

**HISTORIC PRESERVATION  
CERTIFICATION APPLICATION –  
PART 1**

Not named

Property Name

12 Franklin Street, Charleston SC

NPS Office Use Only

Project Number:

Property Address

**5. Description of physical appearance:**

#12 Franklin Street is a two-story, three bay wide masonry residence with a two-tier piazza along its south elevation. Originally constructed ca. 1850, and extensively repaired after the 1886 earthquake, the building retains elements of both periods of construction. The façade is ornamented by a castellated flat parapet, quoinwork, and ornate hoods over the window and door openings. At both levels of the piazza are low arches between the columns, turned balustrades, paneled ceilings and french doors. Brownstone steps at the north bay of the façade access the principal entry. This opens to the vestibule with its patterned tile floor.

The construction date of the stuccoed masonry kitchen house is uncertain. (The 1882 City Engineer's plat shows it as a wood building.) It has been connected to the main house since at least 1902, and is shown on the Sanborn map of that date with a two-story piazza. Elements of this piazza – the chamfered posts and picket balustrade – have been replaced over time, but the 2/2 window sash and beaded-board ceilings remain from the late-nineteenth century.

Also on the property is a modern garden house, built on the approximate location of a garage/dwelling that was removed by the previous owner. Although of recent construction, the garden house is compatible with the historic property and the surrounding historic district.

The interior of 12 Franklin Street is laid out on a side-hall plan with double parlors that open to the vestibule and the corridor. The parlors are connected by a cased opening, and retain plaster medallions, deep cornices, and late-19th century marble fireplace surrounds. These were installed when the fireboxes were converted as coal grates, probably during the earthquake repairs. The stained-glass inserts at the dining room (rear parlor) French doors, and the finely painted stencilwork, also date to that period. Heart-pine flooring in good condition remains throughout the building, except at the side hallway.

The building retains much of its historic fabric, and changes to the floorplan have been minimal. A small side hallway behind the dining room was created when the kitchen house was attached. During the 20th century, this was the location of a bathroom. The area was reopened ca. 2000, and the dependency was reworked. A modern kitchen was installed in the front half, with a family room in the rear space where the earlier kitchen had been. The upper level of the kitchen house has modern finishes.

Date of Construction: ca. 1850

Source of Date: Deeds and tax records

Date(s) of Alteration(s): ca. 1886

Has building been moved?  yes  no If so, when? \_\_\_\_\_

**6. Statement of significance:**

12 Franklin Street is an excellent example of a masonry Charleston town house of the mid-nineteenth century. It retains integrity of location, design, setting, materials, workmanship, feeling, and association, and contributes to the significance of the Charleston Historic District. The building was rated as Category 2: Excellent in the 1973 Feiss-Wright Inventory of Charleston. Category 2 is described as "High style regional architecture – fine "Charleston style" – well designed and proportioned – good detail – spirited, dignified, frequently innovative, rare, and always attractive and interesting. Of irreplaceable importance, to be preserved *in situ* at all costs."

**Historical background**

David Lopez was a Charleston building contractor responsible for several commercial buildings, the Beth Elohim Synagogue [1840] on Hasell Street, and a number of speculative or investment properties dating from the mid-1830s. In 1849 he purchased a large parcel at the corner of Queen and Franklin [then known as Back] Street, a transaction that was carried out by Abraham Moise as trustee for Lopez's children. Lopez took over management of the trust estate, and developed the land. He erected two brick residences near the corner of Franklin and Queen streets, and in 1853 sold them to investor James M. Mulvaney. Mulvaney in turn sold the south property (today's 12 Franklin) to James B. Barkley in 1858.

Originally constructed as an investment/rental residence, the property changed hands several times during the nineteenth century: to Tristram Tupper Jr. in 1858, J. Legare Yates in 1863, W. M. Magwood in 1867, Samuel Weiskopf in 1887, and Charles O. Michaelis in 1897. Before 1897, most of these owners held it as a family residence; Michaelis returned it to rental usage.

