

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

1

Property: Charity Wilson House, 53 Hasell Street
Historic District: Charleston Historic District

NR District
 Certified State or Local District

3/14/05 Date application received by State
____, ____ Date(s) additional information
received by State

3/14/05 Date complete information received by State

4/25/05 Date of transmittal to NPS

Property visited by State staff? yes no

Preliminary Done
A&H number: 2005-010

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

4/20/05
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.

4/25/05

Mary L. Edwards

Date

State Official Signature

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: Charity Wilson House

Address of Property: Street 53 Hasell 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 53 Hasell Street LLC (by Sean Litton) Signature _____ Date _____

Organization _____

Social Security or Taxpayer Identification Number _____

Street 8 North Atlantic Wharf

City Charleston

State SC

Zip 29401

Daytime Telephone Number 843-452-9641

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**

Charity Wilson House

Property Name

53 Hasell Street, Charleston SC

Property Address

NPS Office Use Only

Project Number:

5. Description of physical appearance:

#53 Hasell Street is a three-story masonry single house with a full-height piazza along its west elevation, and a two-story rear kitchen house. The stuccoed façade features keystones above the upper level windows, corner quoins above the ground level, and a corbeled flat parapet that extends along the side elevations. The street entry with infilled transom is set in an angled paneled recess, with a shallow corbeled hood above. The piazza screen wall is clad in narrow beaded-board siding and rises as an apron wall at the piazza second level.

Heavy masonry columns at the ground floor support the piazza, with Tuscan columns at the upper levels. The piazza retains its paneled wood ceilings, and wood dentil molding at the upper levels. The piazza originally wrapped around the rear of the building to the narrower back wing. This rear portion was infilled at all three levels in the mid-20th century.

The stair was removed from the interior and rebuilt on the piazza, most likely when the main building was converted for nine apartments during the 1950s. The stair run and upper levels of the piazza have picket balusters.

There were originally center entries at all three levels. The fine tripartite surrounds at the upper levels remain, although the openings were reworked as windows. Historic window openings within the piazza were mostly converted to doorways with transoms. Window sash are mostly 6/6, with some 2/2 sash at the turn-of-the-century infill at the rear piazza.

The two-story masonry kitchen house is a separate structure that was attached to the main building in the late 19th century. A one-story connecting wing was enlarged to its present two-story height after 1951. The historic dependency is five bays wide, with a lateral gabled roof and an interior end chimney at the south (rear) wall. There are presently two entries with small shed hoods at the west elevation. A raking parapet remains above the north end wall. The stucco at the kitchen house has recently been patched with areas of brick remaining exposed. Ground floor window surrounds are hidden behind recent stucco ornamentation.

There have been other structures on the rear of the lot, which are shown on Sanborn maps. Small piazzas were briefly attached to the kitchen house and the connecting wing. A one-story rear wing behind the kitchen house was reworked as a three-car garage in the twentieth century, and removed after 1951.

The main house is divided into three flats at each level, and no interior stairways remain. The kitchen house has an apartment at each level, with a narrow interior stair to access the upper flat. During the half-century the property has served as multiple apartments, much of the interior fabric has been lost. Early heartpine flooring and paneled wood wainscot remains in the main building. Some remnant plaster remains on the interior walls, but the brick is largely exposed. Despite the interior alterations and the relocation of the stair, the building retains its ability to convey its historical associations, and is an integral part of the streetscape.

Date of Construction: ca. 1839 Source of Date: Poston, Buildings of Charleston, p. 445

Date(s) of Alteration(s): ca. 1952

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

6. Statement of significance:

The Charity Wilson House at 53 Hasell Street is an excellent example of a 19th century masonry Charleston single house. It retains integrity of location, design, setting, materials, workmanship, feeling, and association, and contributes to the significance of the Charleston Historic District. The property was 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

53 Hasell Street was built shortly after the 1838 fire, on a lot that had been purchased by Robert Wilson in trust for his wife Charity, a daughter of Daniel Lathan, in 1827.

At least by the mid-1820s, Captain Wilson, an officer with the US Custom House, resided on Hasell Street. From about 1818 until his death in 1846, he invested in real estate on Hasell and Anson streets. In early 1827 he purchased the subject property from Christopher Fitzsimmons the younger, who had inherited it from his father as part of a larger tract known as "the Distillery Lot, on Anson Street, extending through to Hasell Street, with the buildings thereon. This piece of land comprises two good lots: one on Anson Street 103' front X122', one on Hasell Street, 45' front X 101' deep." Wilson soon conveyed the Anson Street lot to Samuel McLean, retaining the Hasell Street property for his wife and her heirs.

