

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 – EVALUATION OF SIGNIFICANCE**

NPS Office Use Only

NRIS No:

NPS Office Use Only

Project No:

**Instructions:** Read the instructions carefully before completing application. No certifications 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.

1. Name of Property: Not named

Address of Property: Street 28 Montagu Street

City Charleston County Charleston State SC Zip 29401

Name of historic district: Charleston Historic District

National Register district  certified state or local district  potential district

2. Check nature of request:

- certification that the building contributes to the significance of the above-named historic district (or National Register property) for the purpose of rehabilitation.
- certification that the structure or building, and where appropriate, the land area on which such structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes
- certification that the building does not contribute to the significance of the above-named historic district.
- preliminary determination for individual listing in the National Register.
- preliminary determination that a building located within a potential historic district contributes to the significance of the district.
- preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project contact:

Name Sarah Fick

Street Post Office Box 525 City Charleston

State SC Zip 29402 Daytime Telephone Number 843-723-4675

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 \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Organization \_\_\_\_\_

Social Security or Taxpayer Identification Number \_\_\_\_\_

Street \_\_\_\_\_ City \_\_\_\_\_

State \_\_\_\_\_ Zip \_\_\_\_\_ Daytime Telephone Number \_\_\_\_\_

NPS Office Use Only

The National Park Service has reviewed the "Historic Certification Application – Part 1" for the above-named property and hereby determines that the property:

- contributes to the significance of the above-named district (or National Register property) and is a "certified historic structure" for the purpose of rehabilitation.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
- does not contribute to the significance of the above-named district.

Preliminary determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
- does not appear to qualify as a certified historic structure.

Date \_\_\_\_\_

National Park Service Authorized Signature

National Park Service Office/Telephone No.

See Attachments

**HISTORIC PRESERVATION  
CERTIFICATION APPLICATION –**

**PART 1**

NPS Office Use Only

Project Number: \_\_\_\_\_

Not Named

Property Name

28 Montagu Street, Charleston SC 29401

Property Address

**5. Description of physical appearance:**

#28 Montagu Street is a two-story frame residence clad in weatherboard siding, with a low hipped roof clad in standing-seam metal. Five bays wide, its long south facade has a center gable with lunette window at the roofline and a full width one-story shed-roofed porch that was a mid-19th century alteration that replaced the original entry stair and landing. The single window openings have 2/2 double-hung wood sash installed during a late-19th century renovation, when a wood-and-glass door was installed at the facade entry.

Originally built one-room deep with two small wing rooms extending from each side of the rear and connected by a shallow porch, the house was enlarged during the 19th century. The wing rooms were expanded to fill the back porch. During the mid-20th century, the east wing was extended to the rear as a two-story gable-roofed ell with a two-tier piazza along its south side. While the facade porch has heavy columns and turned balusters, the rear piazza has much slimmer columns and picket balustrades.

While the historic alterations have obscured some of the building's original features, they have achieved significance in their own right as evidence of modernization and enlargement.

The interior of 28 Montagu retains much of its historic fabric, also reflecting several periods of alteration to the original plan and finishes. There were originally four principal rooms – two on each floor – separated by a center stairhall/passageway. Rooms in the rear wings were entered from the main rooms, and from the back porch. The first floor main rooms retain cornices, paneled wainscots, and paneled mantels with fluted pilasters. Finishes are simpler at the rear rooms and second floor chambers.

Date of Construction: ca. 1810

Source of Date: Deeds

Date(s) of Alteration(s): \_\_\_\_\_

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

**6. Statement of significance:**

#28 Montagu Street is a good example of an early-19th century frame dwelling. 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 cited in *This is Charleston* (1944) as "Notable. Old house, somewhat modern piazzas," and rated as Category 3: Significant in the 1973 Feiss-Wright Inventory of Charleston. Category 3 is described as "Good architectural quality. Vernacular. Of less sophistication and refinement than "Excellent." Modest, appealing, curious, interesting. To be retained and protected."