The 1886 earthquake damaged 12 Franklin Street severely, with chimneys down, all four walls cracked, and the building generally "so badly injured that it can only be made safe by rebuilding." The Magwood family moved to a house on Smith Street, and sold the subject property to Samuel Weiskopf, who rebuilt it. A King Street dealer in paints and oils, Weiskopf was probably responsible for the stencilwork and stained-glass windows on the first floor.

During the early twentieth century, the building again changed hands several times. Beginning in 1925, it was owned for a decade by Charleston's First Baptist Church and used as a pastorum. In 1935 the church conveyed the building to Gladys W. Izlar. She owned it for over 60 years, living here first with her family and later with tenants and boarders.

**7. Photographs and maps.**

Attach photographs and maps to application

Continuation sheets attached:  yes  no

NOTES, 12 FRANKLIN STREET

11/3/1843 David Lopez conveyed to Moses Lopez, certain property in trust. Moses Lopez died, Abraham Moise was appointed in his stead; Moise died, David Lopez was appointed in his stead. While trustee, Moise acquired 6/26/1849 other real estate from James Gray, master-in-equity, in trust for the children of David Lopez... (RMC E13:32)

1849 directory: David Lopez, builder, residence 28 George Street  
Poston: Lopez the contractor for #11 Broad Street, 1856 brownstone Italianate commercial building, 141 East Bay, 1853 sandstone Moorish, 153-155 Queen, ca. 1837 frame tenement, 90 Hasell, 1840 Greek Revival synagogue, 18-20 Wentworth, 1839 brick row houses. Isaac Moise his brother-in-law

6/1849 Auction sale, valuable property at the west end of Queen Street, well known as Messrs. Sifley & Mintzing's, which is now divided into 16 desirable building lots, of which seven are on Back street, and nine on Queen Street... Sale under decree in equity court (*Courier* ad 6/26/1849)

Ward Book 1852-56: Lot w/ no houses, Lewis Trapman, appraised with Broad St.; Lot with 2 brick buildings

7/8/1853 David Lopez, Trustee, to James M. Mulvaney, \$3200. Lot at southeast corner of Queen and Franklin streets, 70' on Queen Street, 105' on Franklin, bounding south and east on other lands of Lopez. (RMC E13:32)

Mulvaney not found in directories 1852-55; Barkley not found 1855

3/1857 J. M. Mulvaney (RD Mary Anna Mulvaney) to James B. Barkley, both of Charleston, \$2000. Parcel measuring 60' on east and west (Franklin Street) lines, 75' on north and south lines; bounding north on Mulvaney, being the south portion of a lot purchased by Mulvaney from David Lopez, Trustee. Bounding south on David Lopez, Trustee for his children. (RMC T13:144) Mulvaney retained part of the lot bought from Lopez.

3/30/1858 James B. Barkley to Tristram Tupper, Jr., \$6200. Lot with buildings, #4 Franklin Street, 60' on Franklin and back line, 71' on north line, 77' on south line. (RMC T13:233)

1861 Census shows three houses on the east side of Franklin: 2 Franklin owner/occupant Rev. John B. Campbell; 4 Franklin T. Tupper jr. owner/occupant; 6 Franklin owned by Mulvaney, occupied by Bishop Lynch.

12/15/1863 Tristram Tupper Jr. to James Legare Yates, both of Charleston, \$13,000. (RMC T14#4:96) Price reflects Confederate currency inflation

11/12/1867 J. Legare Yates to W. M. Magwood, trustee for Elizabeth Caroline Magwood, \$4500. (RMC E15:195) [Magwood gives Yates a mortgage]

Ward Book 1871-75: Franklin Street from Short to Queen Street: 120X85, D. Lopez, Tr; 60X77 w/ 2-st brick building: E. C. & H. W. Magwood Trust Estate; lot part of Queen Street, 3-st brick, James Mulvaney then Henry Puckhaber

1882 Henry Magwood residence 4 Franklin.

1886 Earthquake Report: 12 Franklin is vacant and badly damaged. North and east walls badly cracked; south wall "part good"; west badly injured. Chimneys down "Building so badly injured that it can only be made safe by rebuilding."

