

Physical Description:

The structure at 66 Pitt Street is a three story, gable roof single house clad in lapped wood siding and a standing-seam metal roof, with a two-story south side piazza and a fairly high continuous brick foundation. The primary, or west, elevation is three bays in width with the central entrance at the ground level north bay. Set off by a one-story portico on slim columns with a turned post balustrade, this entrance features a front door pierced by a large oval light, an element common to residential structures of the late nineteenth century, and framed by a tri-partite transom above and flanking sidelights within an architrave of square tuscan pilasters. The west elevation exhibits the characteristics of a Victorian Italianate facade, with triangular pediments above the windows of the first and second story, and heavy molded lintels above the windows of the third floor, all resting on tiny consoles featuring an applied acanthus leaf. The gable end is closed with a molded cornice and a small semi-circular fan vent, interrupted by the lintels of the third floor windows which project into the frieze area.

Fenestration on the building varies, with a combination of two-over-two and one-over-one double sash windows on the west elevation to six-over-six double sash windows on the rear, or east elevation. The south elevation features a two-story piazza supported on tuscan columns with a turned-post balustrade and series of doors that open onto the piazza at both levels with tall, wide, single and double-light transoms above. Towards the rear of the structure, the space of the piazzas is interrupted by the projection of a large Victorian polygonal bay with large two-over-two double sash windows, part of a late nineteenth century renovation of the building which included this sizeable addition to the rear. This bay features decorative paneling and patterned siding. In the northeast corner of the building is another still later addition, one bay wide and accommodating a small secondary stair hall.

Although the original structure may date to the early nineteenth century, the extant architectural evidence and detail dates to the fourth quarter of the nineteenth century, apparently related to the aforementioned extensive renovations. Much of the interior detail from this period has remained intact despite the division of the building into three dwelling units. The ground floor, in particular, features ornate Victorian architraves and wood paneling in the back parlour, crown molding, and a flamboyant two-tiered mantelpiece in the front parlour with foliate swag ornamentation. Although less ornate, the second and the third floors, as well, retains the late nineteenth century molding and mantelpieces, and most of the period doors and window sashes.

Statement of significance:¹

In 1854, Gershom Lazarus purchased from the Methodist Episcopal Church an empty lot measuring 50 feet in width and 104 feet deep on the east side of Pitt Street, above Calhoun Street and beneath Duncan Street. By 1856 Lazarus had constructed a three-story frame dwelling with a two-story south-side piazza that wrapped around the rear, or east, of the structure.² A two-story frame kitchen house with a single-story south-side piazza was also built situated directly behind the main dwelling. In 1863 the property passed to Philip Wineman who in turn sold the property to George C. Goodrich in 1872. The Goodrich family retained ownership of the property for 11 years during which time it was used first by the Methodist Episcopal Church and then as the Goodrich residence.³ In 1893, the property at 66 Pitt Street passed to Sarah A. Legerton in whose family it would remain for rest of the nineteenth century and most of the twentieth. It is most likely the Legertons who undertook the extensive remodeling of the existing dwelling in the late nineteenth century or very early twentieth century, reworking the floor plan, extending the rear of the building outward and connecting the main dwelling with the kitchen behind, and replacing old fittings and details with new ones in the style of the day. Most of what is visible today dates to this remodeling. The Legertons, proprietors of Legerton's Book Store on King Street, continued to live at 66

¹ Information presented here is based upon original research conducted by James K. Hare, HCF Staff, and Sarah Lytle, Intern, and include such sources as Charleston County Deeds, Charleston Ward Books, and Charleston City Directories.

² Descriptions here are based upon the 1888 Sanborn Map.

³ According to the Ward Books, 66 Pitt Street is the property of the Methodist Episcopal Church, although according to the deeds they were not legal owners of the property.

Pitt Street until the mid-nineteen thirties when they began to rent the property out, first as a single-family residence, and then as a multi-unit apartment building. Currently the building houses three apartment units and, with the exception of the rear kitchen building which is no longer extant by 1944, retains much of the character and fabric of the Legerton remodeling.

The structure at 66 Pitt Street is an example of a late Victorian residence owned and lived in by a successful middle-class Charleston family. The building adds to the diverse residential character of upper Pitt Street and the surrounding neighborhood which features a wide variety of styles and periods of construction. For these reasons the structure at 66 Pitt Street firmly contributes to the historic district both architecturally and historically.

- **Charleston Public Library – SC Room**

Sanborn Fire Insurance Maps – Sanborn maps for 66 Pitt Street include those from 1888, 1902, 1945, and 1951 as well as the undated Sanborn map in the collection of the Historic Charleston Foundation which appears to date from the 1950s. The 1888 map shows the structure in what appears to be its original 1850s configuration as a three-story frame structure with a two-story piazza on the south and east sides, and a free-standing two-story frame ancillary structure to the rear with a one-story porch. The 1902 map shows what appears to be a bay projecting from the east side of the piazza. The 1944 and 1951 Sanborn maps show essentially the same arrangement with the exception of the two-story ancillary structure to the rear which has been lost. This presents some problems, as the Sanborn maps clearly show the bay as a porch structure, denoted by a dotted line, versus a structural or interior space, denoted as a solid line. But extant architectural evidence shows that space to be an interior, enclosed space with a projecting bay window, with period woodwork and other architectural detail from the late nineteenth century.

