

CharlestonWISE Impact Project Historic House Information

<u>Prepared by:</u>	Mariah Schwartz
<u>Prepared for:</u>	Sustainability Institute
	Historic Charleston Foundation

Date: July 28, 2011

<u>Location Address:</u>	The Happoldt House 174 Smith Street Charleston, SC 29403
--------------------------	--

House Data Sheet

<u>Construction Date:</u>	c. 1853-1857
<u>Sq. Ft:</u>	1,601
<u>No. of Stories:</u>	2
<u>Bldg. Orientation:</u>	Smith St façade faces SW
<u>HCF Easement / Covenant Property:</u>	Yes



System	Material / Type	Notes
Exterior Walls	Wood	Repaired or replaced during 1986 rehab
Roof	Metal, standing seam	Repaired during 1986 rehab
Framing	Wood	
Windows	Wood, double-hung	6/6 and 9/9 lite; restored to operable conditions in 1986 rehab
Foundation	Stucco over brick piers	Low crawlspace, wood access panel installed on east elevation in 1986
Piazza / Porch	Wood	2-story, south elevation

Sanborn Maps:

The 1888 Sanborn map shows a 2-story dwelling with a 1-story piazza, on its south elevation, aligned with the north property line of the lot. There is also a 1-story addition on rear of the structure. The 1902 Sanborn shows a 2-story structure with a thinner 2-story piazza on the south elevation; however this structure is situated further back on the lot. This could mean one of three things: 1) the original house was demolished and a new structure was built in this location, 2) the house was moved further back from the front property line, or 3) the front portion of the house was demolished and a second story was constructed on top of the 1-story rear addition. The 1944 map shows the house in the same location and a 1-story addition has been built on the south elevation, enclosing the rear portion of the piazza. The 1951 Sanborn map shows the same configuration as the 1944 map.

Additions / Alterations:

174 Smith Street was condemned by the City in the 1970s due to its poor condition. Acquired by HCF in the early 1980s, it was rehabilitated in 1986 and then sold in 1987 (Rehab Plans on file). During the rehab project, there was a change order to remove the collapsed chimney debris and repair the floor and roof. This could be a potential area for air leakage. In this same change order file, there is discussion of locating ductwork under the first floor or running it through the porch and up into the first floor ceiling -- field verify actual location (see Wilson Change Order #1 on file). The house is located in an area prone to flooding, and most likely suffered structural damage from Hurricane Hugo. A 1992 "Building Inspection & Damage Survey" completed by Coastal Engineering and Testing provides information on the structural condition of the house at this time and states that the structural issues were not caused by Hugo, but by long-term deterioration of the masonry foundation (on file). Structural repairs were completed on the house in 1993 (see De Costa Invoice 4-1-1993). HCF approved a Request for Alteration in 1997 to restore the columns, porch, shuttle