

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

OMB Approved  
No. 1024-0009

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 — DESCRIPTION OF REHABILITATION

NPS Office Use Only

NRIS No:

NPS Office Use Only

Project No:

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. A copy of this form may be provided to the Internal Revenue Service. The decision by the National Park Service with respect to certification is made on the basis of the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

1. Name of property: Not Named  
Address of property: Street 10 Gillon Street  
City Charleston County Charleston State SC Zip 29401

☐ Listed individually in the National Register of Historic Places; give date of listing: \_\_\_\_\_  
☒ Located in a Registered Historic District; specify: Charleston Old and Historic District

Has a Part 1 Application (Evaluation of Significance) been submitted for this project? ☒ yes ☐ no  
If yes, date Part 1 submitted: 8/85 Date of certification: 10/25/85 NPS Project Number: \_\_\_\_\_

2. Data on building and rehabilitation project:

Date building constructed: ca. 1820 Total number of housing units before rehabilitation: 0  
Type of construction: Brick Number that are low-moderate income: 0  
Use(s) before rehabilitation: Office Total number of housing units after rehabilitation: 1  
Proposed use(s) after rehabilitation: Office/residential Number that are low-moderate income: 0  
Estimated cost of rehabilitation: \_\_\_\_\_ Floor area before rehabilitation: 3680  
This application covers phase number 1 of 1 phases Floor area after rehabilitation: 3680  
Project/phase start date (est.): March 1987 Completion date (est.): December 1987

3. Project contact:

Name Preservation Consultants, Inc.  
Street PO Box 1112 City Charleston  
State South Carolina Zip 29402 Daytime Telephone Number (803) 723-1746

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 Louis Y. Dawson III Signature [Signature] Date \_\_\_\_\_

Organization \_\_\_\_\_

Social Security or Taxpayer Identification Number [Redacted]

Street 10 Gillon Street City Charleston

State South Carolina Zip 29401 Daytime Telephone Number (803) 723-4856

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The National Park Service has reviewed the "Historic Certification Application — Part 2" for the above-named property and has determined:

- ☐ that the rehabilitation described herein is consistent with the historic character of the property or the district in which it is located and that the project meets the Secretary of the Interior's "Standards for Rehabilitation." This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is completed.
- ☐ that the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's "Standards for Rehabilitation" if the attached conditions are met.
- ☐ that the rehabilitation or proposed rehabilitation is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's "Standards for Rehabilitation." A copy of this form will be provided to the Internal Revenue Service.

Date

National Park Service Authorized Signature

National Park Service Office/Telephone No.

☐ See Attachments

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PART TWO**

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Property Name

10 Gillon Street, Charleston, South Carolina 29401

Property Address

6. DETAILED DESCRIPTION OF REHABILITATION/PRESERVATION WORK - Includes site work, new construction, alterations, etc. Complete blocks below.

<b>NUMBER</b> 1	Feature: <u>Introduction</u>
	Date: <u>N/A</u>

Describe work and impact on existing feature:

Describe existing feature and its condition:

10 Gillon Street is a rectangular 3-1/2 story stuccoed brick structure with a hipped tile roof. Constructed ca. 1820 with residential space above first floor commercial space, the building has been used as offices throughout much of the 20th century. The exterior retains much of its historic appearance and detailing. The interior has seen numerous remodelings that have resulted in the loss of much of its historic fabric and spaces.

The rehabilitation will be undertaken in accordance with the Secretary of the Interior's Standards. Significant historic fabric, features, and spaces will be retained and repaired as needed. The project's emphasis will be on returning the upper levels to their historic residential use. Exterior repair will be limited and no repairs are anticipated at the first floor level. The overall impact of the project will be to retain the historic appearance of the structure while enhancing the structural integrity of the building and its finishes.

Photo no. 1-25 Drawing no. S1, EC1-3, A1-3

<b>NUMBER</b> 2	Feature: <u>General Exterior</u>
	Date: <u>19th century</u>

Describe work and impact on existing feature:

Describe existing feature and its condition:

10 Gillon Street is a rectangular 3-1/2 story stuccoed brick structure with a hipped tile roof. The exterior retains much of its historic appearance and detailing including its tile roof, 9/9 sash windows, french doors, and an iron balcony.

Exterior repair will be limited and will be undertaken in accordance with the Secretary of the Interior's Standards. Significant historic fabric and features will be retained and repaired as needed. The overall impact will be to retain significant historic design elements and fabric while enhancing the structural integrity of the building and its finishes.

Photo no. 1-8 Drawing no. ---

<b>NUMBER</b> 3	Feature: <u>Roof</u>
	Date: <u>c. 1820</u>

Describe work and impact on existing feature:

Describe existing feature and its condition:

Hipped tile roof in generally good condition with evidence of 20th century repairs that include the use of asphaltic and fiberglass coating materials.

