

NATIONAL PARK SERVICE

NPS *copy*

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 1 — EVALUATION OF SIGNIFICANCE

NPS Office Use Only

NRIS No:

MAR 22 2002

NPS Office Use Only

Project No:

9212

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.

*SC DATE # 2002-2006*1. Name of property: Not NamedAddress of property: Street 14 Gadsden StreetCity Charleston County Charleston State SC Zip 29401Name of historic district: Charleston 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 Sarah FickStreet Post Office Box 525 City CharlestonState 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 PETER W. ROSSISignature *PW Rossi*Date 12/18/01

Organization _____

Social Security or Taxpayer Identification Number XXXXXXXXXXStreet 204 MAKEE RD #102 City HONOLULU
State HI Zip 96815 Daytime Telephone Number 8082258117

NPS Office Use Only

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.

3/25/02National Park Service Authorized Signature *Centonio Oquilar*202-343-9595

National Park Service Office/Telephone No:

 See Attachments

HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 1

NPS Office Use Only

Not Named

Property Name

14 Gadsden Street, Charleston SC

Property Address

Description of physical appearance:

Built ca. 1850 as an investment property, 14 Gadsden Street is a two and one-half story frame townhouse on a low brick foundation, set with its closed gable end fronting Gadsden Street. The north elevation along Wentworth Street is extended by a two-story rear gable wing that is narrower than the main block. Two stuccoed brick chimneys rise from the north slope of the slate roof, nearly at the ridgeline, and there is a brick exterior chimney at the rear of the wing. The main block features two gabled dormers with 6/6 sash at each side elevation.

A two-tier piazza, with columns and slender turned balusters, extends along the south elevation and wraps around to a rear entry into the wing. The piazza and garden are essentially closed to the street. A driveway from Wentworth Street accesses a garage that was first built in the late 1930s when the east half of the lot was subdivided and sold. The garage was completely rebuilt after Hurricane Hugo.

CONTINUED

Date of Construction: ca. 1850

Source of Date: Deeds, tax records

Date(s) of Alteration(s): _____

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

i. Statement of significance:

#14 Gadsden Street is a good example of a side-hall plan house with double parlors, a design that was popular in during the 1840s and 1850s when a large stock of investment and owner-occupied residences were constructed in Harleston Village. In setting, size, scale, mass and material, the building contributes to its streetscape and to the surrounding Charleston Old and Historic District. The 1973 Feiss-Wright Inventory includes 14 Gadsden Street in Group 3 (Significant): "Good architectural quality. Vernacular. Of less sophistication and refinement than 'Excellent'. Modest, appealing, curious, interesting. To be retained and protected."

ii. Historical Background

#14 Gadsden Street was built on a section of Lot 62 in Harleston Village. Lot 62 was part of a large tract owned by Peter Wyatt, a lumber mill owner who was related by marriage to William Aiken Sr., president of the SC Canal and Railroad Company. Wyatt's will, written in 1820, directed his executors to sell much of his property and divide the proceeds among his daughters Violetta, Susanna, and Mary Elizabeth (Mrs. James Brickell Hill). Soon afterward Dr. Hill died, and in 1825 Mary Elizabeth Hill remarried Dr. Eli Geddings.

CONTINUED

7. Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: yes no

CONTINUATION/AMENDMENT SHEET

Historic Preservation Certification Application

Not Named

Property Name

14 Gadsden Street, Charleston SC

Property Address

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, continued

Principal window openings have double-hung 6/6 wood sash. There are tripartite windows at the front and rear gable ends. First floor openings onto the piazza have large glass and wood-paneled doors. At the second level are french doors. The front entry opening, set in a corbeled surround, has a transom and sidelights.

The side-hall plan interior features two large parlors connected by paneled pocket doors, each with two doorways to the south piazza and two-panel interior doors flanking the chimney (the east opening at the rear parlor has been infilled). Much of the historic fabric remains: heart-pine flooring, plaster walls and ceilings, deep cornices, carved wood fireplace surrounds with plain mantel shelves, and baseboards with molded caps. Acanthus-leaf corner blocks accentuate the window and door openings in the main first floor spaces. Wood has been stripped in the rear (east) parlor and a paneled overmantel installed. The early mantel piece remains. This firebox and the one above it were converted with coal grates.

