

**HISTORIC PRESERVATION  
CERTIFICATION APPLICATION –  
PART 1**

Not named

Property Name

12 Franklin Street, Charleston SC

Property Address

NPS Office Use Only

Project Number:

**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 pastorium. 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 jog 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)

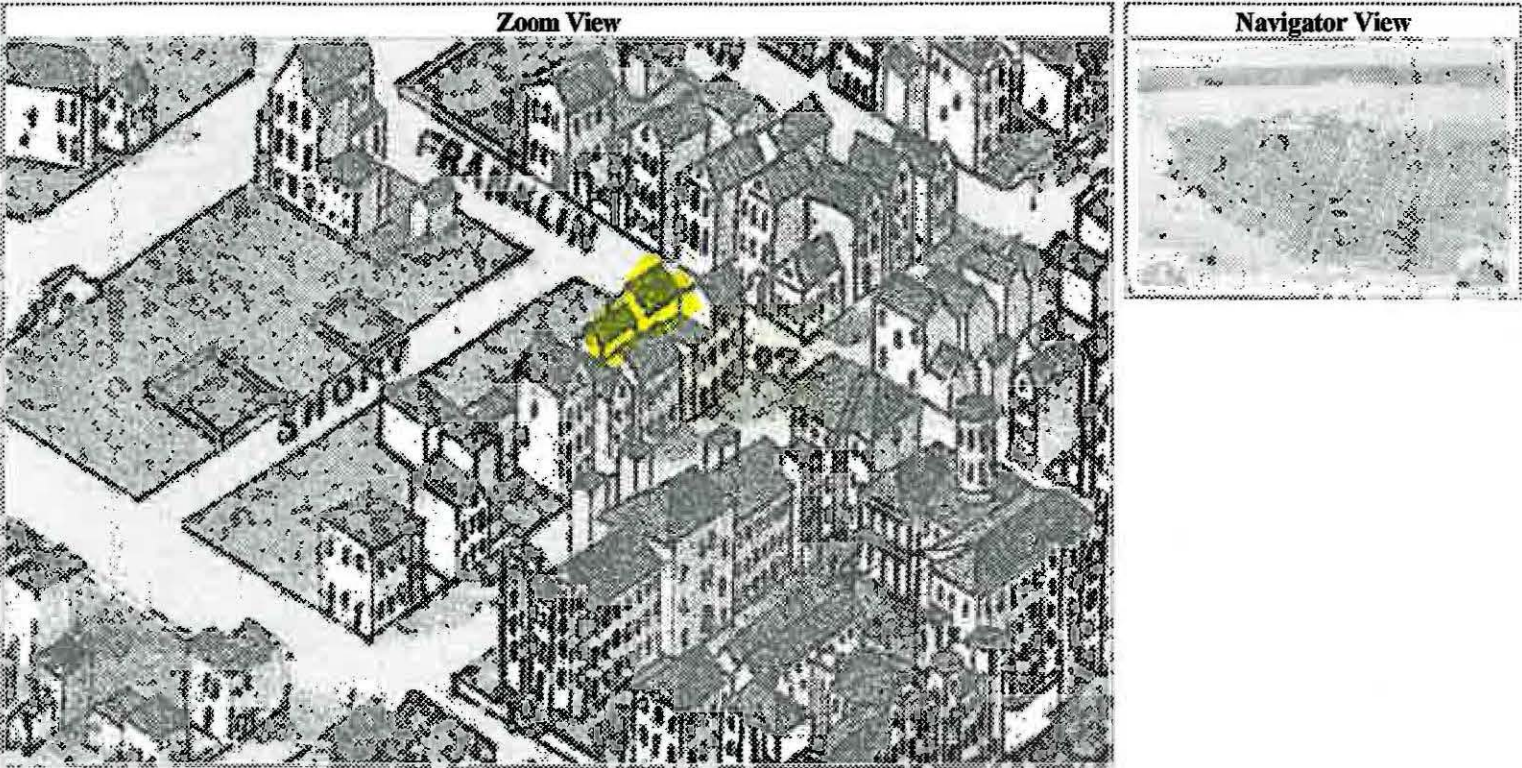
Harriott N. Ruddock to Gladys W. Izlar, \$30. The northeast corner of 10 Franklin Street, 27' on the east and west lines, 7' on north and south lines: this straightens the line between them to Franklin Street (RMC Q42:87)

1999 Gladys W. Izlar to O'Brien



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

To change view, select desired zoom level and window size from the options below the Zoom View window and then click on the image. The display will be centered where you click. To move up, down, left, or right within a zoom level, click near the edge of the image in the Zoom View or select an area in the Navigator View. The red box on the Navigator View indicates the area of the image being viewed in the Zoom View.