The existing roof will be retained and repaired as needed. It is anticipated that very little repair will be required. All repairs to be accomplished to match existing adjacent conditions in design, materials, and workmanship in accordance with Preservation Briefs #4.

Photo no. 1-2, 5-6 Drawing no. ---

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4

Feature: Chimney

Date: 19th c.

Describe work and impact on existing feature:

Describe existing feature and its condition:

One brick chimney remains at the south end of the east wall and is in generally good condition.

The existing chimney will be retained and repaired as needed. It is anticipated that very little repair will be required. All repairs to be accomplished to match existing adjacent conditions in design, materials, and workmanship in accordance with Preservation Briefs #2. The overall impact will be to retain and enhance the condition of this historic feature of the building.

Photo no. 1,5,6 Drawing no. ---

NUMBER

5

Feature: Stucco

Date: 19th-early 20th centuries

Describe work and impact on existing feature:

Describe existing feature and its condition:

All elevations have stucco finishes dating from the late-19th to early 20th centuries. Stucco is in generally fair condition and exhibits areas of deterioration.

The existing stucco finishes will be retained and repaired as needed. It is anticipated that very little repair will be required and will generally be limited to those areas requiring stabilization. All repairs to be accomplished to match existing adjacent conditions in design, materials, and workmanship in accordance with Preservation Briefs #2. The overall impact will be to retain and enhance the condition of this historic feature of the building.

Photo no. 1-8 Drawing no. ---

NUMBER

6

Feature: Windows

Date: 19th-early 20th centuries

Describe work and impact on existing feature:

Describe existing feature and its condition:

Windows are typically historic wooden 9/9 sash dating from the 19th through the early 20th centuries. Windows are generally in fair to good condition.

The existing windows will be retained and repaired as needed. All repairs to be accomplished to match existing adjacent conditions in design, materials, and workmanship in accordance with Preservation Briefs #9. The overall impact will be to retain and enhance the condition of this historic feature of the building.

Photo no. 1-8 Drawing no. ---

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NUMBER

7

Feature: Entrances

Date: 19th-20th century

Describe existing feature and its condition:

The principal entrance is centrally located at the first floor level of the south elevation and includes a multi-light 20th century door with single-light transom. The upper levels are entered through an entrance that is centrally located at the second level of the east elevation and has a 20th century door with a metal canopy above. Secondary entrances are located at the second level at the south elevation of an infill structure that extends between 10 Gillon Street and the adjacent structure to the east and at the third level in the northern bay of the east elevation. Both secondary entrances have recent multi-light wooden doors.

Photo no. 1-2,6-8 Drawing no. ---

Describe work and impact on existing feature:

The existing entrances will be retained and repaired as needed. It is anticipated that very little repair will be required. All repairs to be accomplished to match existing adjacent conditions in design, materials, and workmanship.

NUMBER

8

Feature: Balcony

Date: 19th-century

Describe existing feature and its condition:

An iron balcony is located in the central bay of the principal south facade and is in generally good condition. the balcony is accessed by a set of french doors.

Photo no. 1-2,4 Drawing no. ---

Describe work and impact on existing feature:

The existing balcony and french doors will be retained and repaired as needed. All repairs to be accomplished to match existing adjacent conditions in design, materials, and workmanship. The overall impact will be to retain and enhance the condition of this historic feature of the building.

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9

Feature: General Interior

Date: ca. 1820-1965

Describe work and impact on existing feature:

Describe existing feature and its condition:

Constructed ca. 1820 with residential space above first floor commercial space, the building has been used as offices throughout much of the 20th century. The interior has seen numerous remodelings that have resulted in the loss of historic fabric and spaces. The first floor has traditionally been used as commercial space and retains little of its historic fabric or appearance. The upper levels retain a central stairhall that is flanked to the north and south by single parlors or chambers. The stairhall, parlors, and chambers have typically been altered by the creation of new openings and the addition of intermediate partition walls.

The rehabilitation will be undertaken in accordance with the Secretary of the Interior's Standards. Significant historic fabric, features, and spaces will be retained and repaired as needed. The rehabilitated structure will serve as office space at the first floor and will return the upper levels to their historic residential use. The overall impact of the project will be to retain much of the historic appearance of the structure while enhancing the structural integrity of the building and its finishes.

Photo no. 8-25 Drawing no. EC1-3, A1-3

NUMBER

10

Feature: Ceiling and Wall Finishes

Date: 20th-century

Describe work and impact on existing feature:

Describe existing feature and its condition:

Ceilings and walls throughout the house are typically finished with 20th century sheetrock, composition panelling, or wood panelling. Ceiling and wall finishes are in fair condition.