A partition wall across the wide corridor divides it into entry hall and stair hall. (The multi-light door with 12-light fixed transom is a later alteration.) A narrow double window with four-light sash illuminates the stair, which curves along the north wall. It retains a turned newel post and slender turned balusters, scroll detail along the stringer, and paneled wainscot. The stair from the second floor to the attic rises separately along the interior wall.

The second floor has paneled doors like the first floor, but simpler door and window surrounds, without wainscot panels beneath the windows, wood cornices, and simple fireplace surrounds with pilasters and narrow mantel shelf. Cornices were removed from the hallway, probably when HVAC was installed.

CONTINUED

Name _____ Signature _____ Date _____
Street _____ City _____
State _____ Zip _____ Daytime Telephone Number _____

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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

Not Named

Property Name

14 Gadsden Street, Charleston SC

Property Address

Historic Preservation

Certification Application

5. Description of physical appearance, continued

At the attic level are two finished rooms and a modern bathroom at the front end of the hallway. Heart-pine flooring and wood mantels remain, but walls and ceilings are finished in sheetrock. There is an interesting flushboard wainscot extended as a window seat in the back room.

The rear gable wing and rear piazza have been reworked several times. Window and door surrounds at the first floor kitchen have bulls-eye cornerblocks, and the opening from wing to main hall has a late nineteenth century wood-and-glass door. Ca. 1900 an angled bathroom enclosure was built in the corner of the first floor piazza where it meets the rear wing. The rear opening from parlor to hall was infilled, and the opening from piazza to wing seems to have been relocated. The surround is truncated where it meets the main rear wall.

Two bays of the upper piazza were later infilled with flushboard siding to provide a bathroom and laundry room. During the late twentieth century, the interior of the wing was extensively reworked with modern finishes and exposed brick fireboxes and chimney breasts.

The overall loss of interior fabric has been minimal, and the original plan is nearly intact in the primary spaces. Rear infill and alterations to the secondary spaces do not detract from the building's integrity as a substantial mid-nineteenth century townhouse.

6. Statement of significance, continued

In 1827 Peter Wyatt's estate conveyed property at the corner of Gadsden Street and Ashley Avenue to Eli Geddings, Wyatt's daughter's husband. The 1829 City Directory shows Eli and Mary Elizabeth Geddings living on Meeting Street; they are not found in Charleston (or in the state) in 1830; in 1840 they were in Chester County for the census but on Meeting Street for the City Directory. In 1849, still living on Meeting Street, they mortgaged several parcels to Provident Institution for Savings. It is likely that the mortgage funded construction of rental properties along the east side of Gadsden Street.

Tax assessor's book for 1852 show Geddings' four lots on Gadsden Street with three frame houses, including the 2-1/2 story wood house at "7 Gadsden," the corner lot. By 1861 there were four frame houses. James L. Barnwell occupied the corner house, then known as "10 Gadsden."

Eli Geddings is thought to have built 69 Ashley Avenue, at the south corner of his wife's large inheritance, as the family residence sometime after 1852. However, they lived on George Street at least from 1852 to 1860. 69 Ashley may be the wood house at 13 Lynch Street which the 1861 Census of Charleston cites as owned by Dr. Eli Geddings and occupied by Mrs. Margaret Ann Dawson. It was not unusual for rental properties, like the house at 14 Gadsden, to be substantially constructed with refined detail, and it remains uncertain when or if the Geddings family occupied 69 Ashley Avenue.

CONTINUED

CONTINUATION/AMENDMENT SHEET

Not Named

Property Name

14 Gadsden Street, Charleston SC

Property Address

Historic Preservation
Certification Application

6. Statement of significance, continued

By 1869, Mary Elizabeth Geddings had died and Provident Institution for Savings was being reorganized as Charleston Savings Institution. Harmon H. DeLeon bought and foreclosed the Geddings mortgage. Eli Geddings sold 10 Gadsden Street, a 77' x 160' lot with house, to Eliza C. Jones for the \$4000 remaining on the mortgage.

Ten years later Eliza Jones sold the property for \$2525 to William D. Porter, acting as trustee of Annie Cart and her children. The will of Cart's mother, probated in 1876, had directed most of her assets to be sold with the proceeds to benefit her two daughters, and the Cart family moved into 14 Gadsden Street. In 1882 Mrs. Cart sold the rear strip of the property (today's 179 Wentworth Street) to Richard J. Morris. Mrs. Cart died in 1891, leaving six children. They remained in the house, which was listed in the 1901 City Directory as the residence of William Porter Cart. In 1909 William Porter Cart, Annie's son, bought the family home from his surviving siblings for its appraised value, \$3000.