1/1887 Henry M. Magwood, trustee of Elizabeth C. Magwood, and Elizabeth C. Magwood to Samuel Weiskopf, \$2600. Lot with buildings, 12 Franklin Street, 60' on east and west lines, 71' on north line, 77' on south line, with a jdg of 4'10" in the line. (RMC G19:256)

1888 Magwoods live on Smith Street.

1888 S. Weiskopf, King Street merchant (paints, oils and supplies) residence 12 Franklin.

1891 same.

8/3/1897 W. Gibbes Whaley, master in equity, to Charles Otto Michaelis, \$2050. Re Michaelis vs. Weiskopf, decree 7/7/1897, auction 8/3/1897. Lot with buildings, 12 Franklin, description as above.

1/6/1898 G. H. Sass, master, to the SC Loan & Trust Company, \$300. Re. complaint in Common Pleas, SC Loan & Trust vs. Samuel Weiskoff et. al. demanding judgment re. Real Estate. Hearing 12/1897, decree to be sold at auction 1/6/1898. Lot with buildings, 117 Queen Street, at south side of Queen Street east of Franklin Street. 29'6" on Queen Street and the back line, 100' on east and west lines (RMC F23:78)

11/1898 State of SC Loan & Trust Company, by its president R. G. Rhett, to Johanna Michaelis, \$325. South portion of the lot purchased by SCL&T from Sass.

1902 E. E. Bellinger, Jr., residence 12 Franklin

1903 same

3/1/1907 Elfrida Koldeney to Josephine Levy, \$3000. E. Koldeney is sole heir of Johanna Michaelis and C.O. Michaelis. Under will of said C. O. Michaelis (died 2/11/1898) his estate devised to his wife Johanna for life; he owned 12 Franklin at his death. Soon afterward, Johanna purchased the second lot from SC Loan & Trust. Elfrida, their only living child, conveys to Levy 12 Franklin Street, lot with buildings, description as above. Also the lot with building, south portion of lot purchased by SC Loan & Trust from Sass, 29' on north and south lines, 39' on east and west lines (RMC H25:194).

1908 Julius Levy residence 12 Franklin

9/1909 Josephine Levy to Leland Moore, \$4000, two lots: the lot with buildings at #12 Franklin Street, description as above; also the lot with building, the southernmost portion of a lot purchased by SC Loan & Trust Company from G. H. Sass, master, being 39' on the east and west (Franklin Street) lines, 29'6" on the north and south lines. (RMC R25:17)

4/15/1919 Leland Moore to Eliza L. Frampton, \$5 (RMC X28:175)

5/17/1922 Eliza Lucas Frampton to Pauline H. Frampton, \$5 + the love and affection I bear to my sister-in-law (RMC D31:420)

1/28/1925 Pauline Haltiwanger Frampton to First Baptist Church, \$8000 (RMC L32: 678)