It is likely, but not certain, that Wilson built a residence on this lot before the fire of 1838, but city directories are not clear where his Hasell Street residence stood. At least from 1849 the subject property was occupied by Charity Wilson, his widow. It eventually passed to their granddaughter Sarah Jane Hanckel and her husband Thomas. The Hanckels lived here until 1888, when Henry Steitz purchased the property for \$4000. His family held it until 1951, renting the main house as two apartments, with a separate residence in the dependency.

In late 1951 the Steitz heirs conveyed the property to Clarence Oakman, who soon subdivided it. The main house became nine apartments, and two more were fitted into the dependency. The use as eleven separate units has continued to the present.

7. Photographs and maps.

NOTES, 53 Hasell

3/1823 RMC N9:43. Trust Deed between Robert Wilson and John H. Margaret, Trustee for Charity Wilson, the wife of Robert and daughter of Daniel Lathan. Parcel at the south side of Hasell Street, fronting 50' on Hasell X198' deep; also three slaves, Molly, Margaret, and Mary.

1/10/1827 auction ad: The Distillery Lot, on Anson Street, extending through to Hasell Street, with the buildings thereon. This piece of land comprises two good lots: one on Anson Street 103' front X122', one on Hasell Street, 45' front X 101' deep.

1/10/1827 S9:453 Christopher Fitzsimmons the younger, per assignees, to Robert Wilson. Christopher Fitzsimmons of Charleston died intestate, owner of the land to be described below. Before distribution of the estate had been made, his son Christopher Fitzsimmons the younger, made assignment 10/25/1825 to Paul Fitzsimmons and Wade Hampton the younger, in trust for the benefit of his creditors, all his property including his undivided share of his father's estate.

Proceedings were instituted in Edgefield District, where most of Estate C. Fitzsimmons was situated, effecting a partition. The herein lots and premises were apportioned to assignees of C. Fitzsimmons the younger.

The assignees held a public auction in Charleston of the lot and premises. Robert Wilson purchaser, \$2020.

Lot/parcel on Anson and Hasell Streets, known and distinguished by the name of the Distillery Lot, in the whole to the east on Anson Street 103', south on lands of Samuel Pillsbury 122', west on J. B. Legare 204', north on Hasell Street, 45'. East on ____ 100', north partly on the last mentioned lands, part on land now or late of David Ramsay 77'.

3/1827 RMC T9: 437. Trust Deed between Robert Wilson and John H. Margaret, Trustee for Charity Wilson. Reference to parcel conveyed in trust 1823 [see N9:43], having been bought of Thomas Legare Sr., has been sold to John B. Legare, \$4000.

Wilson has recently purchased of Est. Mr. Fitzsimmons a considerable body of land part on Hasell Street, part on Anson; part of which he has conveyed to Samuel McLean, he desires to convey the residue with such buildings as are now thereon or may hereafter be placed and made thereto to JH Margaret in trust as substitute for the house and lot sold to JB Legare by Charity Wilson.

Body of land butting and bounding east on Anson Street, west on lot sold to JB Legare, north by Hasell Street, south by lot sold to Samuel McLean. 45'8" on Hasell Street, 71' on Anson Street, 122' on south line, 184' on west line, as per plat of Charles Parker, city surveyor (plat not found).

5/1888 H19:379 Sarah J. Hanckel to Henry Steitz, \$4000.

11/1951 X53:330 Henry Steitz died 1910, by his will (probated in Dorchester County) devised to wife Rebecca (died 1919) for life, then to his grandchildren. The lot had been property of Charity Wilson, widow of Robert; she died intestate with heirs Sarah Jane Wilson (died 1886) and granddaughter Sarah J. Hanckel. Steitz heirs convey to Clarence Oakman, \$11,750.

Other deeds & conveyances not read

A9:425 1818 Thomas Legare to Robert Wilson, Hasell Street

S10:97 1837 Samuel L. Speissegger et. al. to Robert Wilson, corner Hasell and Anson

J11:263 1839 Gray, MasterinEquity, to Robert Wilson, Hasell Street

S11:217 1846 Samuel Wagener, trustee, to Robert Wilson, corner of Hasell and Anson