Zoom In ☒ ☐ ☐ ☐ ☐ Zoom Out [Full Image](#)

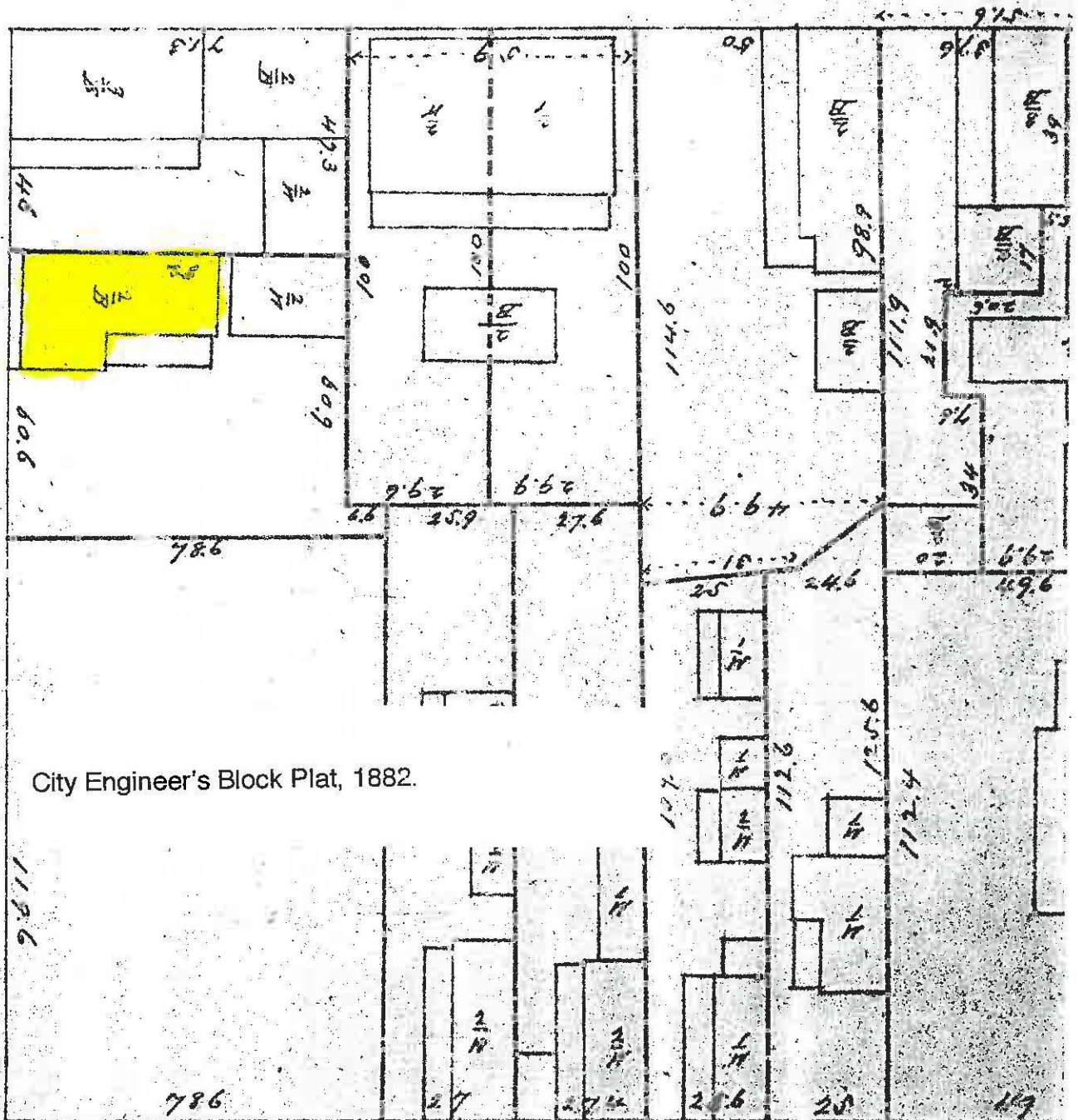
Window size ☐ 256 x 256 ☐ 400 x 400 ☐ 600 x 400 ☐ 640 x 480 ☒ Initial (652 x 430)