- **1852 Bridgens and Allen Map**

Shows no structure on the lot which appears to be the northern portion of the lot at the northwest corner of Pitt and Calhoun Street.

- **Charleston County Register Mesne Conveyance – Historic Document Room**

Charleston County Deed Books – A limited deed search was conducted to determine the ownership of the lot during the nineteenth century and information pertaining to the date of construction of the building.

September 25, 1795

Deed Book reference not recorded

Methodist Episcopal Church from Thomas Bennett – no structure mentioned thereon

April 24, 1854

Deed Book E-13, Page 584

Gershom Lazarus from the Methodist Episcopal Church – lot size 50 feet by 104 feet – a one story building thereon

June 24, 1863

Deed Book X-15, Page 468

Philip Wineman from Gershom Lazarus – with the buildings thereon

January 8, 1872

Deed Book Z-15, Page 274

George C. Goodrich from Philip Wineman

December 13, 1893

Deed Book R-21, Page 400

Sarah A. Legerton from George C. Goodrich

Chain-of-Title as constructed from the Deed Books:

1795 – 1854	<u>Methodist Episcopal Church</u>
1854 – 1863	<u>Gershom Lazarus</u>
1863 – 1872	<u>Philip Wineman</u>
1872 – 1893	<u>George C. Goodrich</u>
1893 –	<u>Sarah A. Legerton</u>

Charleston Ward Books

Charleston Ward Book Entries (1852 – 1960):

1852-56 (Wd 6)	No street address Gershon Lazarus to Philip Wineman Lot Size: <i>Not recorded by researcher</i> Structures: 3W ¹
1871-75 (Wd 6)	No street address Property of Methodist Church Lot Size: 50x104 ²
1876-80 (Wd 6)	No street address Property of Methodist Church
1880 (Wd 6)	No street address Mrs. G. M. Goodriche
1881-82 (Wd 6)	No street address Mrs. G. M. Goodriche
1883-86 (Wd 6)	No street address Mrs. G. M. Goodriche
1886-90 (Wd 6)	No street address Mrs. G. M. Goodriche
1890-94	<i>Not recorded by researcher</i>
1894-98 (Wd 8) ³	#66 ⁴ Sarah A. Legerton
1898-1904	Sarah A. Legerton
1901-05	Sarah A. Legerton
1905-09	Sarah A. Legerton
1909-13	Sarah A. Legerton
1913-17	Sarah A. Legerton
1918-21	Sarah A. Legerton
1922-25	Sarah A. Legerton
1926-29	Clifford L. Legerton
1930-33	Clifford L. Legerton
1938-41	Clarence W. Legerton
1942-45	Clarence W. Legerton
1944-49	Clarence W. Legerton
1950-53	Clarence W. Legerton
1954-57	Clarence W. Legerton
1957-60	Clarence W. Legerton
1960	Clarence W. Legerton

Chain-of-Title as constructed from Ward Books:

1852/56 – 1856/71	Philip Wineman
1856/71 – 1880	Methodist Church
1880 – 1890/94	Mrs. G. M. Goodriche
1890/94 – 1925/26	Sarah A. Legerton
1925/26 – 1933/38	Clifford L. Legerton
1933/38 -	Clarence W. Legerton

¹ The Ward Book indicates that the three-story wood structure here indicated is new. Henceforth the recorded structure on the site remains one three-story wood structure.

² Henceforth the lot size remains 54 feet wide by 104 feet deep.

³ Henceforth the Ward designation remains Ward 8.

⁴ Henceforth the street address remains #66.

- **South Carolina Historical Society**

Charleston City Directories

Entries in the Charleston City Directories for 66 Pitt Street:

1893 – **Mrs. Sarah Goodrich**, widow of G. C. Goodrich
1894 – ditto
1896 – **C. L. Legerton**, proprietor of Legerton's Book Store at 282 King Street
1897 – ditto
1906 – ditto
1909 – ditto
1911 – ditto
1912 – ditto
1913 – ditto
1914 – ditto
1916 – ditto
1917 – ditto
1918 – ditto
1919 – ditto
1923 – ditto
1924 – ditto
1927 – ditto
 D. P. Curtwright, steamfitter for W. K. Prouse
1928 – ditto
1930 – ditto
 W. P. Curtwright, steamfitter for W. K. Prouse
1934 – ditto
1936 – **Frank Johnson**, patrolman for the Charleston Police Department
1938 – **Francis J. Johnson**, patrolman for the Charleston Police Department
1940 – ditto
 Mrs. Eva Wilds
1942 – **Frank J. Johnson**
 George Hartnett, clerk for the County Auditor
1944/45 – ditto
 Everette McClure
1950/51 – ditto
 John H. Polatty
1955 – (a) **Mrs. Margaret S. Craig**
 (b) **Peter S. Hunter**
1960 – **Clarence W. Legerton, Jr.**, physician
1968 – **Willie G. Smalls**
1974 – (a) **Ruthie Floyd**
 (b) **Mary Mitchel**

Chain-of-Residency as constructed from the City Directories:

1893 – 1894/6 **Mrs. Sarah Goodrich**
1894/6 – 1934/36 , **C. L. Legerton**