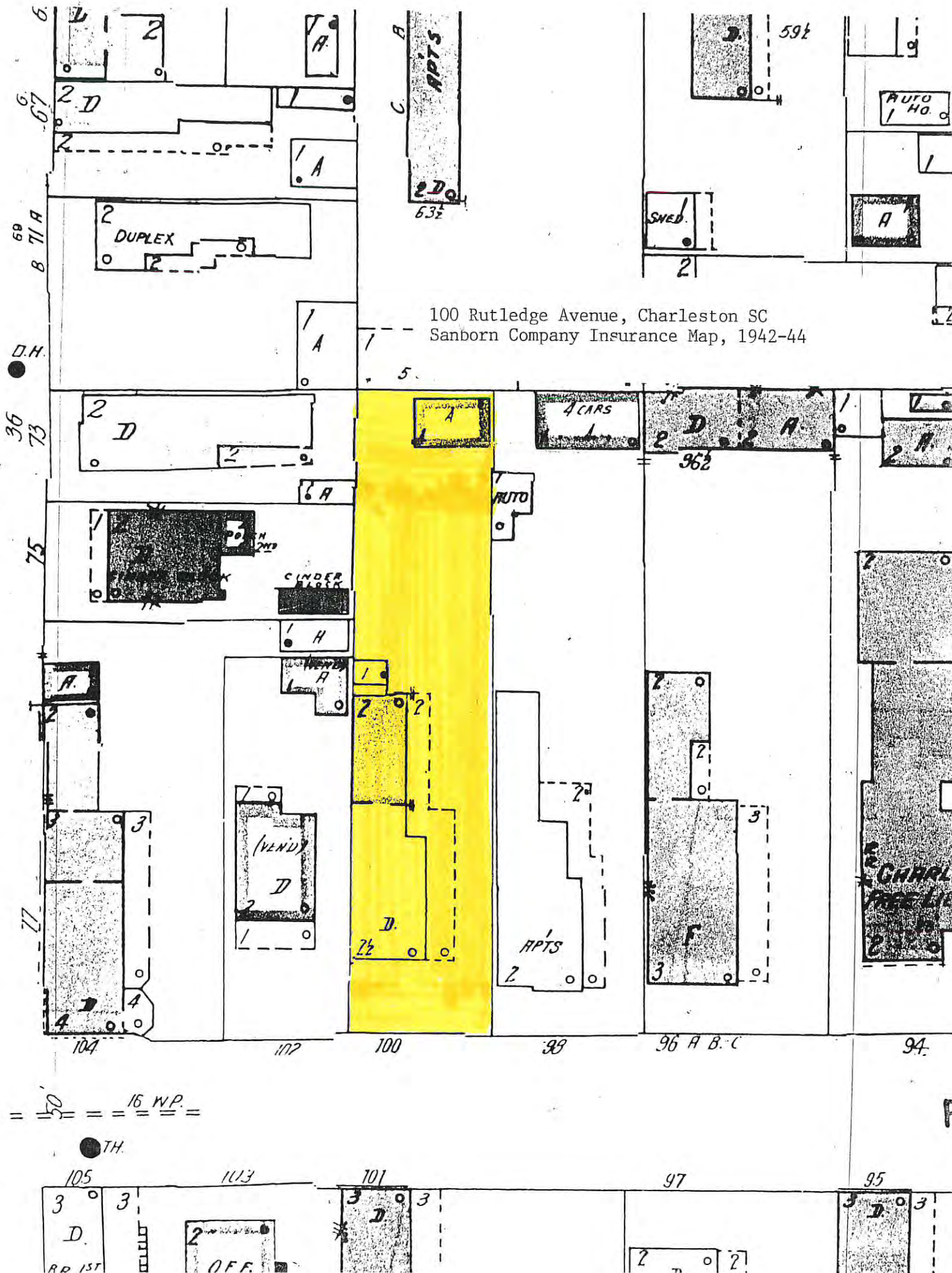
Dr. Mitchell died in 1887 but his wife and children remained in their house on Rutledge Avenue. By 1891 son J. Creighton Mitchell had finished medical school and was a practicing physician. After their mother's death, members of the Mitchell family (some of them apparently Susan and John's grandchildren) remained in the house for years. At least from 1917 to 1942 City Directories list this as the office and residence of Dr. J. C. Mitchell. During this time, the property was conveyed to Laura S. Speissegger. Dr. Mitchell continued to practice medicine here for several years, in partnership with William H. Speissegger, but the residence was no longer occupied by the Mitchell family.