CITY DIRECTORIES

1825 Robert Wilson, boarding officer Custom House, res. 5 Hasell

1830 Capt Robert Wilson, 5 Hasell

1836-36 Robert Wilson, boarding officer Custom House, res. 16 Hasell

1837-38 Capt Robert Wilson, Custom House, res. 13 Hasell

FIRE

1840-41 Capt Robert Wilson, mariner, res. Hasell near Anson

1849 Mrs. Charity Wilson, 17 Hasell

1852 Mrs. Wilson, 17 Hasell

1852-55 Ward Book Mrs. Charity Wilson/then Sarah J. Wilson. Mrs. Abigail Legare is to one side.
1861 Mrs. Sarah J. Wilson owns 37 & 39 Hasell, both are rented. Four more lots. 49 Hasell: Mrs. Charity Wilson owner/occupant. Mrs. Abigail Legare owns next house, Dr. John O'Hear occupant.
1882 Thomas M. Hanckel, res. 47 Hasell
1888 Thomas M. Hanckel, master-in-equity, res. 53 Hasell
1920s 2 apartments 2/ negro in kitchen house.
1955 11 apartments

Will of Robert Wilson of Charleston. Dear wife, daughter, grandchild. Executrix daughter Sarah Jane Wilson.
Executors Daniel Heyward and James J. McCarter.
Sell messuages, lands, tenements as needed to pay debts. Residue to wife and her heirs. Written 9/1/1846, proved
11/3/1846 (Will Book 44, p. 107)