The Cart family lived at 14 Gadsden Street for decades. At some point before 1942, the back half of the lot was subdivided, and a separate house (today's 181 Wentworth) was built, replacing an earlier two-story dwelling unit. William Cart's widow Hermine sold 14 Gadsden Street in 1981.



GADSDEN ST. S.

14 Gadsden Street, Charleston SC
Sanborn Company Insurance Map, 1951

35

15
GROSSEH

GADSSEN ST. S.

ANDERSON

CT.

2. T T

WENTWORTH

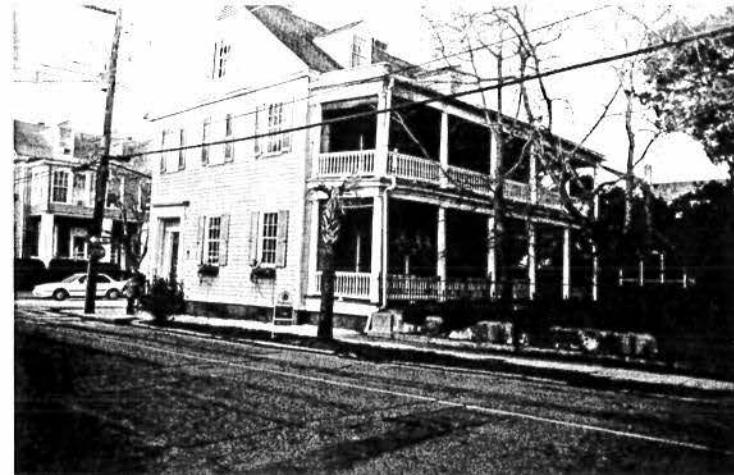
1752

1752

995

106

P. CO - 15511



14 Gadsden Street
Charleston, SC
January 2002

West facade and south piazza.



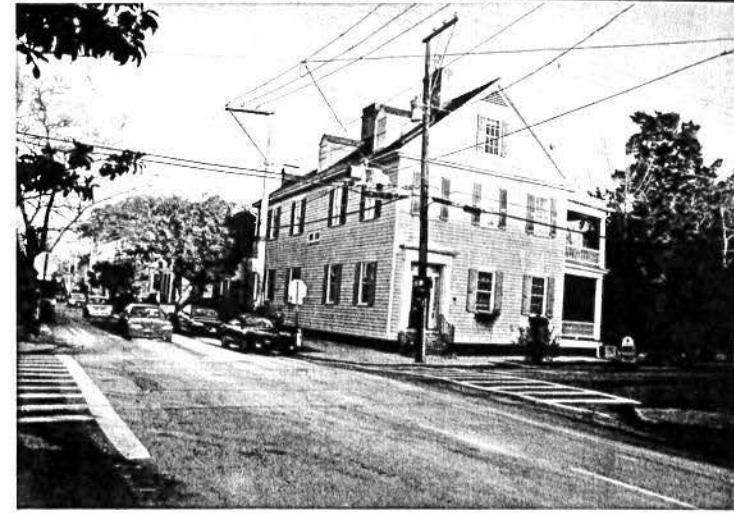
14 Gadsden Street
Charleston, SC
January 2002

Facing north along Gadsden Street.



14 Gadsden Street
Charleston, SC
January 2002

Piazza, view facing north.



14 Gadsden Street
Charleston, SC
January 2002

Facing east along Wentworth Street.



14 Gadsden Street
Charleston, SC
January 2002

Facing south along Gadsden Street.



14 Gadsden Street
Charleston, SC
January 2002

Facing southwest along Wentworth Street.