Dr. Speissegger still maintained an office at 100 Rutledge into the 1970s, long after mitchell's retirement, and there were two rental apartments. The Speissegger family finally sold the property in 1981. The ca. 1883 main house and the earlier rear wing, although they have no interior connecting openings, are now used as a single-family residence.



100 Rutledge Avenue
CHARLESTON HISTORIC DISTRICT
Charleston County, SC
National Register Boundaries as of 3/27/86





5844.02

MONTAGUE ST W



100 Rutledge Avenue
Charleston, SC
January 2002

Streetscape facing south along Rutledge Avenue.



100 Rutledge Avenue
Charleston, SC
January 2002

Facing northeast toward subject property.



100 Rutledge Avenue
Charleston, SC
January 2002

Facade and north side elevation.



100 Rutledge Avenue
Charleston, SC
January 2002

Detail at bay window. Note mix of siding at panels.



100 Rutledge Avenue
Charleston, SC
January 2002

Streetscape facing south along Rutledge Avenue.



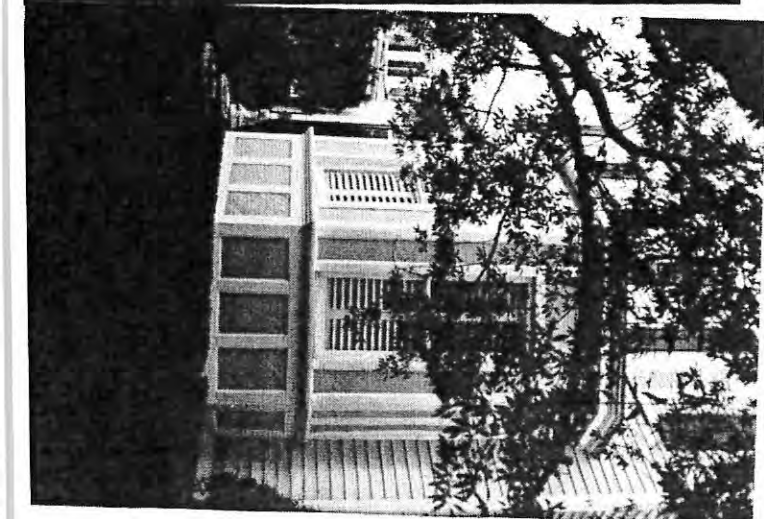
100 Rutledge Avenue
Charleston, SC
January 2002

Facing northeast toward subject property.



100 Rutledge Avenue
Charleston, SC
January 2002

Facade and north side elevation.



100 Rutledge Avenue
Charleston, SC
January 2002

Detail at bay window. Note mix of siding at panels.

100 Rutledge Avenue
Charleston, SC
January 2002

Rear and south elevations.

100 Rutledge Avenue
Charleston, SC
January 2002
Piazza facing west. Stair added ca. 1917
allows exterior access to upstairs living
quarters.

100 Rutledge Avenue
Charleston, SC
January 2002

Masonry rear wing predates main house.
Ca. 1960 rear addition.

100 Rutledge Avenue
Charleston, SC
January 2002

Modern garage and swimming pool at rear
of garden.

100 Rutledge Avenue
Charleston, SC
January 2002

Rear and south elevations.