**Historical background**

The lot known as 28 Montagu Street was described as 52'11" X 192" in a deed of 1809. Trustees of Hannah Groning, the wife of East Bay Street merchant Lewis Groning, paid \$1600 for the property. The previous month, the same parties had purchased the lot adjacent to the east (26 Montagu), measuring 52'6" X 191'6", paying \$4800. The difference in price is assumed to indicate one lot was vacant, one with a house. The property was being purchased as an investment, and the present house was probably built soon afterward.

City directories are not available for every year, and there is a gap from 1809 to 1813. In 1813 and 1816 Lewis Groning is listed as a resident of Montagu Street; by 1819 he was on New Street. It is unknown whether the Groning's brief stay on Montagu Street was in the house they built or the house they purchased. At any rate, by 1825 their residence was on Tradd Street, where Hannah Groning died in 1839.

Mrs. Groning gave a mortgage on 28 Montagu Street in 1827 to secure a \$1200 loan, funds needed for "the repairs of said premises and otherwise." No explanation or itemization of the expenditures has been found.

In 1833 Mrs. Groning conveyed 28 Montagu Street to William Roach. The house was occupied by the Roach family for a number of years, then sometime after 1861 became a rental residence. In 1898 the Roach heirs sold it to William M. Dye, who lived here at least from 1903-1909. Between 1903 and 1911 he mortgaged the property twice (and after his death in 1912 his widow mortgaged it again).

City directories show that 28 Montagu Street was a single-family rental from 1912-1927, vacant in 1932, and a rental again from 1938-1944. It was sold for \$3000 in 1944, \$10,000 in early 1946, and \$8,000 in late 1946. During 1947 it was remodeled as four apartments.

The building is presently being rehabilitated and returned to its original use as a single-family residence.

**7. Photographs and maps.**

Attach photographs and maps to application

Continuation sheets attached:  yes  no

## 28 MONTAGU STREET PART ONE APPLICATION

### Description

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In 1833 Mrs. Groning conveyed 28 Montagu Street to William Roach. The house was occupied by the Roach family for a number of years, then sometime after 1861 became a rental residence. In 1898 the Roach heirs sold it to William M. Dye, who lived here at least from 1903-1909. Between 1903 and 1911 he mortgaged the property twice (and after his death in 1912 his widow mortgaged it again).

City directories show that 28 Montagu Street was a single-family rental from 1912-1927, vacant in 1932, and a rental again from 1938-1944. It was sold for \$3000 in 1944, \$10,000 in early 1946, and \$8,000 in late 1946. During 1947 it was remodeled as four apartments.

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## 28 MONTAGU STREET

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Notes: Poston, *Buildings of Charleston*, p. 534. *This is Charleston*, p. 81.

News & Courier 9/29/47 unsigned "Do you know your Charleston?"

News & Courier 3/27/72 W.H.J. Thomas "Do you know your Charleston?"

### Chronology:

1803 & 1806 Lewis & R. Groning, merchants 144 East Bay (Hagy City Directories)

1807 & 1809 Lewis & R. Groning, merchants 8 East Bay (Hagy City Directories)

8/22/1809 Captain Daniel Mazyck and Sarah his wife to John P. Wilhelm and John Glen, in trust for Mrs. Hannah Groning, \$1600. The east part of Lots 105 and 106, 52'11" X 192", butting and bounding west on the other part of Lots 105 and 106, east on part of lots 107 and 108, lately belonging to Daniel Bruckner, north on part of Lot 104 belonging to John Francis.

