

Historic Preservation Certification Application
State Historic Preservation Office Review & Recommendation Sheet
Significance – Part 1

Project number: _____

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Property: 77 and 75 Church Street
Historic District: Charleston Historic District
 NR District
 Certified State or Local District

Preliminary Done
A&H number: 2008-022

2/28/08 Date application received by State
_____, ____ Date(s) additional information
received by State
3/26/08 Date complete information received by State
3/26/08 Date of transmittal to NPS
Property visited by State staff? yes no

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

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STATE RECOMMENDATION

3/26/08
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.

3/26/2008

Elizabeth M. Johnson

Date

State Official Signature

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ISSUES

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

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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.

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Describe problematic issues or other concerns:

The Louis Danjou House and Carriage House, at 77 and 75 Church Street, respectively, is located at the corner of Church and Tradd Streets and includes a three and a half story brick main house, with entrances on both Church and Tradd Streets, a piazza screened entrance on Church Street where the second level of the piazza has been enclosed partially in glass with louvers. This piazza features a hipped standing seam metal-clad roof. Immediately to the south along Church Street and abutting the piazza section of 77 Church Street is a two story brick carriage house with a hipped roof oriented perpendicularly to that of the main house at 77 Church Street. Both addresses are historically related during the Charleston Historic District's period of significance, are part of the same property and under the same ownership. The enclosed map with enlargement of a section of the Charleston Historic District shows the configuration of the properties and their relationship to each other.

See attachments: photographs maps other:

NPS COMMENTS:

Date

NPS Reviewer

**HISTORIC PRESERVATION
CERTIFICATION APPLICATION –
PART 1**

Louis Danjou House and Carriage House

Property Name

77 Church Street & 75 Church Street, Charleston SC

Property Address

NPS Office Use Only

Project Number:

5. Description of physical appearance:

The Louis Danjou House at 77 Church Street and carriage house at 75 Church Street are early-19th century buildings at the southwest corner of Church and Tradd streets. The house is set at the lot line on both streets, and the carriage house extends south along Church Street.

The exterior design of the three-story house reflects its early commercial use. The principal entry is centered at the three-bay wide east elevation, the piazza and two rear-wall interior chimneys are at the five-bay wide south elevation, and the north elevation on Tradd Street has center entry opening with a rounded-arched window above. Windows on both street fronts have 12/12 double-hung sash at the 1st level, 9/9 at the 2nd, and 6/6 sash at the short 3rd-level openings. Entries have double doors and flat transoms with muntins detailed as a series of interlocking half-circles.

The alley at the west side is roofed over as a carport with metal gates. The lower level was altered ca. 1988, when three openings were infilled. Single entries remain at the two north bays.

The piazza is paved in flagstone, and the upper deck extends to abut the north wall of the carriage house, forming a roofed entry court. The east elevation of the piazza is infilled at both levels. A masonry wall enframes an entry opening with a transom, and an iron gate matching the carport gate. The 2nd level is infilled as a bathroom, and a frame bathroom addition is set upon the piazza roof. The south elevation has a center entry. Openings at the east bays are infilled; the two west bays have triple-hung 9/9 wood sash in tall openings.

The exterior of 77 Church Street retains much of its original fabric and detail. The walls are laid up in Flemish bond with a toothed cornice, and openings have flat jack arches and sandstone sills at window. The hipped roof has dormers at east, west, and south elevations, clad in slate, and the corbelled brick chimneys have stuccoed bands. The hipped piazza roof has raised-seam metal roofing. The upper level has paneled low arches between the columns, dentiled frieze, and modillions at the cornice. Ceilings are paneled at both levels, and the remaining French door retains radiating muntins at the flat transom.

The original plan of the ground floor is unknown. The 1816 city directory listed the grocer's Church Street address, so it has been assumed that the Tradd Street (north) entry was the residence doorway. At some point the lower stair was removed, but in the early 20th century it was recreated as a center stair with the landing against the entry. Ground floor finishes, a mix of flat plaster or drywall with wood paneling at walls and wainscots, generally date to the early 20th century, when the mantels were installed. The upper levels are laid out as a single house, with large rooms at either side of the stairhall, which appears to be early. Finely carved woodwork at cornices and mantelpieces has been well-documented through HABS and the White Pine monographs.

The two-story carriage house at 75 Church Street has similar brickwork to the house, with the same jack arches over the openings, and a hipped roof clad in slate. The south elevation abuts the adjacent building, which was enlarged from two to three stories in 2002. The three ground floor openings along Church Street have been reworked. The center carriage opening was infilled with a multi-light window above a paneled wood bulkhead, and the north bay entry infilled as a window. The west (courtyard) elevation was altered ca. 1986 when a one-story addition was removed. This carriage opening has double wood-and-glass doors under an arched transom. Window openings at the ground level have 9/9 wood sash; short upper openings have 6/6 sash.

The carriage house interior retains integrity to the late 1920s renovation. The federal-style mantel, stair, and 2nd-floor bathroom with tile flooring reflect the conversion of a utilitarian building into an inn for "automobile tourists."

The garden in the southwest corner of the property is notable for its design. Landscape architect Loutrel Briggs lived at 77 Church Street and planned the courtyard for the Brewton Inn. It is pictured in his book "Charleston Gardens."

Date of Construction: ca. 1810 (house), ca. 1819 (carriage house)

Source of Date: This is Charleston, p. 30

Date(s) of Alteration(s): ca. 1928

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

6. Statement of significance:

The Louis Danjou House at 77 Church Street is an excellent example of a masonry townhouse with ground-floor commercial space. The Carriage House at 75 Church Street is a fine example of a two-story masonry dependency building. In setting, size, scale, mass and material, both buildings contribute to the streetscapes and to the Charleston Historic District. This is Charleston (1944) included 77 Church Street as "valuable" and 75 Church Street as "notable." The 1973 Feiss-Wright Inventory includes both in Category 2: Excellent. "High style regional architecture – fine "Charleston Style" – well designed and proportioned – good detail – spirited, dignified, frequently innovative, rare, and always attractive and interesting. Of irreplaceable importance, to be preserved in situ at all costs."

Historical background

Situated at the corner of Church and Tradd streets, the Louis Danjou house and carriage house were erected to replace an earlier building lost to fire. By 1816 Danjou was operating a grocery business from this building. His heirs sold it in 1847 to Dr. Peter Porcher, who maintained his medical office on the ground floor and lived above. A late-19th century owner restored the original function of the commercial space as a grocery store.

Between 1920 and 1928, the property was used by William S. Gaud for his Gaud School with his residence above, and afterward the ground floor of the main house served as an antique shop. The upper floors and the carriage house were used as the Brewton Inn, which operated into the early 1950s.

Both buildings have been rehabilitated as separate residences now under a single ownership, with the carriage house maintained as a private guest cottage.

7. Photographs and maps.

Attach photographs and maps to application

Continuation sheets attached: yes no