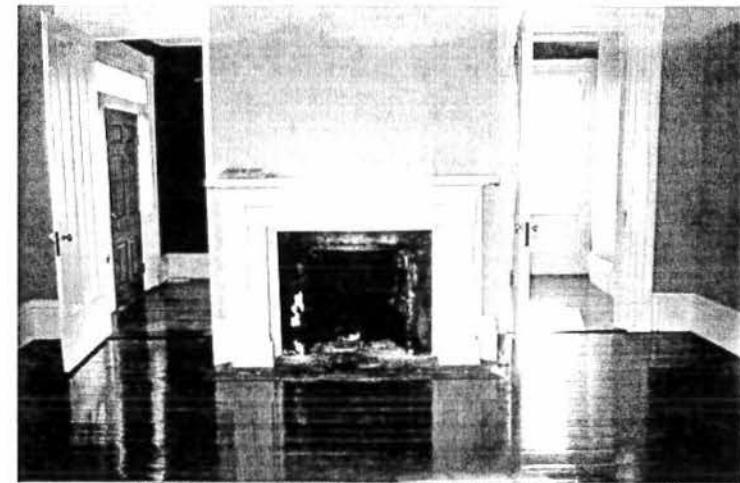
14 Gadsden Street
Charleston, SC
January 2002

Rear elevation facing north. First floor bathroom enclosure, upper level piazza infill.



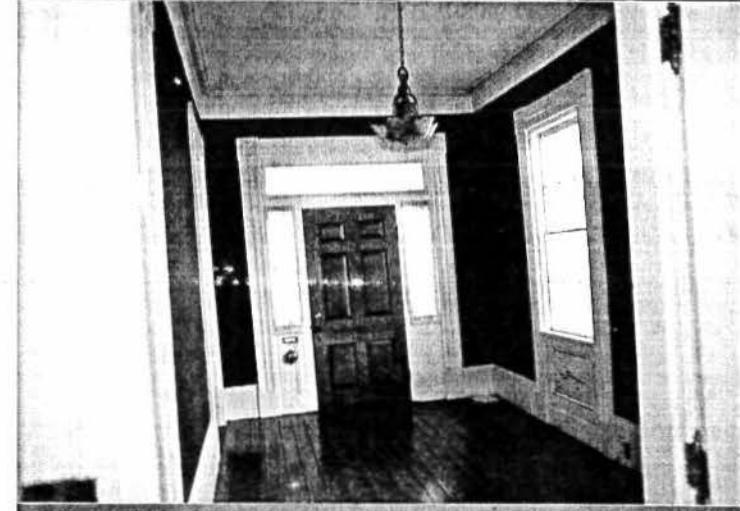
14 Gadsden Street
Charleston, SC
January 2002

First level piazza facing north toward angled bathroom enclosure at rear wing.



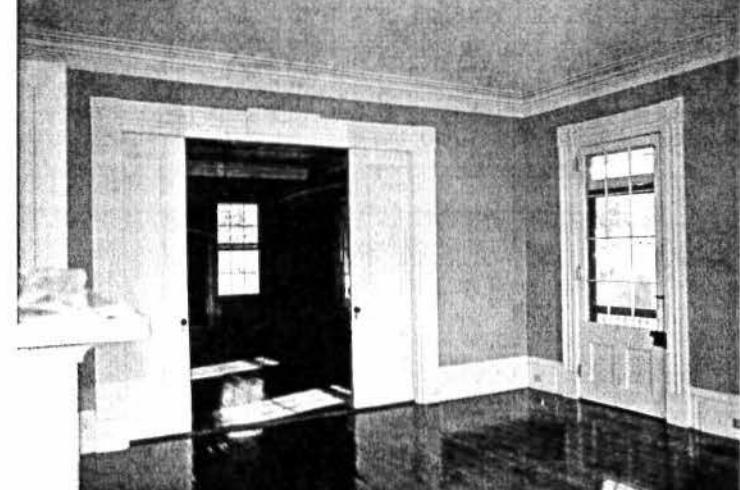
14 Gadsden Street
Charleston, SC
January 2002

First floor front parlor facing north.



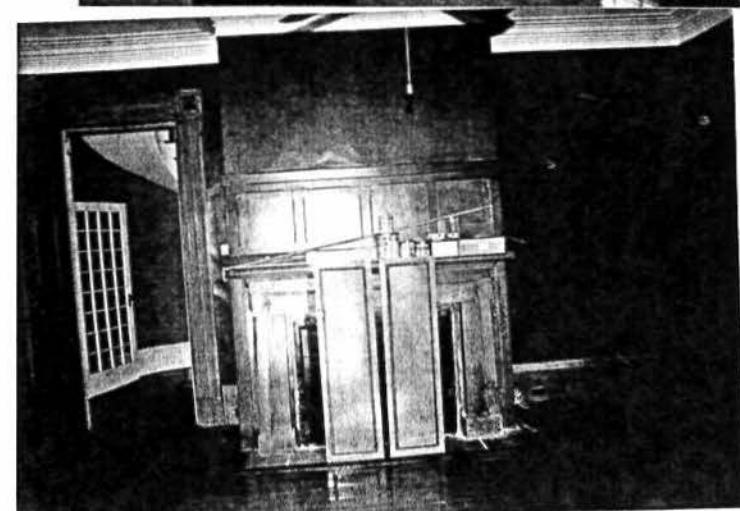
14 Gadsden Street
Charleston, SC
January 2002