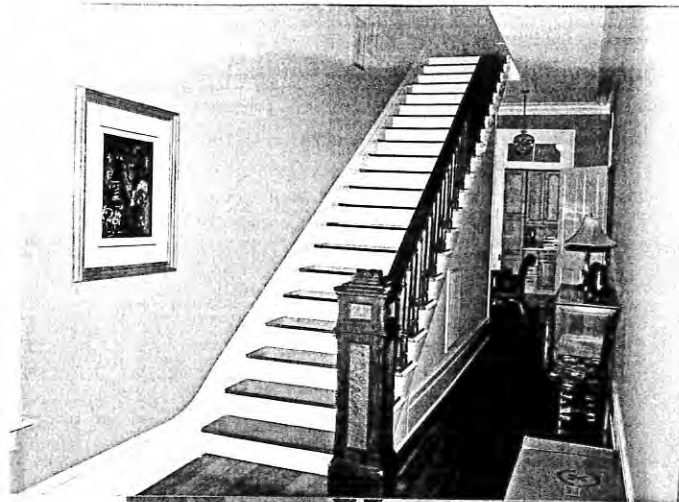
100 Rutledge Avenue
Charleston, SC
January 2002
Piazza facing west. Stair added ca. 1917
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Charleston, SC
January 2002

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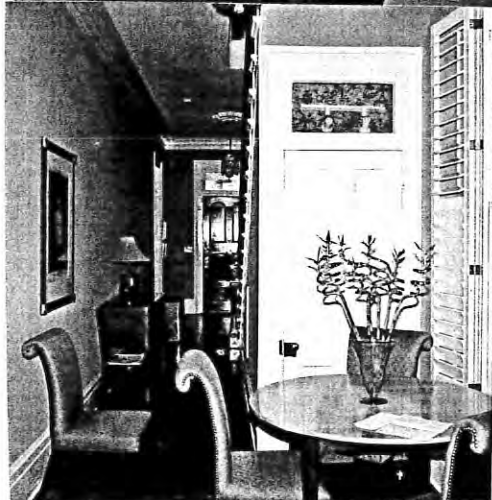
100 Rutledge Avenue
Charleston, SC
January 2002

Modern garage and swimming pool at rear
of garden.



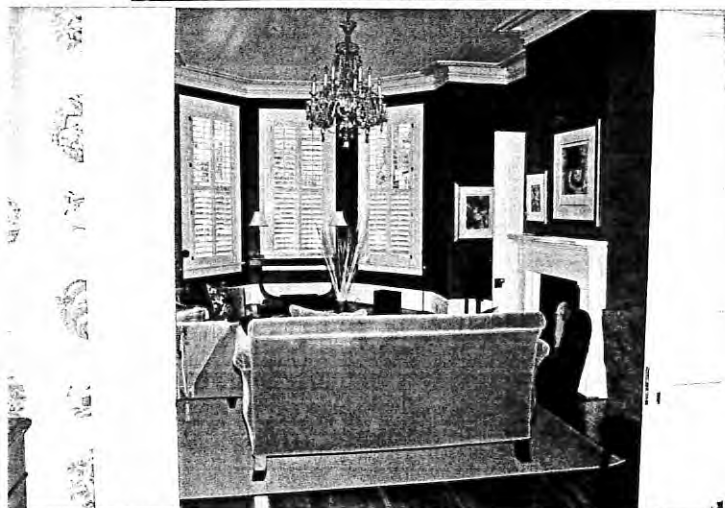
100 Rutledge Avenue
Charleston, SC
January 2002

Entry/stair hall, view facing east.



100 Rutledge Avenue
Charleston, SC
January 2002

Entry/stair hall, view facing west.



100 Rutledge Avenue
Charleston, SC
January 2002

Front parlor, view facing west.



100 Rutledge Avenue
Charleston, SC
January 2002

Double parlors, view facing east. Note oversized mirror at right side of photo.