William Hart of Charleston, in July 1786, conveyed to John Hume two lots at Harleston, shown on Plan of Harleston as Lot 105 and Lot 106. John Hume and his wife Mary in February 1797 conveyed the two lots to Daniel Mazyck (RMC Deed Book B8, p. 6)

1813 L & R Groning, merchants 25 East Bay, res. 15 Montagu (Hagy City Directories) *Does this represent the house Groning built on the Mazyck lot, or the house she purchased (Bruckner lot)?*

1816 Lewis Groning, merchant, res. 18 Montagu (Hagy City Directories)

1819 Lewis Groning, merchant, res. 9 New Street (Hagy City Directories)

1822 Lewis Groning, merchant, res. 69 East Bay (Hagy City Directories)

1825 Lewis Groning, merchant, res. 112 Tradd (Hagy City Directories)

1/16/1827 Mortgage given by John Glen, trustee of Mrs. Hannah Groning, to John M. Schnierle. Hannah Groning wants to raise money to pay debts incurred by her in the repairs of said premises and otherwise. \$1200 loan, secured by mortgage on 52' X 192' subject property [debt was paid and mortgage discharged] (RMC Deed Book S9, p. 353) *Equity records at SCDAH do not specify the expenses or detail the repairs.*

1829 Groning not in city directory

8/6/1830 The funeral of Mrs. Celia Cohen to be held from residence of Mr. and Mrs. Groning, corner of Tradd and Greenhill (Holcomb, *Mercury*, p. 229)

1/14/1831 died in Charleston, Lewis Groning Esq., native of Germany, 47 years a resident of Charleston (Holcomb, *Mercury*, p. 243) 1/15/1831 funeral of Mr. Lewis Groning from his house, Tradd Street corner Greenhill. Particularly members of 2<sup>nd</sup> Independent Church (Holcomb, *Mercury*, p. 241)

1830-31 Mrs. Lewis Groning, widow, res. 125 Tradd (Hagy City Directories)

10/5/1833 Mrs. Hannah Groning to William Roach, \$2800. House and lot of land known as No. 22 Montagu Street, 52'11" X 192'. Butting and bounding east by part of Lots #107 & 108 (now trust estate of the said Hannah), north by part of Lot 104, west by part of Lot 104 and 106 (RMC Deed Book H10, p. 121)

1839 death of Mrs. Hannah Groning (RMC Deed Book X7, p. 400)

-note: 8/1843 Lewis Groning gave a mortgage to Dr. J. W. Schmidt, securing the bond for a debt of \$520. The mortgage was for Gronings "undivided 1/6 share in that House and lot in Montagu, now or late in the occupation of Samuel G. Barker or his sisters [this would be 26 Montagu]. B&B north on Dawson, east on Cobia [24 Montagu], west on land known as Mrs. Roaches... Also the house in Warren Street now in the occupation of the Miss Gronings, south side of Warren Street, B&B east on Robert Bentham, west on ?Ripon?." The properties are part of the Estate of Mrs. Hannah Groning, heirs are her 6 children. (RMC Deed Book N11, p. 269).

1861 Mrs. Mary C. Roach, owner-occupant (City Census)

1882 Block Plat shows rear H-shape with infill piazza; two-story wood outbuilding.

1886 Earthquake report indicates no significant damage (does not list 28 Montagu; west from McCrady's brick house are three frame dwellings, none with more than light chimney damage)

1891 Mrs. A. B. Gibson, occupant (City Directory)

3/26/1898 Mary G. Roach and Sarah C. Roach to William Martin Dye, \$2575. Dye residence (N&C 3/27/1972) 3/29/98 Dye gives mortgage to Cornelia S. Walton and Lily T. Walton, securing note of \$1600. (RMC Deed Book T22, p. 256)

1902 Sanborn shows 1-story piazza, no rear porch; same outbuilding.

1903-09 residence of William Dye, railway postal clerk (City Directory)

8/1903 W. M. Dye, mortgage to Dime Savings Bank, securing note of \$1000. (Deed Book K23, p. 236)

5/1911 W. M. Dye, mortgage to Dime Savings Bank, securing note of \$600. (DB K23, p. 236)

1912 death of W. M. Dye (N&C 3/27/1972)

12/20/1922 Mrs. W. M. Dye, mortgage to Dr. Ernest C. Dye, secure note of \$593.80 (DB V31, p. 80)

1912-1927 residence of Samuel J. Huffman, various occupations (City Directory)

1932 vacant

1938-44 residence of Richard Arnold

1944 *This is Charleston*, p. 81: Photo shows piazza with open upper deck.