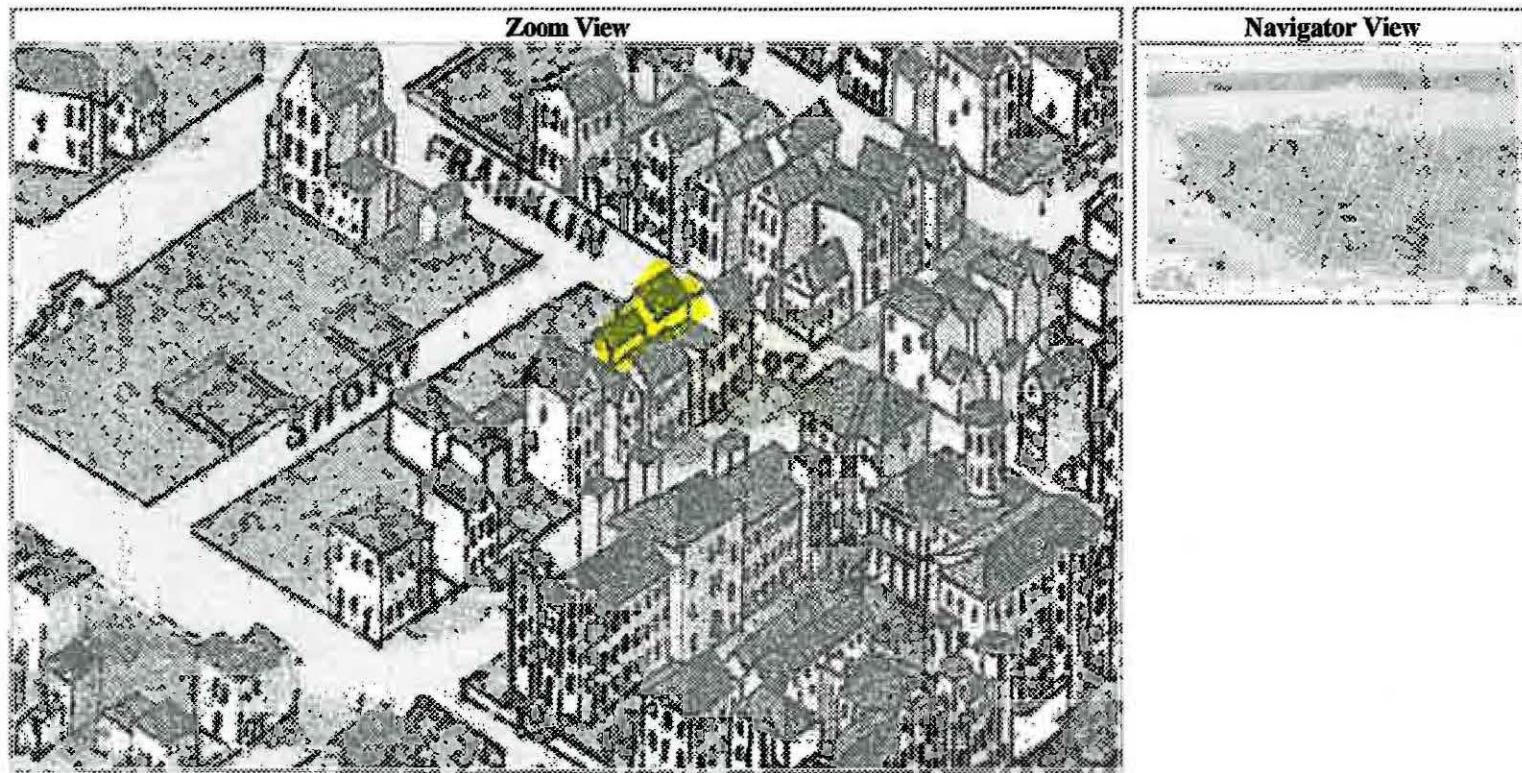
3/9/1935 First Baptist Church of Charleston to Gladys W. Izlar, \$3500, #12 Franklin Street, two lots (RMC W36: 291)

Harriett N. Ruddock to Gladys W. Izlar, \$30. The northeast corner of 10 Franklin Street, 27' on the east and west lines, 7' on north and south lines: this straightens the line between them to Franklin Street (RMC Q42:87)

1999 Gladys W. Izlar to O'Brien

Bird's eye view of the city of Charleston, South Carolina 1872.