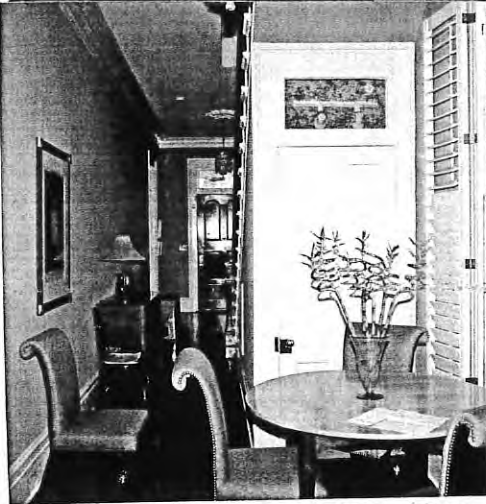
100 Rutledge Avenue
Charleston, SC
January 2002

Entry/stair hall, view facing east.



100 Rutledge Avenue
Charleston, SC
January 2002

Entry/stair hall, view facing west.



100 Rutledge Avenue
Charleston, SC
January 2002

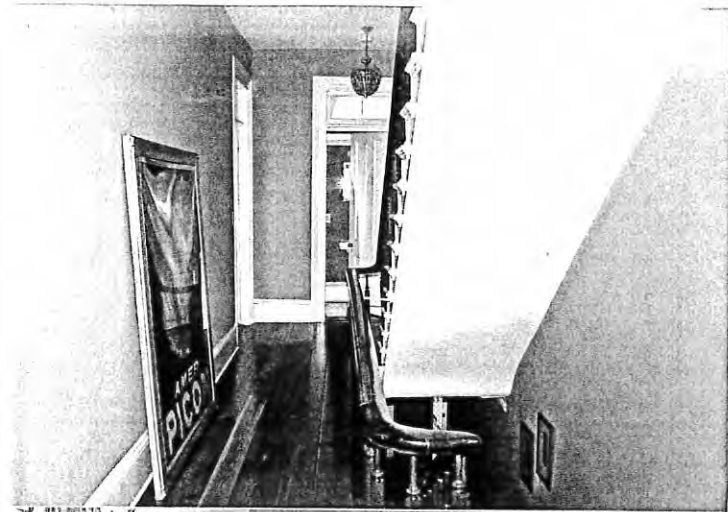
Front parlor, view facing west.



100 Rutledge Avenue
Charleston, SC
January 2002

Double parlors, view facing east. Note oversized mirror at right side of photo.





100 Rutledge Avenue
Charleston, SC
January 2002

Stairhall second level, facing west.



100 Rutledge Avenue
Charleston, SC
January 2002

Second floor front chamber, view facing
northwest.



100 Rutledge Avenue
Charleston, SC
January 2002

Second floor front chamber, view facing
southwest.

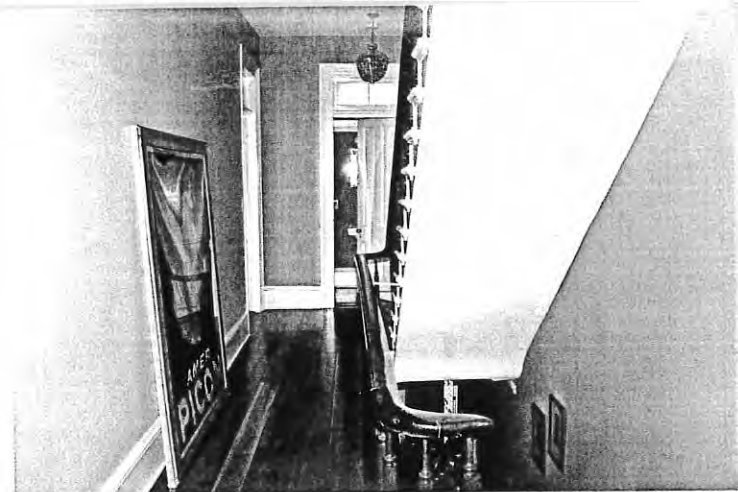


100 Rutledge Avenue
Charleston, SC
January 2002

Second floor rear chamber, view facing
northeast. French doors with transom
open to piazza enclosure.

100 Rutledge Avenue
Charleston, SC
January 2002

Stairhall second level, facing west.



100 Rutledge Avenue
Charleston, SC
January 2002

Second floor front chamber, view facing northwest.



