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FEB 26 1998

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 — EVALUATION OF SIGNIFICANCE

S. C. DEPARTMENT
ARCHIVES & HISTORY
NPS Office Use Only

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NRIS No:

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.

1. Name of property: McCully Righton House

Address of property: Street 11 Water Street

City Charleston County Charleston State SC Zip 29401

Name of historic district: Old and Historic District

National Register district certified state or local district potential historic 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 a 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 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 Jonathan H. Poston, Director of Preservation, Historic Charleston Foundation

Street 40 East Bay Street City Charleston

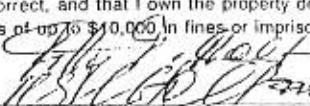
State SC Zip 29401 Daytime Telephone Number 803-724-8486

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.

Kitty Trask Holt

Name R. E. L. Holt, TIT

Signature 

Date 2/24/98

Organization 

Social Security or Taxpayer Identification Number 

Street 11 Water Street City Charleston

State SC Zip 29401 Daytime Telephone Number 803-722-1800

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The National Park Service has reviewed the "Historic Preservation 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

McCully Righton House

Property Name

11 Water Street, Charleston, SC

Property Address

Project Number:

5. Description of physical appearance:

(see attached)

Date of Construction: c. 1782-1800 Source of Date: Historic Charleston Foundation research file

Date(s) of Alteration(s): c. 1874-1880; restored with addition 1970

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

6. Statement of significance:

(see attached)

7. Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: yes no

CONTINUATION/AMENDMENT SHEET

McCully Righton House
Property Name
11 Water Street, Charleston, SC
Property Address

Historic Preservation Certification Application

Instructions. Read the instructions carefully before completing. Type, or print clearly in black ink. Use this sheet to continue sections of the Part 1 and Part 2 application, or to amend an application already submitted. Photocopy additional sheets as needed.

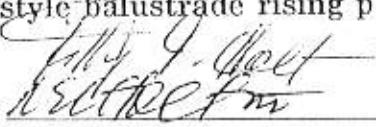
This sheet: continues Part 1 continues Part 2 amends Part 1 amends Part 2 NPS Project Number: _____

5. Description of physical appearance

This two and one half story wood dwelling on a high, raised masonry basement was constructed between 1782 and 1800 by wealthy Charleston cooper McCully Righton. A Federal style Charleston single house with its hipped roof of copper and hipped dormers, the dwelling retains two stuccoed brick chimneys with corbelled caps, six-over-six windows and a compass-headed stair window on its west elevation. The east elevation of 11 Water Street features a double tiered piazza with Tuscan columns and simple turned balusters. The rear portion of the piazza's first level was enclosed by the current owner as a breakfast room.

The house was updated in the 1880s with Italianate detailing including an elaborate piazza screen with an architrave boasting acanthus leaf scrolls and dentillated molding. Simpler Italianate brackets were added to the deep cornice at the roofline.

On the interior, the house retains the typical Charleston single house floorplan with the central hall flanked by a room on each side per floor. A modern kitchen and servant stair are located at the rear of the house. Rooms on the first and second floors and the stairway feature raised paneling below the chair rail and deep cornices with wide plain friezes below. Additional Federal-style detailing can be seen in the restrained and elegant mantles in each room including one with gouge-work paterae in the dining room. On the stair, earlier brackets and risers combine with a mid-nineteenth century style balustrade rising past the compass-headed stair window.

Kitty Trask Holt
Name R. E. L. Holt, III Signature  Date 2/24/98
Street 11 Water Street City Charleston
State SC Zip 29401 Daytime Telephone Number 803-722-1845

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- The National Park Service has determined that these project amendments meet the Secretary of the Interior's "Standards for Rehabilitation."
- The National Park Service has determined that these project amendments will meet the Secretary of the Interior's "Standards for Rehabilitation" if the attached conditions are met.
- The National Park Service has determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation."

Date

National Park Service Authorized Signature

National Park Service Office/Telephone No

See Attachments

CONTINUATION/AMENDMENT SHEET

McCully Righton House
Property Name
11 Water Street, Charleston, SC
Property Address

Historic Preservation
Certification Application

6. Statement of Significance

In 1778, McCully Righton, a wealthy cooper, purchased a portion of Grand Modell Lot number 298. This parcel was located on the south side of the creek and canal which once formed the southern boundary of the walled city of Charles Town and which, during the last decades of the eighteenth century, was filled to become Water Street. The fire map of 1788 shows a building on the site of 11 Water Street and was referred to by McCully Righton in his will of 1813 as "the house in which I now live." The property was deeded to Righton's daughter Elizabeth in 1836. The Righton family continued to own this property until its sale to David Briggs in 1858.

Briggs held the property for 10 years until bankruptcy in 1868 forced the sale of the property to sisters Caroline and Maria Budd. The Budd's sold the property to prominent Charleston businessman Henry Siegling in 1874. Siegling, owner of a popular music store at 243 King Street, owned 11 Water Street, but did not reside there. Instead, the property was listed in city directories as being a shoemaker's shop during the 1890's, and as rental housing until the 1920s. Henry Siegling's estate sold 11 Water Street in 1922 to Virginia Porcher. Porcher added an addition to the western facade and converted the house to four apartments. It remained as apartments until 1971 when it was purchased by the current owner and restored as a single family residence.

The Righton house is an excellent example of a Federal style Charleston single house. It occupies a key location at the head of Church Street.