Entry hall facing west.



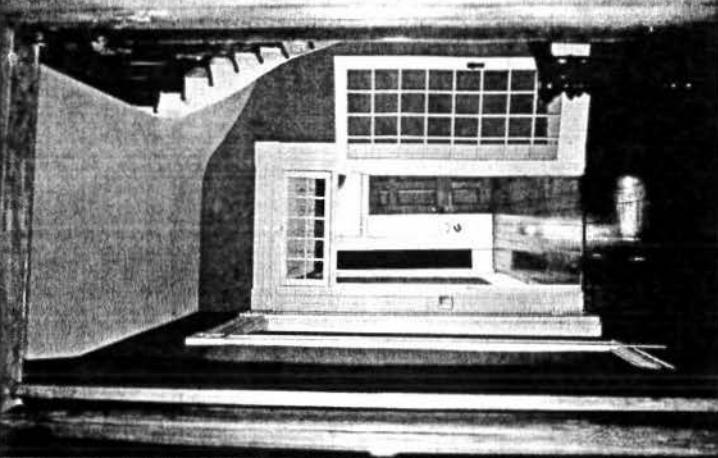
14 Gadsden Street
Charleston, SC
January 2002

First floor double parlors facing southeast.



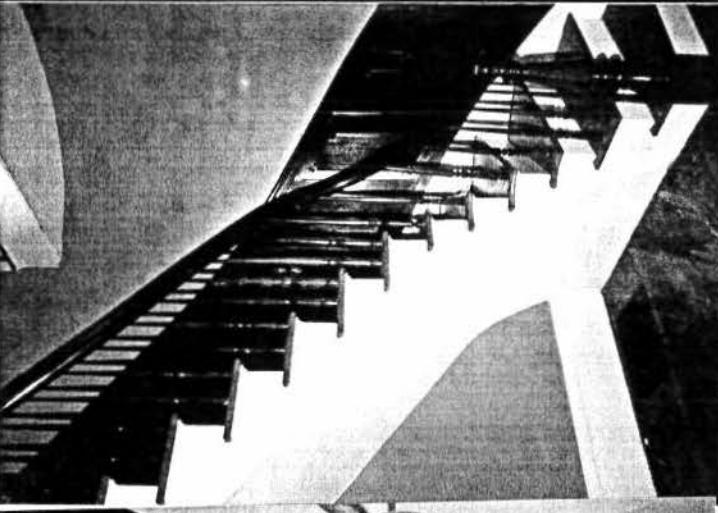
14 Gadsden Street
Charleston, SC
January 2002

First floor rear (east) parlor facing north toward stairhall. Historic mantel remains, added overmantel.



14 Gadsden Street
Charleston, SC
January 2002

First floor stairhall facing west. Mid-20th century multi-light door and transom.



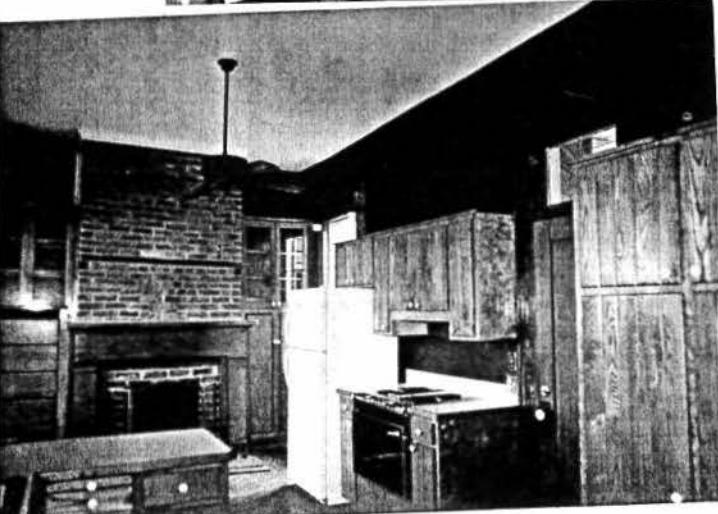
14 Gadsden Street
Charleston, SC
January 2002

Stair.