100 Rutledge Avenue
Charleston, SC
January 2002

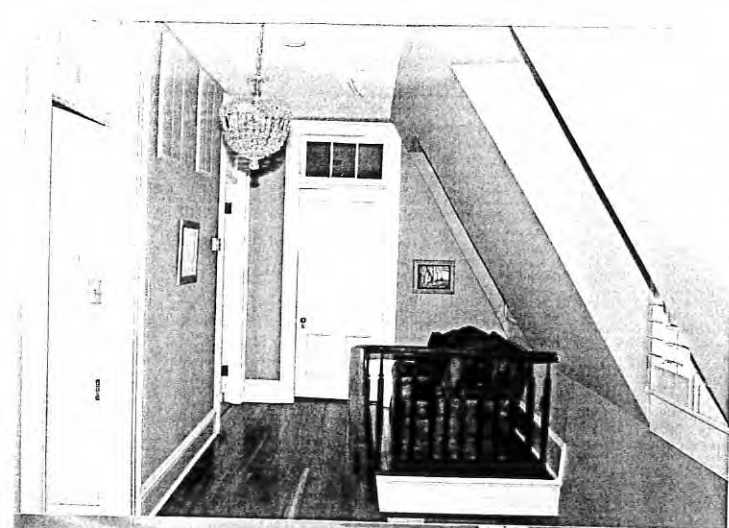
Second floor front chamber, view facing southwest.



100 Rutledge Avenue
Charleston, SC
January 2002

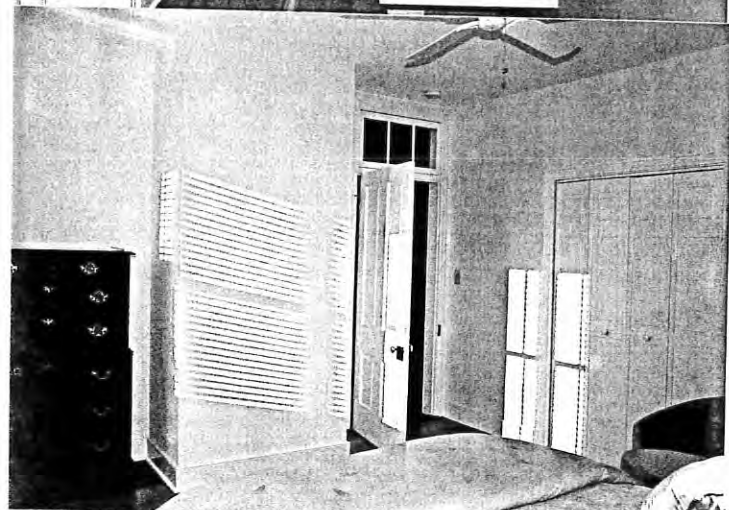
Second floor rear chamber, view facing northeast. French doors with transom open to piazza enclosure.





100 Rutledge Avenue
Charleston, SC
January 2002

Third floor, view facing west.



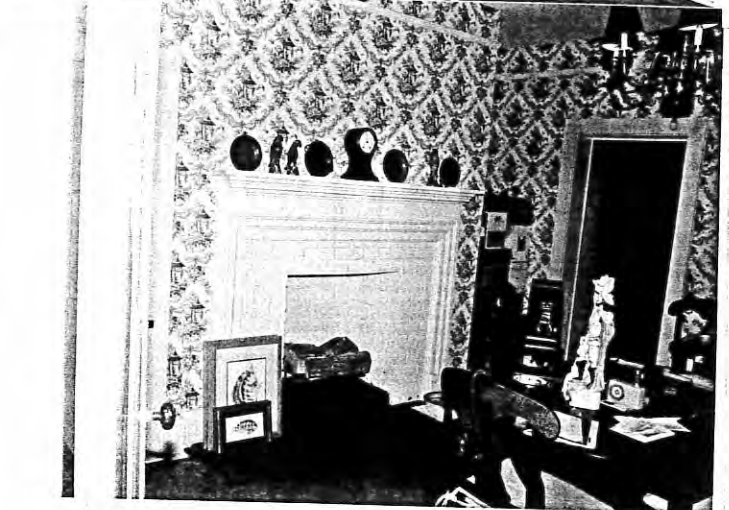
100 Rutledge Avenue
Charleston, SC
January 2002

Third floor, view facing northeast.