Location Map



REVIEW SHEET
Historic Preservation Certification Application—Significance

Property: McCully Righton House, 11 Water Street Project No: _____
Historic District: Charleston Historic District
2/26/98 date initial application received by State _____
2/26/98 date complete information received by State _____
3/27/98 date of this transmittal to NPS _____
Inspection of property by State staff: x no yes date(s): _____

date(s) additional information requested by State _____

x There is adequate documentation enclosed to evaluate the historic character and integrity of this property.
There is insufficient documentation to evaluate the property adequately. The application is missing the following items:

Reasonable efforts have been made to obtain this information. Copies of the information requests are enclosed.

This property involves:

NUMBER 1	<u>Extensive loss of historic fabric</u> _____ <u>Substantial alterations over time</u> _____ <u>Preliminary determination of listing</u> _____ <u>for district</u> _____ <u>for individual property</u> _____ <u>Significance less than 50 years old</u> _____	<u>Obscured or covered elevation(s)</u> _____ <u>Moved property</u> _____ <u>State recommendation inconsistent with NR documentation</u> _____ <u>Recommendation different from the applicant's request</u> _____
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NUMBER
2 Complete item(s) below as appropriate.

(1) The documentation on file with the National Register cites the period(s) of significance of this historic district as ca. 1700 - 1941

(2) The property x contributes does not contribute to the historic significance of this registered historic district in:
x location x design x setting x materials x workmanship x feeling x association
 Property is mentioned in the NR or State or local district documentation in Section , page .

(3) For properties less than 50 years old:

 the historical merits of the district (the periods and areas of significance) are documented in the National Register form or district documentation on file as less than 50 years old, justifying the certification of this property's contribution.
 the exceptional historical architectural significance of this property as described in the National Register form or district documentation of file justifies its certification as contributing.
 there is insufficient justification to consider this property as contributing to the district for its individual exceptional architectural or historic significance of the significance of the district does not extend to the last 50 years.

(4) For preliminary determinations:

A. The status of the nomination for the property/historic district:

 Nomination has already been submitted to the State review board, and nomination will be forwarded to the NPS within months. (Draft nomination is enclosed.)
 Nomination was submitted to NPS on .
 Nomination will be submitted to the State review board within twelve months.
 Nomination process likely will be completed within thirty months.
 Other, explain:

B. Evaluation of the property:

 Property is individually eligible and meets National Register Criteria for Evaluation.
 Property is located within a potential registered district that meets National Register Criteria for Evaluation: A B C D
Criteria Considerations: A B C D E F G

(5) The property is located in a registered district, is outside the period(s) or area(s) of significance as documented in the NR form and:
 appears to contribute to the expanded significance of the district. Enclosed is the revised nomination documentation.
 does not appear to contribute to the period(s) or area(s) of significance of the district.

NUMBER

3

Describe and evaluate the physical characteristics of the property, its integrity, and its significance within the context of the historic district (or individually for preliminary determinations of individual listings.)

The McCully Righton House, located at 11 Water Street in the city of Charleston, is a two and one half story weatherboard-clad frame dwelling set upon a high raised stuccoed brick basement. Constructed between 1782 and 1800 in the typical Charleston single house form and orientation to the street, the house is two-bays in width by approximately five bays in depth. The building is entered from the street through an elaborate Italianate piazza screen [later addition] which accesses a colonaded and brick-floored porch beneath a two-tiered piazza featuring Doric columns and a turned balustrade. Windows are six-over-three levels. Centrally located entrances are present on each level of the garden [east] elevation. A bracketed frieze and cornice surrounds the house at the roofline, as well as the piazza roof. A standing seam metal-clad flared hip roof is interrupted by hip roofed dormers and two interior stucco-clad, corbel-capped chimneys along the western elevation. A three-story early twentieth century addition is present at the rear. On the house's interior is a central stairhall, containing a dogleg or reverse, multi-landing geometrical staircase with turned balustrade and turn-out basement, a dado of paneled wainscoting and chair [top] rail. A deep mould surrounds the lower stair window, while that between the upper floors is shallow. On either side of the central hall on each floor is a single room, the two lower levels' rooms containing Federal style mantels, dados of paneled wainscoting with chair rail, moulded window and door surrounds, paneled doors, and deep cornices with plain friezes. The third floor is more simply detailed with smaller scaled Federal mantels and six-paneled doors. Built by McCully Righton, a wealthy cooper, the house remained with his descendants until 1858, when David Briggs purchased it. Ten years later Briggs was forced to sell it because of bankruptcy to Caroline and Maria Budd, who then sold it in 1874 to prominent Charleston music store owner and businessman Henry Siegling. It would be either rental commercial or rental residential until about 1922, when Virginia Porcher bought it, and with a rear addition, converted it to four apartments. When the current owners purchased it in 1971 it was restored as a single family dwelling. Sited strategically at the intersection of Church and Water streets, the house exhibits a high degree of integrity, and because it is significant architecturally as an excellent Federal style residence, the property contributes to the Charleston Historic District.

NUMBER

4

State Official Recommendation:



This application for the above-named property has been reviewed by Andrew W. Chandler a professionally qualified architect, architectural historian, or historian on my staff.

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 Tax Treatment Extension Act of 1980.

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

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

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

The property appears to contribute to the significance of a:

potential historic district which appears to meet the National Register Criteria for Evaluation and will likely be nominated.

registered historic district but is outside the period(s) or areas of significance as documented in the National Register nomination or district documentation on file with the NPS. Revised nomination or district documentation is enclosed.

The property should be denied a preliminary determination that it could qualify as a certified historic structure.

Insufficient documentation has been provided to evaluate the structure.

Detailed NPS review recommended Precedent-setting case Forwarded without recommendation.

Date

3/27/98

Mary W. Edmunds
State Official Signature

See attachments:

NPS Comments:

Date

NPS Reviewer