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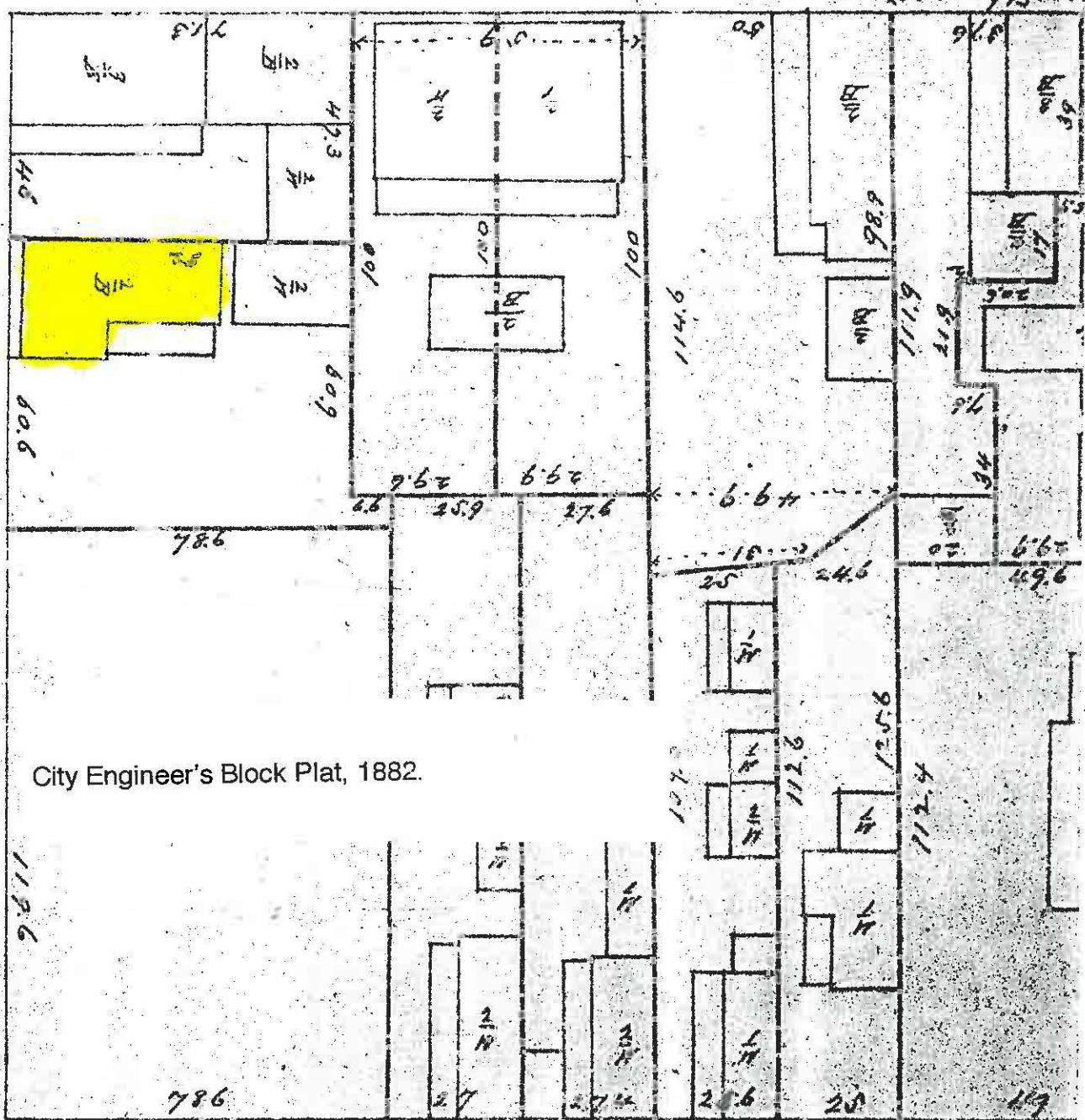
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Oct 902