10/1944 Dye estate to Elizabeth McKay Schwerin, \$3000. (N&C 3/27/1972)

1944 Sanborn shows 2-story outbuilding gone, small garage added.

3/1946 conveyance to Henry D. Renken and May Bell Todd Renken, \$10,000. (N&C 3/27/1972)

12/1946 Renkens to William I. Holt, who remodeled as four apartments. (N&C 3/27/1972)

1947 Holt purchase for \$8000, renovate. Replace many windows, remodel as four apartments each with kitchen & bath. Photo shows 1-story piazza (N&C 9/29/1947)

26 Montagu Street, adjacent to the east, also owned in trust for Hannah Groning

7/6/1809 Mr. Daniel Bruckner to John Philip Wilhelm (merchant of Georgia, formerly of Charleston) and William John Glen, in trust for Hannah Groning, the wife of Lewis Groning, merchant. \$4800. Lot being 1/2 of Lot 108 in Plan of Harleston, 52'6" X 191'6". Butting and bounding west on Captain Mazyck, east on Francis Cobia, north on Nicholas Harleston (RMC Deed Book X7, p. 400).

12/5/1871 Children of Hannah Groning (Casper A., Anna C., Maria, and Lewis) to Francis Murphy of Charleston, \$2500. Hannah Groning, widow, died intestate 1839. Owner of 1/2 of Lot #108, 52'6" X 191'6". Butting and bounding west on Captain Mazyck, east on Francis Cobia, north on Nicholas Harleston (RMC Deed Book B16, p. 191).

