

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

NPS Office Use Only

NRIS No:

NPS Office Use Only

Project No:

APR 20 2001

7473

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.

TAX INCENTIVE PROGRAM

1. Name of Property: "Lazarus-Legerlon" House

Address of Property: Street 66 Pitt Street

City Charleston County Charleston State SC Zip 29401

Name of historic district: Old & Historic District of Charleston

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 Carrie Albee, Research Historian, Historic Charleston Foundation

Street 40 East Bay Street City Charleston

State SC Zip 29401 Daytime Telephone Number (843) 720-1188

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. John LIBERATOS

Name John T. Chakeris Signature J. T. Chakeris Date 3/1/01

Organization PYLON INVESTMENTS, LLC

Social Security or Taxpayer Identification Number 562157147

Street 231 Calhoun Street City Charleston

State SC Zip 29401 Daytime Telephone Number (843) 853-5678

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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.

5-1-01

Antonio Legerlon

HPS/TPS

Date

National Park Service Authorized Signature

National Park Service Office/Telephone No.

See Attachments

202-343-9595

Historic Preservation Certification Application
State Historic Preservation Office Review & Recommendation Sheet
Significance – Part 1 **Project number:**

1

Property: Lazarus-Legerton House 66 Pitt Street
Historic District: Charleston Historic District

NR District
 Certified State or Local District

3/5/01 Date application received by State
_____, _____ Date(s) additional information
received by State

3/5/01 Date complete information received by State
_____, _____ Date of transmittal to NPS

Property visited by State staff? yes no

Preliminary Done

A&H number:

SHPO REVIEW SUMMARY

Fully reviewed by SHPO
 No outstanding concerns
 Owner informed of SHPO recommendation
 In-depth NPS review requested
 Recommendation different from applicant's
request

2

STATE RECOMMENDATION

Andrew W. Chandler, Architectural Historian, who meets the Secretary of the Interior's Professional Qualification Standards, has reviewed this application.

The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.

The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Internal Revenue Code.

The property does not contribute to the significance of the above-named district.

Insufficient documentation has been provided to evaluate the structure.

This application is being forwarded without recommendation.

Preliminary determinations:

The property appears to meet National Register Criteria for Evaluation and will be nominated.

The property does not appear to meet National Register Criteria for Evaluation and will not be nominated.

The property appears to contribute to the significance of a:
 potential historic district that appears to meet the National Register Criteria for Evaluation and will likely be nominated.
 registered historic district but is outside the period(s) or area(s) or significance as documented in the National Register nomination or district documentation on file with the NPS.

The property is located in a proposed historic district and:
 The property does not appear to contribute to the significance of the proposed historic district.
 The proposed historic district does not appear to meet the NR criteria for Evaluation and will not be nominated.

(Apr 1) 11, 2001

Rocky S. Starnes
State Official Signature

3**ISSUES**

- Extensive loss or deterioration of historic fabric
- Moved property
- Substantial alterations over time
- State recommendation inconsistent with NR documentation
- Significance less than 50 years old
- Functionally related complex or multiple buildings within an individual nomination
- Obscured or covered elevation(s)
- Other (explain)

4**Complete items below as appropriate:**

- (1) 1700-1941 is the period(s) of significance of the district.
- (2) The property is mentioned in the NR or state or local district documentation, Section _____, Page _____.
- (3) For preliminary determinations, the status of the nomination for the property/historic district:
 - Nomination has already been submitted to State Review Board, and will be forwarded to the NPS within _____ months. Draft nomination is enclosed.
 - Nomination was submitted to NPS on _____.
 - Nomination process will likely be completed within thirty months.
 - Other, explain: _____
- (4) The property is located in a registered district but its current condition is inconsistent with the determination of its contribution to the district as stated in the nomination. Supplemental Listing Record requested.

5**Describe problematic issues or other concerns:**

See attachments: photographs maps other:

NPS COMMENTS:

Date

NPS Reviewer

**HISTORIC PRESERVATION
CERTIFICATION APPLICATION –**

PART 1

NPS Office Use Only

Project Number: _____

"Lazarus-Legerton" House

Property Name

66 Pitt Street, Charleston, SC

Property Address

5. Description of physical appearance:

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.

Date of Construction: ca. 1854

Source of Date: Charleston County Register Mesne Conveyance

Date(s) of Alteration(s): ca. 1893

Has building been moved? yes no If so, when? _____

6. Statement of significance:

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. 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. 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 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.

7. Photographs and maps.

Attach photographs and maps to application

Continuation sheets attached: yes no