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Queen



City Engineer's Block Plat, 1882.

Short



DN

6" W.P.

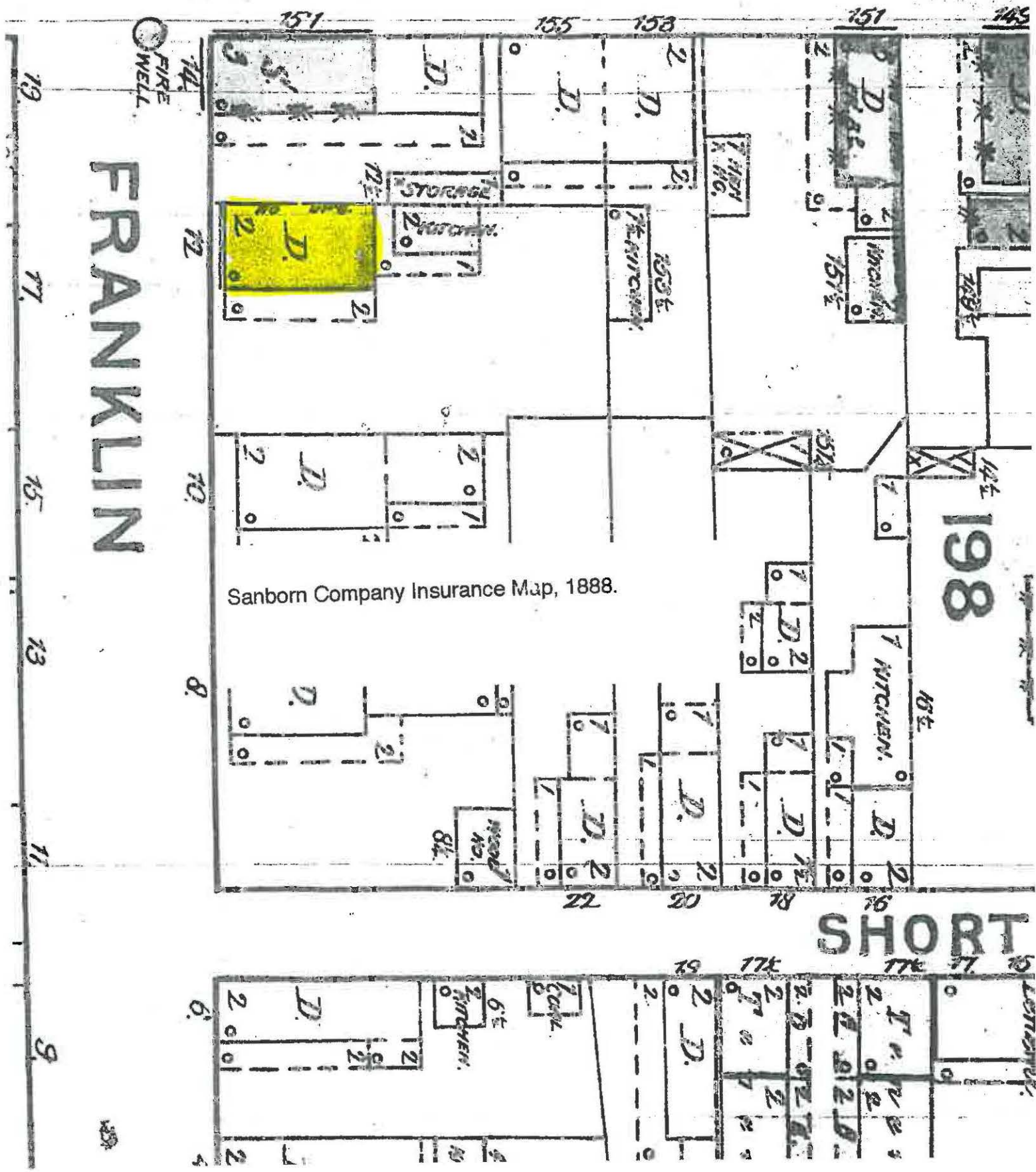
FRANKLIN

FIRE  
WELL

Sanborn Company Insurance Map, 1888.