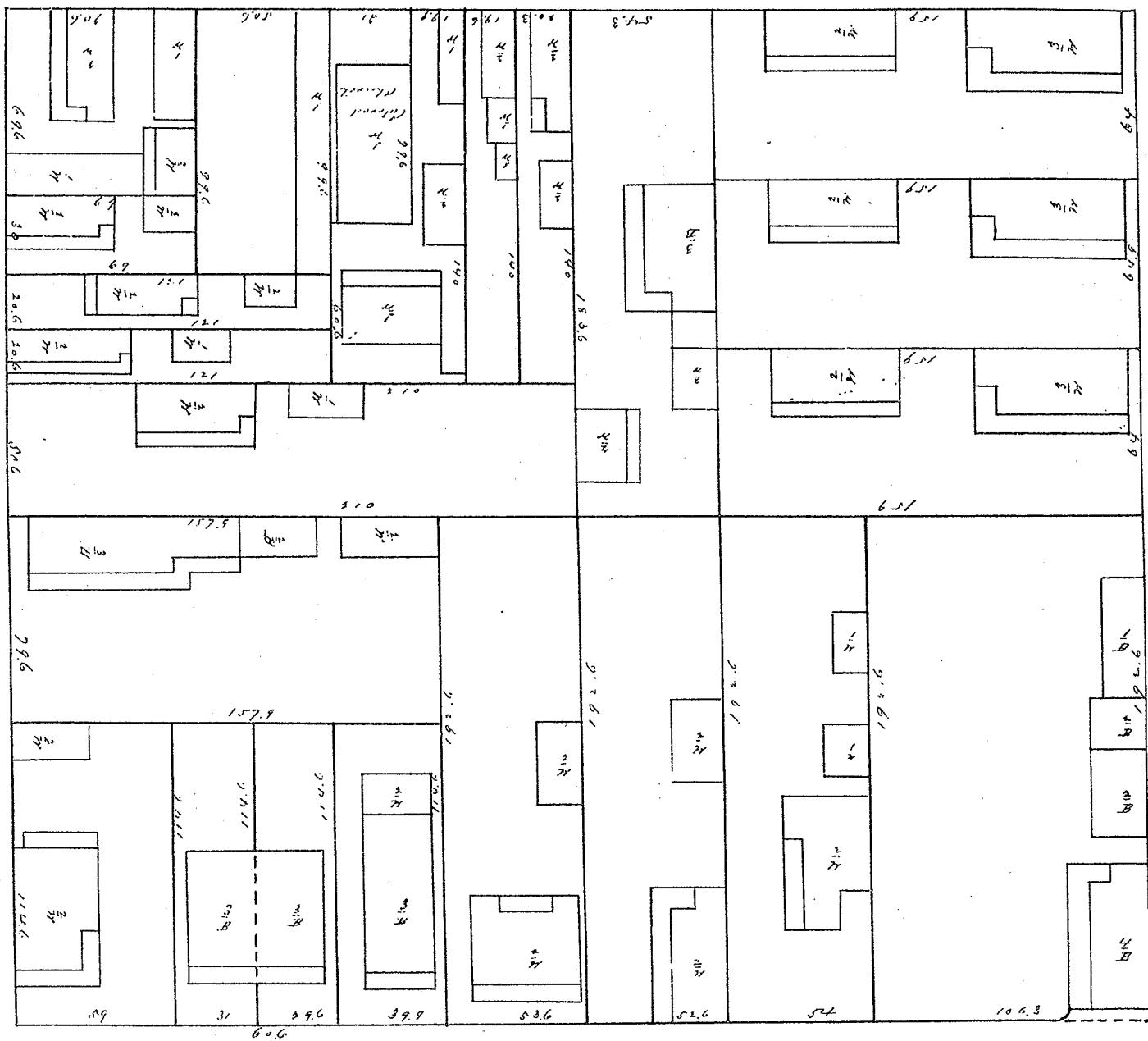
Ward 4 p 9  
1882

CITY ENGINEER'S BLOCK PLAT

B-221

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1. *S. 