100 Rutledge Avenue
Charleston, SC
January 2002

Rear wing first level west room, view
facing northeast.



100 Rutledge Avenue
Charleston, SC
January 2002

Rear wing first level east room, view
facing northeast.

100 Rutledge Avenue
Charleston, SC
January 2002

Third floor, view facing west.

100 Rutledge Avenue
Charleston, SC
January 2002

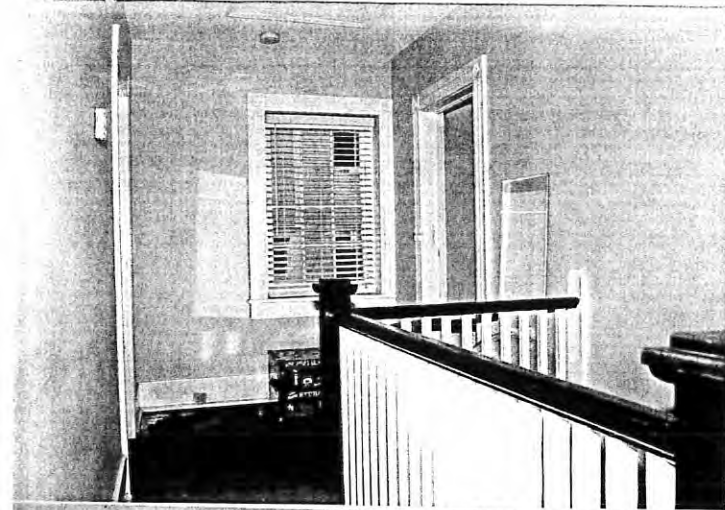
Third floor, view facing northeast.

100 Rutledge Avenue
Charleston, SC
January 2002

Rear wing first level west room, view
facing northeast.

100 Rutledge Avenue
Charleston, SC
January 2002

Rear wing first level east room, view
facing northeast.



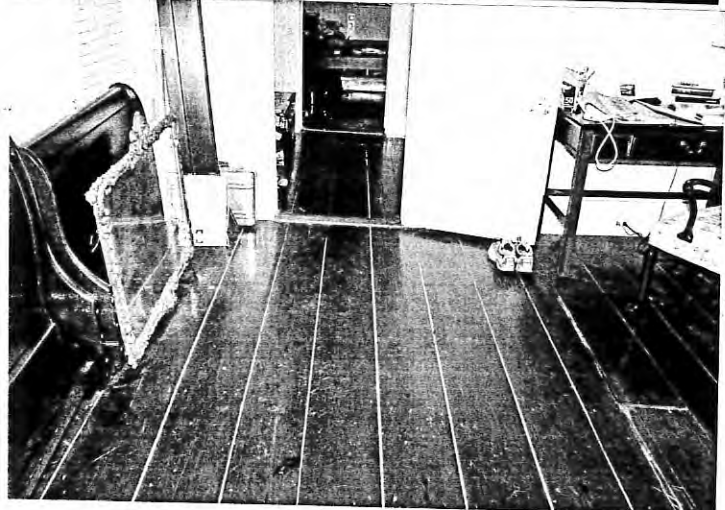
100 Rutledge Avenue
Charleston, SC
January 2002

Rear wing, second level hall and stair,
view facing south.