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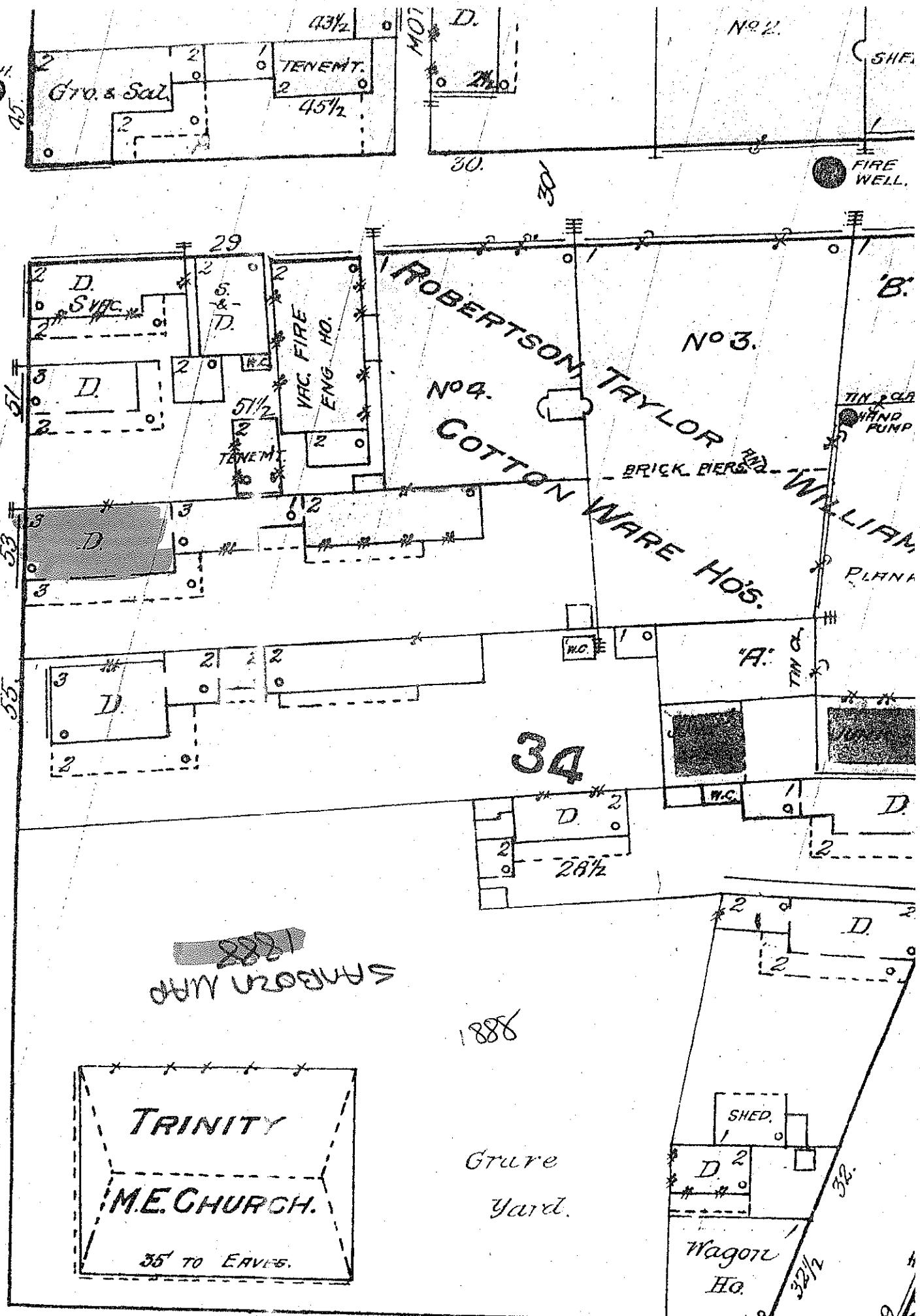
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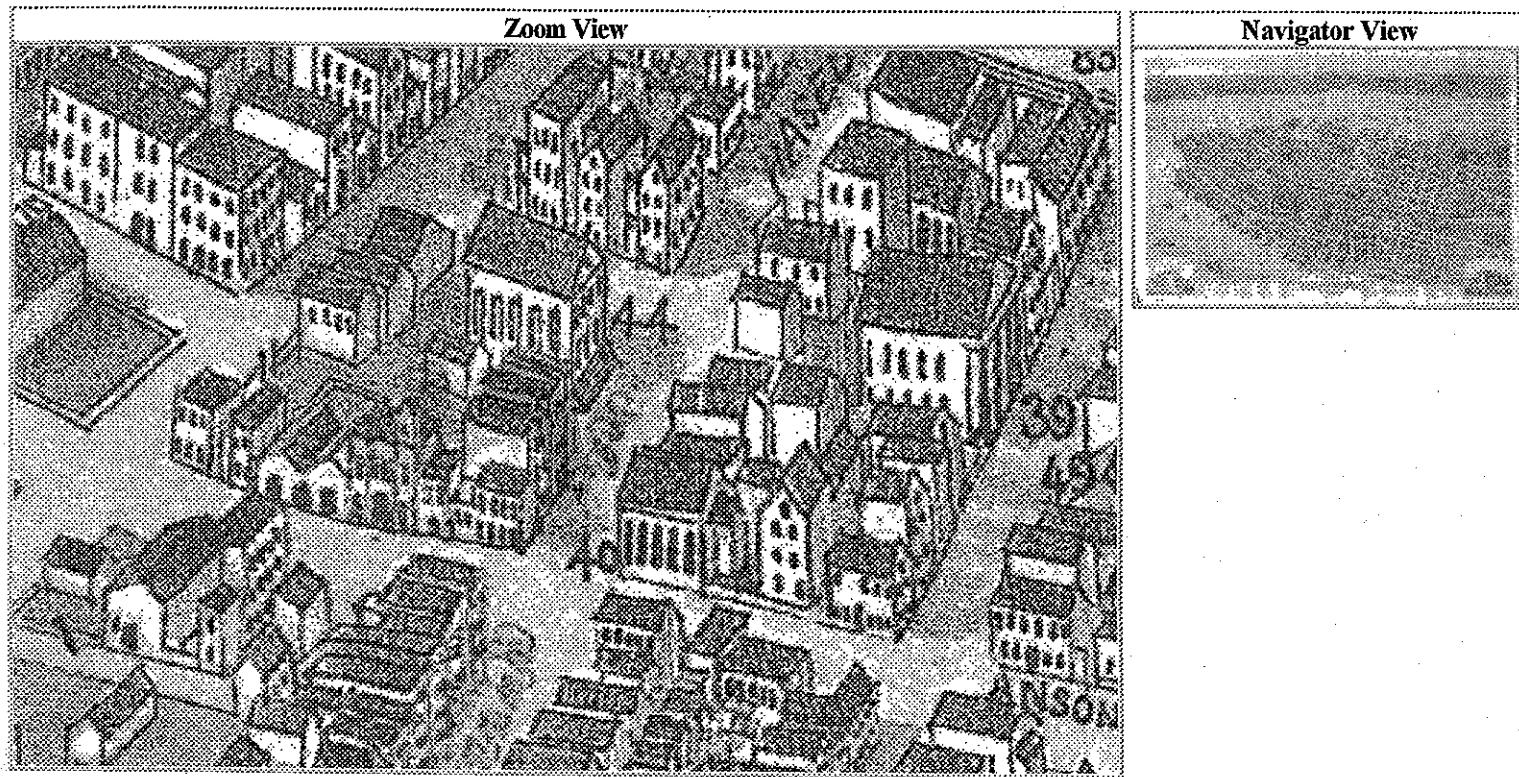
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1951
same as 1944

Bird's eye view of the city of Charleston, South Carolina 1872.

To change view, select desired zoom level and window size from the options below the Zoom View window and then click on the image. The display will be centered where you click. To move up, down, left, or right within a zoom level, click near the edge of the image in the Zoom View or select an area in the Navigator View. The red box on the Navigator View indicates the area of the image being viewed in the Zoom View.



Zoom In Zoom Out

[Full Image](#)

Window size 256 x 256 400 x 400 600 x 400 640 x 480 Initial (652 x 430)

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