## City Engineer's Block Plat, 1882.

Short

1888

3

# FRANKLIN

WELL

110

61

14

54

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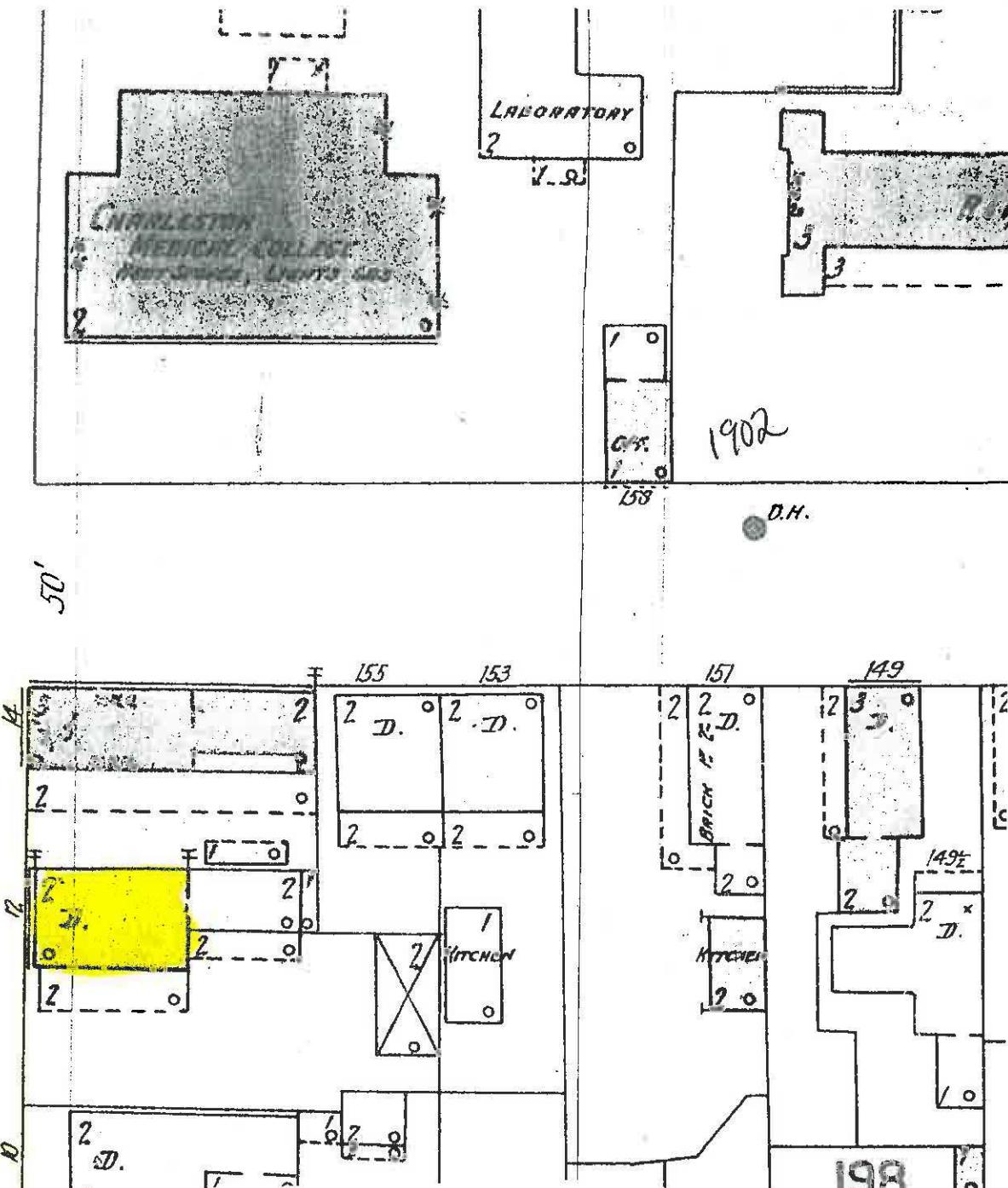
27

Ca

# SHORT

52  
FRANKLIN

ST.



Sanborn Company Insurance Map, 1902.