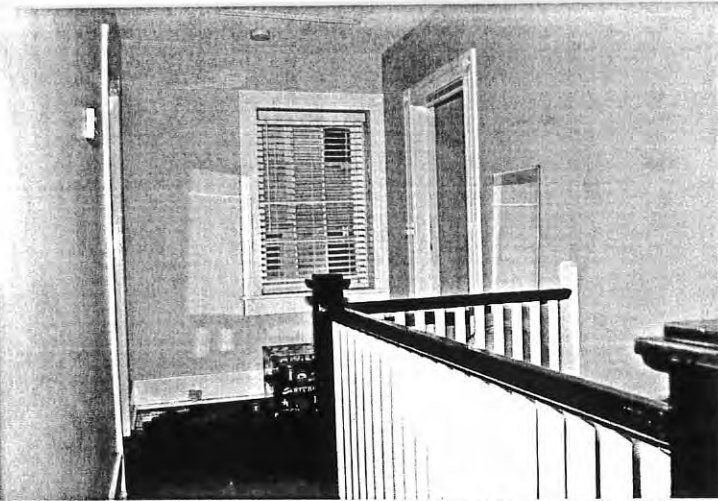
100 Rutledge Avenue
Charleston, SC
January 2002

Rear wing, second level east room, view
facing north.



100 Rutledge Avenue
Charleston, SC
January 2002

Rear wing, flooring at second level.



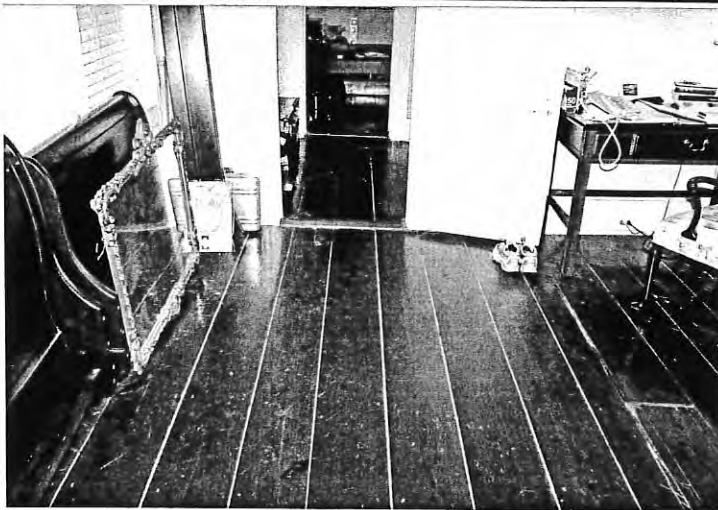
100 Rutledge Avenue
Charleston, SC
January 2002

Rear wing, second level hall and stair,
view facing south.



100 Rutledge Avenue
Charleston, SC
January 2002

Rear wing, second level east room, view
facing north.



100 Rutledge Avenue
Charleston, SC
January 2002

Rear wing, flooring at second level.