7.2.2.1.1.1.*

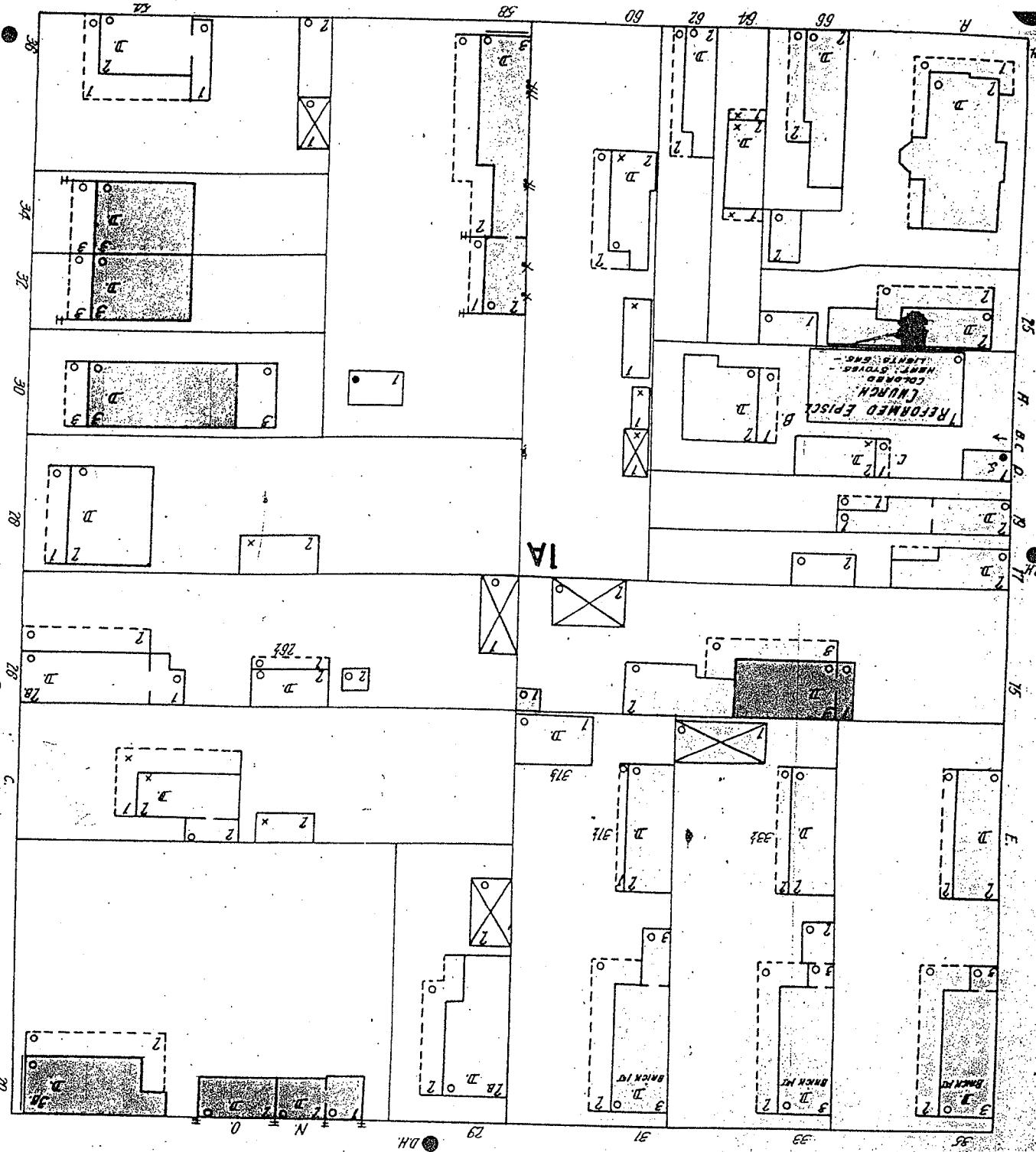


Montague

1902 p40 FIRST Sanborn Map

30