14 Gadsden Street
Charleston, SC
January 2002

Rear wing facing southwest. Door and surround at left were shifted west to make room for angled bathroom enclosure on piazza.



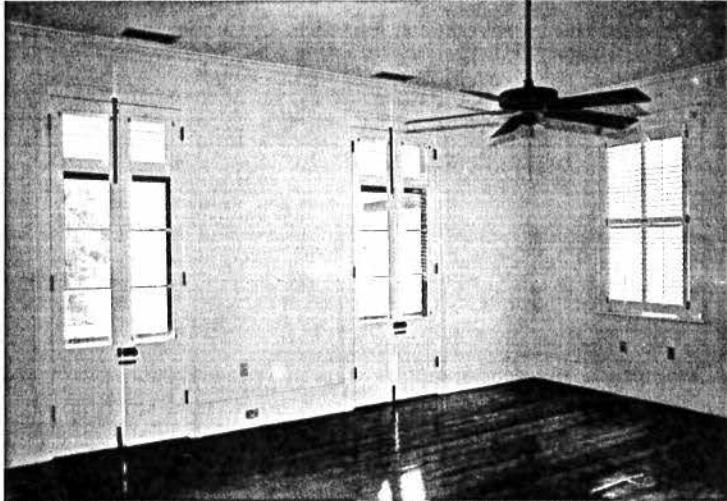
1ST FLOOR WING
FACING EAST

14 GADSden ST.
CHARLESTON SC
1/2002



14 Gadsden Street
Charleston, SC
January 2002

Second floor front chamber, facing northwest.



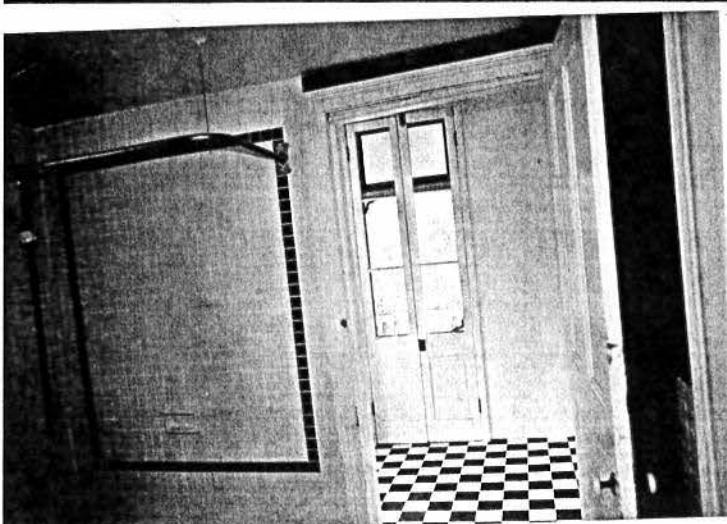
14 Gadsden Street
Charleston, SC
January 2002

Second floor front chamber, facing southwest.



14 Gadsden Street
Charleston, SC
January 2002

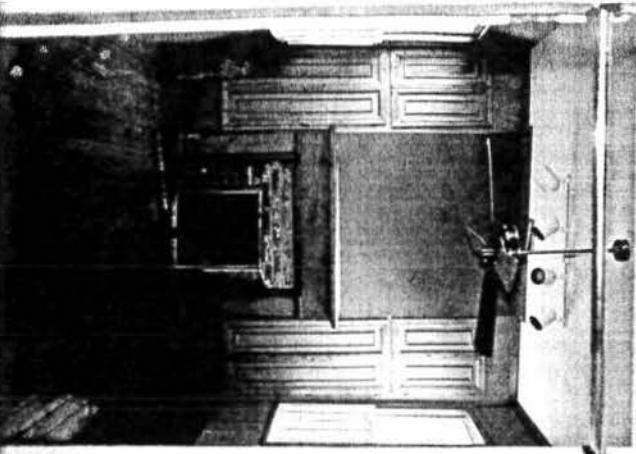
Second floor rear chamber, facing northeast. Doorway at right to bathroom at enclosed piazza bay.