100 Rutledge

- 1852 Thomas Gadsden, 2-story brick house on 150' X 212' lot
- 1855 F. H. Mey, 2-story brick house on 150' X 212' lot, 16 Rutledge
- 1871-75 F. C. Mey, 2-story brick house on 150' X 212' lot
- 1872 Bird's Eye Map shows the large lot vacant. This can't be right.
- 1876-79 2-story brick, 96'X212', 1879 value \$3200 (compare to neighboring houses: \$11000
(Ward Book) \$8500, \$7000)
- 4/1/1881 Harriett A. Fripp to Edwin F. Miscally. Whereas F. C. Mey died leaving his will dated 1874, proved 2/1880, in which he devised the house and lot on Rutledge Avenue to my niece, Mrs. Harriet Ann Fripp. Now Harriet, of Charleston, for \$3200 paid by E. F. Miscally... lot with all the buildings thereon... on the east side of Rutledge, being the second south of Bull Street, lot 95'6" X 212' ... now or lately known as #16. U18, 144
- 4/1/1881 Edwin Miscally to Harriett Fripp, mortgage on the lot "with all the buildings thereon" to secure payment of \$2000 + interest (satisfied 4/1882) Z18, 85.
- 6/1881 Miscally to J. Bennett Lanneau, \$1700. Lot on east side of Rutledge, 50' X 212', the south portion of a lot lately conveyed to me by Mrs. Harriet A. Fripp. O18, 144
- 1880 Edwin F. Miscally: 46' X 212' with 2-story brick (\$2200); J. Bennett Lanneau (Ward Book) 50'X 212' without house, \$1000
- 2/1882 Edwin F. Miscally of Charleston to Mrs. Eliza R. Steinmeyer of Charleston. Lot with buildings... 45'6" X 212'. No sale price recited. Subject to mortgage to Mrs. Harriet Fripp. K18, 189
- 1881-82 Eliza B. Steinmeyer, 2-story brick, 46' X 212' lot, value \$2200 (vs. \$6000 (Ward Book) to \$10000 for neighboring houses)
- 1882 can't find it in City Block plats
- 1883-84 can't find it in Tax Assessor's Ward Book
- 1882 Mitchell family lives on Calhoun Street
- 1883 no Steinmeyers on Rutledge; Mitchell family lives on Coming Street
- 8/1884 Mrs. Eliza R. Steinmeyer to Susan Mitchell, Lot with Buildings, \$2500. Y18, 357
- 1885 Susan McP. Mitchell, 2-story wood house, Lot 46' X 212', valued at \$2300
- 1886 Susan McP. Mitchell, 2-story wood house, Lot 46' X 212'; declining assessments (Ward Book) throughout city: value drops to \$1866
- 1887 Dr. John S. Mitchell died (per city directory)
- 1888 "78" Rutledge: Mrs. John S. Mitchell, also L. H. Mitchell & John S.
- 1889 Mrs. J. S. Mitchell, J. C., L. H.; John S. & Creighton Mitchell (medical student)
- 1891 Mrs. Susan M. Mitchell (widow of John S), John S., J. Creighton Mitchell, phys
- 1898 "100" Rutledge: S. M. Mitchell, widow, Dr. J. S. Mitchell, L. H. Mitchell
- 1902 Miss Carrie & Miss Catherine Mitchell; John S. Mitchell
Sanborn shows 2-1/2 story frame building with 2-story brick rear wing on 45' lot
- 1904 L. H. Mitchell, John S. Mitchell, LeGer H. Mitchell
- 1908 John S. Mitchell, retired
- 1909-13 Miss Catherine C. Mitchell & Miss Caroline G. Mitchell
- 3/1918 Catherine and Caroline Mitchell, of Charleston, to Louise Mitchell, \$8500. Lot with buildings, 45' X 212', as to the late Susan DuP. Mitchell by deed of Eliza B. Steinmeyer and to Mitchells by will of Susan Mitchell dated 2/1893. U28, 67
- 1917-42 Dr. J. Creighton Mitchell, office & home
- 12/1936 Louise C. Mitchell to Lillie W. Wright. Mitchell has a 1923 bond by which she owes Wright \$6000 + interest (\$875) secured by mortgage. She conveys lot 45' X 172', with buildings, for satisfaction of the mortgage. B39, 429
- 3/1938 Lulie W. Wright died, will dated 1932. Property devised to Mattie W. Goodwin and Anna W. Wilbur. For \$10 they convey to Helen Ruth Miller, the rear portion of a lot, being 45'6" wide and 40' deep. Bounding west on Laura Seville Speissegger (formerly the front portion of the lot from which the property being conveyed was taken). This is the rear portion of property conveyed by Louise C. Mitchell to Lillie W. Wright in 12/1936. H40, 224

3/1938 (same day) Estate Lillie W. Wright by executrix Mattie W. Goodwin; also Goodwin individually and Anna W. Wilbur convey to Laura S. Speissegger: lot with buildings, 45' X 172', bounded north on Gilbert G. DuPont, east on Helen Ruth Miller, formerly the rear portion of the lot. H40, 225

1948 Dr. J. C. Mitchell, Dr. Speissegger; 1 apt

1974 Dr. William H. Speissegger, Dr. M. T. Townsend; 2 apt

1981 Laura Saville Speissegger to William J. and Mary M. Dougherty, 45'6" on Rutledge, 172' deep. P125, 053