198

SHORT



ST. S.

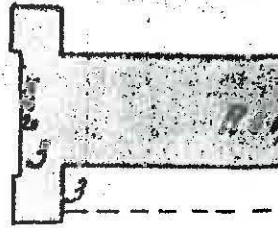


LABORATORY

V.S.



1902

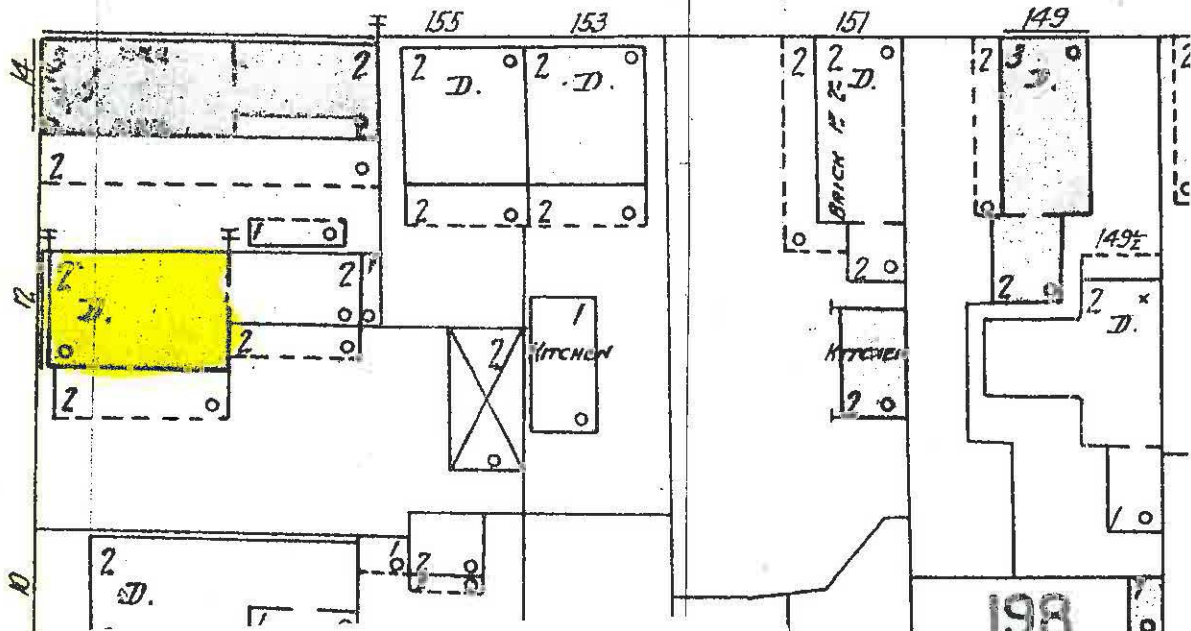


D.H.