14 Gadsden Street
Charleston, SC
January 2002

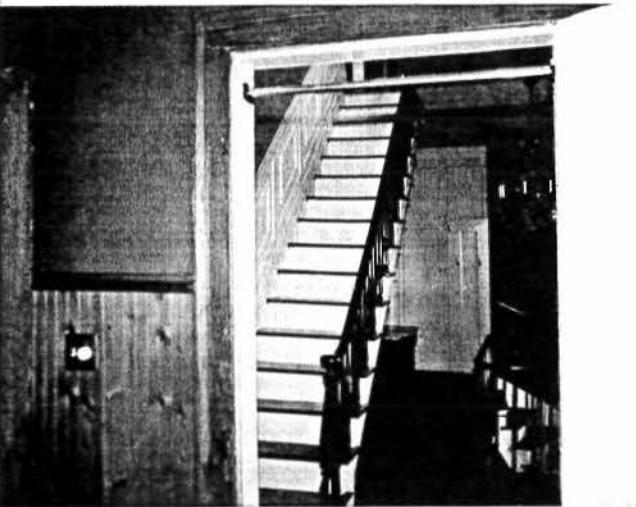
Second floor piazza enclosure.

14 GADSDEN ST.
CHARLESTON SC
1/2002
2ND FLOOR WING
FACING EAST.



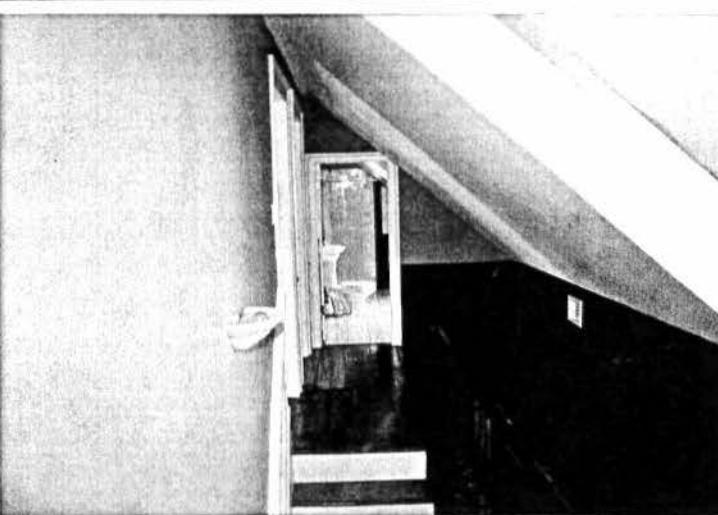
14 Gadsden Street
Charleston, SC
January 2002

Upper level stair facing west.



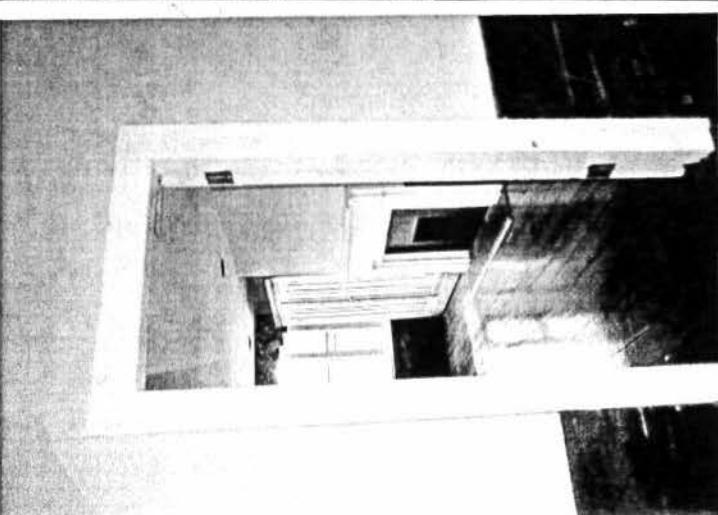
14 Gadsden Street
Charleston, SC
January 2002

Attic level facing west.



14 Gadsden Street
Charleston, SC
January 2002

Attic level, front room facing northwest.





14 Gadsden Street
Charleston, SC
January 2002

Attic level, rear room facing northeast.