## MONTAGUE

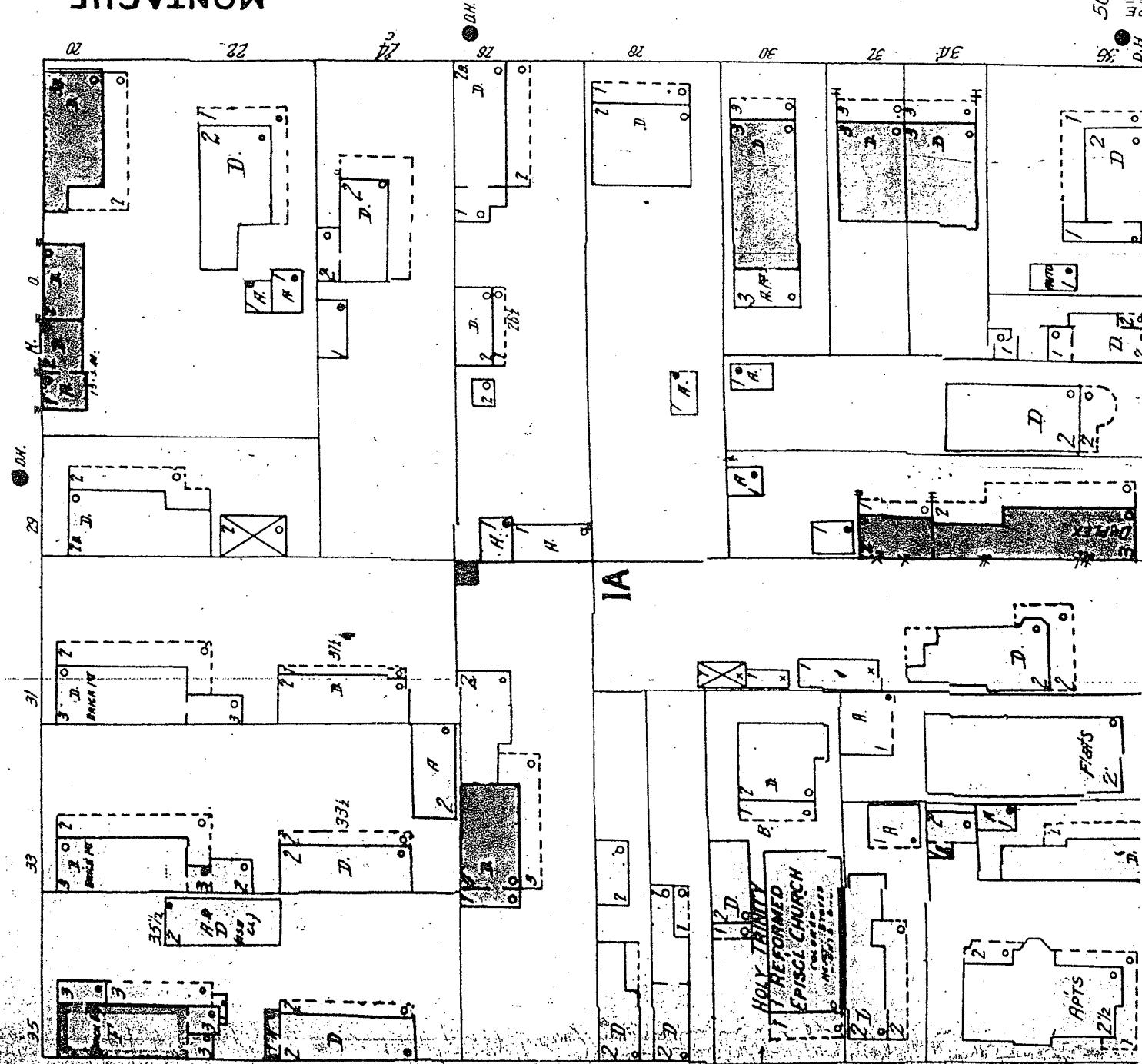


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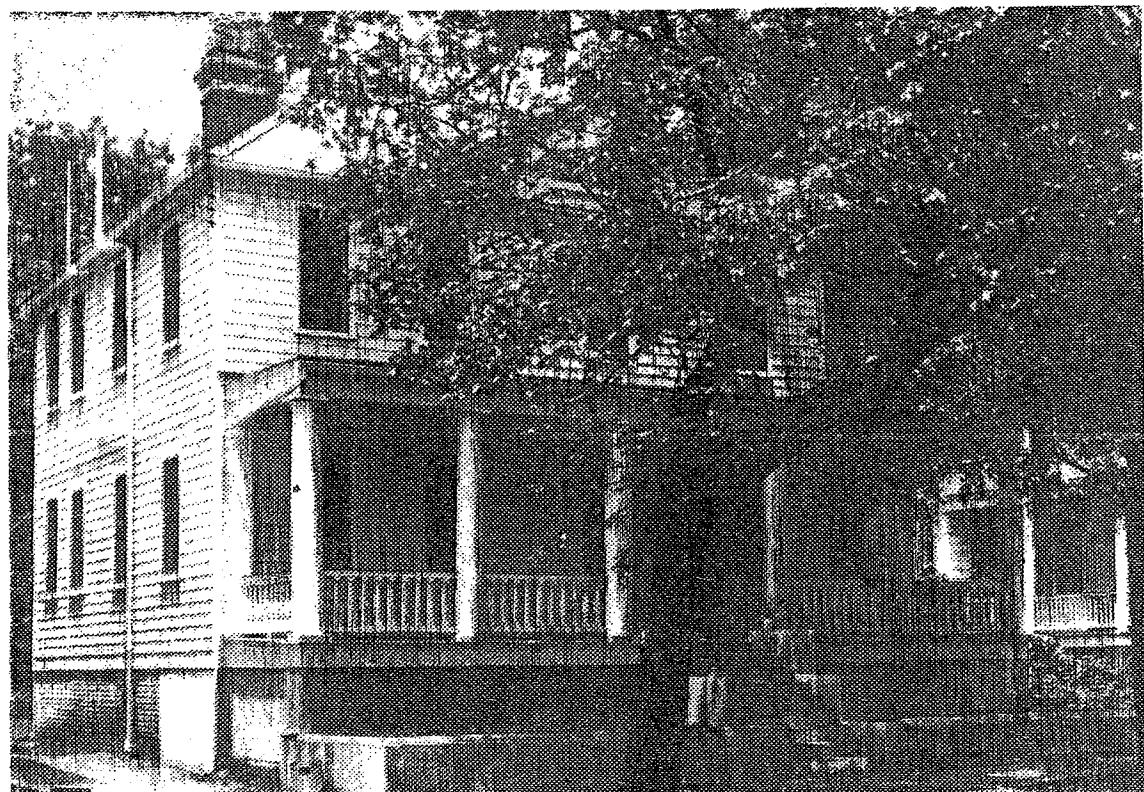