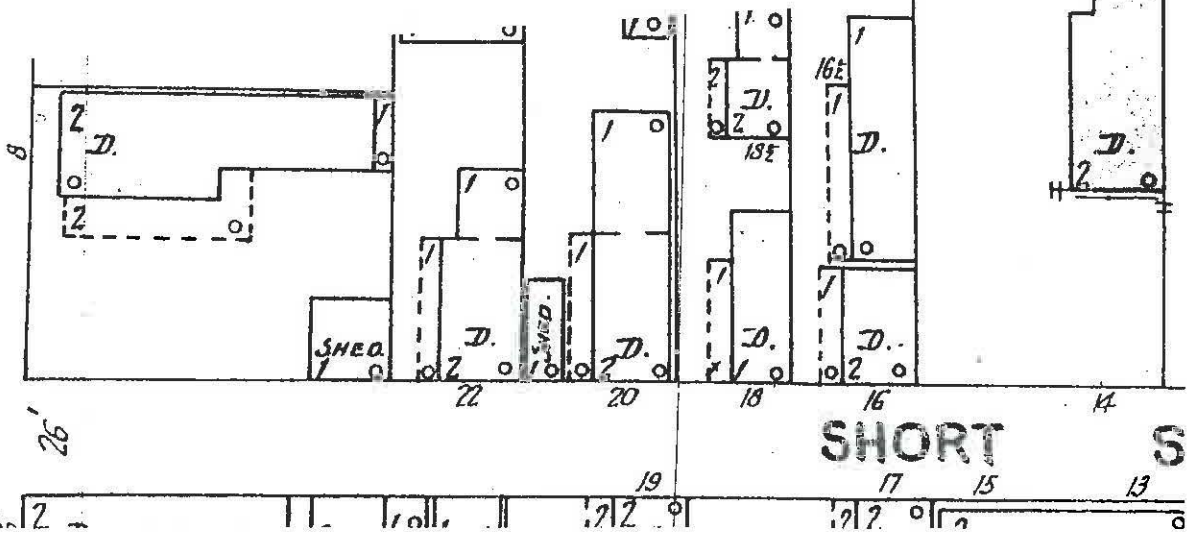
D.H.

50'

FRANKLIN ST.



Sanborn Company Insurance Map, 1902.



SHORT

S

3

D.H.



**WHISKEY, HAMS AND SHOULDERS.**  
 200 bbls. choice Rectified WHISKEY, high proof  
 40 do. Godman's Sugar cured Hams  
 5 hnds. Shoulders  
 20 Kegs Tamarinds.  
 Landing per Baranac, and for sale by  
 1 19 **BLUM & COBIA.**

**COLLETON BITTERS—CAUTION TO THE PUBLIC.**—In consequence of the many imitations of this invaluable Remedy, the proprietors beg to inform public that a fac simile of her written signature is now red to each label, and that she has appointed as her Agents for Charleston, Messrs. HAVILAND, HARRAL & CO., 269 King and 11 Hayne street. Where the Bitters can be procured in any quantity, at wholesale and retail prices. **E. A. JENKINS,** Sole Proprietors of the "Colleton Bitters." 136

**PRIVATE SALE.** DINAH 65, washer; her daughter Polly, 37, ladies' maid and plain cook, and 13 child Sam, 11, house boy. Apply to **T. C. HARLESTON,** Broker and Auctioneer, 6 State street. 9

**PRIVATE SALE.** The LAW LIBRARY of the late HENRY BAILEY, numbering about seven hundred volumes. Catalogues may be obtained of Mrs. John Russell, King st., and Mr. Jacob Cohen, No. Broad st. For terms, &c., apply to Jacob Cohen, or to **G. BAILEY, Adm'r.** 30

**FOR SALE,** the PLANTATION known as the Harwell Tract, and laid down in Labarett's map as Sunflower Bend. It lies in Clarke county, on the Tombigbee river, about 100 miles from Mobile, and contains 10 acres of river bottom, 500 of which are open for cultivation.

Also,  
 One thousand acres adjoining; most of it timbered with oaks, the balance of Oak and Ash, with two valuable openings for wood yards. Three healthy summer residences are attached to the premises. The above lands will be sold low, and on long time. For further particulars apply on the premises, or to

**R. B. HARWELL,**  
 Sugraville, Clarke county, Ala.  
 Mobile, May 28. 1mo [Ju 15]

**VALUABLE WARE-HOUSE AND THE REMAINING STOCK OF IRON.**—The subscribers offer at private sale, that valuable STORE at the corner of Boyce & Co's wharf and East Bay street, with all the privileges and right of way thereto pertaining.

Also,  
 The remaining stock of IRON, consisting of:  
 33 tons ENGLISH IRON  
 10 tons Refined do.  
 17 tons Sweeds do.  
 14 tons Refined  
 Spike Box Iron, Spike Rods, Horse Shoe Iron  
 Sheet Iron, English Blister Steel and Band Iron  
 16 kegs 30d. Nails  
 A valuable Iron Safe  
 2 Scales.