Sheetrock will be retained or repaired as needed and will be installed where composition panelling now exists. Wooden panelling will be retained in certain areas as well. The overall impact will be minimal and will retain much of the character of the existing compatible finishes.

Photo no. 8-25 Drawing no. ---

NUMBER

11

Feature: Mantels, Wainscoting, Panelling

Date: 19th-20th-century

Describe work and impact on existing feature:

Describe existing feature and its condition:

Vertical board panelling in the upper levels of the stairhall and one existing mantelpiece are original to the building. The existing panelling, wainscoting, and mantels throughout the remainder of the building were installed by the present owner within the past 20 years. The existing mantelpiece in the second floor north room is attached to a sheetrock wall and is not in a historic location.

Existing panelling, mantelpieces, and wainscoting to be retained and repaired as needed. All repairs to be accomplished to match existing adjacent conditions in design, materials and workmanship. All wood surfaces to be carefully hand prepared for new finishes, primed, and painted.

Photo no. 8-25 Drawing no. ---

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NUMBER

12

Feature: Floor Finishes

Date: 19th-20th centuries

Describe work and impact on existing feature:

Describe existing feature and its condition:

Historic wood flooring has typically been covered with carpeting or vinyl coverings.

Wood flooring will be re-exposed in certain principal spaces within the upper levels. Carpeting will be replaced in areas where flooring is in poor condition. Vinyl coverings will be retained at bathroom and kitchen spaces.

Photo no. 8-25 Drawing no. ---

NUMBER

13

Feature: Vertical Circulation

Date: c. 1820-c. 1965

Describe work and impact on existing feature:

Describe existing feature and its condition:

The historic staircase rises from the second floor level to the attic and retains remnants of its historic ballustrade. An exterior brick staircase provides access to the second level.

The existing staircases will be retained and repaired as needed. It is anticipated that very little repair will be required. All repairs to be accomplished to match existing adjacent conditions in design, materials, and workmanship. The overall impact will be to retain and enhance the condition of these features of the building.

Photo no. 8,21-22,25, Drawing no. EC1-3,A1-3

NUMBER

14

Feature: Kitchens/Bathrooms

Date: 20th century

Describe work and impact on existing feature:

Describe existing feature and its condition:

Bathrooms currently exist within secondary spaces to the rear of the third floor and exterior to the historic building within an infill structure on the second level that extends between 10 Gillon Street and the adjacent structure to the east. No kitchens are presently located within the building.

The existing bathrooms will be retained and repaired as per the plans submitted. A window at the rear wall of the second level will be converted for use as a door to provide direct access to the second level bathroom. The impact of this change will be minimal as the window had been infilled with a solid panel in recent years when the bathroom was created within the infill structure exterior to this wall. New bathrooms will be added within the secondary second floor southwest room and at the attic level stairhall with minimal impact on existing historic fabric. A new kitchen will be added within the infill section with minimal impact on existing historic fabric. The overall impact will be to enhance the return of the upper levels of the building to their historic residential use with minimal change to existing historic fabric or spaces.

Photo no. 15,18 Drawing no. EC1-3,A1-3

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**NUMBER**  
**15** Feature: Electrical System  
Date: 20th century

Describe existing feature and its condition:

The existing electrical system was added ca. 1950-1965 and is inadequate for the rehabilitated use of the structure.

Photo no. --- Drawing no. ---

Describe work and impact on existing feature:

A new electrical system will be installed with minimal impact on existing historic fabric or spaces.

**NUMBER**  
**16** Feature: Plumbing System  
Date: 20th century

Describe existing feature and its condition:

The existing plumbing system was added in the 20th century and is inadequate for the rehabilitated use of the structure.

Photo no. --- Drawing no. ---

Describe work and impact on existing feature:

A plumbing electrical system will be installed with minimal impact on existing historic fabric or spaces.

**NUMBER**  
**17** Feature: HYAC System  
Date: 20th century

Describe existing feature and its condition:

The existing HYAC system was added in the 20th century and is inadequate for the rehabilitated use of the structure.

Photo no. --- Drawing no. ---

Describe work and impact on existing feature:

A new HYAC system will be installed. Ductwork will typically be installed within the existing attic space or will be concealed above lowered ceilings within secondary spaces. Mechanical units will be located within a new mechanical closet within the attic. The overall impact on existing historic fabric or spaces will be minimal.

The following plans were submitted with this application:

Preservation Consultants, Inc., S1, EC1-3, A1-3 (7/25/87)

Preservation Consultants, Inc., July 1987

DBS