Urban Map

1944 Oct 4

# Do You Know Your Charleston?

28 Montagu Street



**REJUVENATED**—The old dwelling at 28 Montagu street has been made into four one-bedroom apartments and put into spick-and-span repair. The building stands in a part of the city once known as Harleston. It was built early in the 19th century. (Staff Photo by Reilly.)

## Soldier Under 'Swamp Fox' Once Owned Dwelling Site

Restored to a useful existence by judicious repairs and remodeling into four apartments, the sturdy Post-Revolutionary dwelling house at 28 Montagu street has taken a new lease on life after several years of neglect. The house and lot were purchased for \$8,000 late last year by William I. Holt, who found that the first requisite in restoring the old mansion was to replace 92 windowpanes, which had fallen a prey to the good marksmanship of the bad boys of the neighbourhood while the house stood empty.

The building is termed "notable" in "This is Charleston", which describes it as an old house with somewhat modern piazzas. While its exact date would be hard to say, it apparently was built early in the 1800s. It stands two stories high, made of clapboards under a slate roof. In front the roof contains a small pediment with a window. Besides the front piazza, the building has wide back porches. It is built of the familiar double house plan with a hallway through the center, containing the staircase and stairs to either side.

2. The beginning of the *plaza* is marked by a small building containing the offices of the state and the *cabildo*, which square is the center of the city. On either side of the *plaza* are two *casas* which are the residence of the *gobernador* and the *alcalde*. The *cabildo* is a large building situated on the right side of the *plaza*, and is the seat of the *cabildo*, which is the legislative body of the city.

ing the walls. Upstairs, the mantels are more simply trimmed, with dentils.

The house has been rearranged into four apartments, two to a floor. Each has one bedroom, a combination living and dining room, a kitchen and a bath.

The house stands in a part of Charleston which formerly was known as Harleston and was laid out in lots like a modern subdivision in 1786. Mr. William Hart sold two lots, numbered 105 and 106 in the plan of Harleston, to John Hume. John and Mary, his wife, in 1797 sold the two lots to Daniel Mazvock.

Mazyck had fought in the American Revolution under Francis Marion, the "Swampfox" hero of the Low-country and was proud of it. In 1809, Mazyck sold the eastern ends of the two lots to John Philip Wilhelmi and John Glen as trustees for Mrs. Helen an Grouing, wife of Lewis Grouing, merchant. In the deed, Mazyck is described as "Eldest Captain in the late second Regiment of Foot of the State aforesaid". South Carolina Foot Company, English and American. Commanded by Lieutenant Colonel Commandant and Captain of Artillery.

The News and Courier  
September 29, 1947

Mrs. Groning sold the property in 1883 to William Ranch. In 1898, Mary G. Roach and Sarah C. Roach sold it to William M. Dyer, who died in 1912. For \$8,000 in 1944, his heirs sold it to Elizabeth Shirley Sawyer, from whom it was purchased on March 15, 1948, by Henry D. Reiser and Miss Bell Took Ryker. They sold it December 1, 1948, to M. J. Dow.