

CharlestonWISE Impact ProjectHistoric House Information

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 Historic Charleston Foundation
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Location Address: (no name)
 12 Wentworth St
 Charleston, SC 29401

House Data Sheet

Construction Date: 1853

Sq. Ft: 4,082

No. of Stories: 3.5 or 4 (incl. high basement)

Bldg. Orientation: Wentworth St
 façade faces SE

HCF Easement /
Covenant Property: Yes



System	Material / Type	Notes
Exterior Walls	Brick	
Roof	Slate	Gabled roof allows for full attic story; slate repairs in 1987
Framing	Masonry / Pine beams	11 ft. ceilings in principal rooms
Windows	Wood	French doors on south elevation
Foundation	Brick	Full basement
Piazza / Porch	n/a	3-story piazza removed from south elevation in 1968

Sanborn Maps:

The 1884 Sanborn map shows a 3-story dwelling house with a 3-story piazza on its front (south) elevation. A double staircase is attached to the south side of the piazza, most likely leading up to the first floor of living space above the full basement. There is also a 1-story rear addition on the northeast corner of the main house. In 1888, the double staircase and 1-story rear addition have been removed. The 1902 Sanborn map shows the structure as 3.5 stories with a hipped roof. In 1944, the structure is still 3.5 stories in height with a 3-story piazza on its front elevation. At this time, the house had been converted into flats, with a single occupancy on each floor. Also, there are two 1-story additions on the rear of the structure and what appears to be a staircase on the front of the piazza. The 1951 Sanborn map shows the same structural configuration as the 1944 map.

Additions / Alterations:

In 1968, the owners of 12 Wentworth wanted to demolish the building due to its deteriorated condition and the inability to find a buyer. In fact, the City of Charleston's Department of Building Inspection cited the building for demolition on 9/1/1968. The owners who purchased the property in late 1968, completed a restoration project by October 1970. During this project, the interiors were stripped down, the 3-tier piazza on the south elevation and the rear additions were removed due to termite damage, an interior staircase was added, the existing plaster work was removed, and the passage on the ground level from the street to the rear garden was enclosed to form apartments. At the start of the restoration work, a concrete slab was installed on the first floor in November 1968, using plaster removed from the upper floors as filling for insulation. About ten years later, slate roof repairs and replacement occurred in late 1987. In 1989, Hurricane Hugo damage was listed as "Minor damage to windows. 50% shutter loss. 40% roof covering loss. 1 out of 2 chimneys damaged. 20% loss of damaged chimney. Mechanical damage to interior structure."