An inventory of the Iron can be seen at our office, and liberal discount will be made for the entire stock, at four months credit, or purchasers can be accommodated with any quantity at a reduction of 10 per cent on the retail prices.

The price for the Store is \$7000—\$2000 cash, and the balance by bond, payable in one, two, three and four years, with interest annually; the building to be insured and policy assigned. **CONDY & DAWES.** Ju 14

**FOR SALE,** the following PROPERTY, of Estate of John Strocker. Apply to

Conditions—one third, cash; balance payable in one, two and three years, with interest from date, payable annually, secured by a mortgage of the property; the same to be kept insured and policy assigned. Purchaser to pay for papers. Ju 20

**Sale of U. S. condemned Ordnance, Shot and Shells, at Fort Moultrie.**

**BY CONDY & DAWES.**  
 On WEDNESDAY, 18th July next, at Fort Moultrie, at 12 o'clock, M., will be sold, to the highest bidder, The following ORDNANCE, &c.  
 4 BRASS MORTARS, weighing 7200 lbs.  
 52 heavy Cannon, (Iron,) weighing 331,700 lbs.  
 6816 Shot of different calibres, weighing 187,953 lbs.  
 The Ordnance Sergeant of the Post will show the property.  
 Conditions cash—articles to be removed without unnecessary delay. Ju 26

**Negro on account and risk of the former owner.**  
**BY CAPERS & HUGER.**  
 Will be sold, on THURSDAY, 26th inst., at the north side of the Custom House, at 11 o'clock, CHARLES, 31 years of age, a first rate house servant, to be sold without warranty, and on account and risk of former owner, he having proved unound.  
 Terms cash; purchaser to pay for bill of sale. Ju 26

(Sale Postponed.)  
**UNDER DECREE IN EQUITY.**  
**F. S. Beller et al vs. H. Sibley.**  
 THIS DAY, the 26th inst., at 11 o'clock, will be sold, near the Custom House,

All that valuable PROPERTY at the west end of Queen street; well known as Messrs. Sibley & Mintzing's, which is now divided into sixteen desirable building lots, of which seven are on Black street, and nine on Queen st., the particulars of which will appear in a plat recently made by Charles Parker, Esq., Surveyor, and which may be inspected at my office.

Terms—one third cash; the balance in one and two years, by bond and mortgage, with interest semi annually. Purchasers to pay for papers. Ju 26

**UNDER DECREE IN CHANCERY.**  
**M. T. Mendenhall, Ordinary C. D. vs. Abraham Wilson.**  
 On THURSDAY, 12th July, will be sold, at or near the Custom House, at 11 o'clock, or soon thereafter, All that LOT OF LAND with the Buildings thereon, situate on Charleston Neck, on the east side of Coming street, measuring in front on Coming street 20 feet, more or less, and in depth from east to west 200 feet more or less; butting to the north on land of Frazer, to the south on land now or lately belonging to — Whittemore, to the east on land belong to the Estate of — Huger, and to the west on the said street.

AND, ALSO,  
 All that PLANTATION, situate in St. Paul's Parish, containing about 850 acres of Land, and consisting of three tracts, called Turkey Hill, Danbridge and Monay, butting and bounding westwardly on land formerly of Dr. George Balg, eastwardly on land formerly of James Stanyess, northwardly on land formerly of James Nichols, and southwardly on land formerly of Richard Down.

Conditions—one third cash; the residue in bonds with personal security and interest from date of sale, annually, payable in two equal annual successive instalments, and secured by mortgages of the property sold; the buildings on Charleston Neck to be insured, and the policy assigned to the Master. Purchasers to pay for papers.

**EDWARD E. LAURENS,**  
 Ju 21 Master in Chancery.

**UNDER DECREE IN EQUITY.**  
**Keating S. Ball et al vs. Samuel C. Chapman, et al. Executors of George Laurens, deceased.**  
 On TUESDAY, 10th July, 1869, will be sold at or near the Custom House, at 11 o'clock, or soon thereafter, All that HOUSE and LOT OF LAND, in Section 23,