

CharlestonWISE Impact Project Historic House Information

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 Historic Charleston Foundation
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Location Address: Michelmann-Michel House
 25 Sires Street
 Charleston, SC 29403

House Data Sheet

Construction Date: 1855-56
Sq. Ft.: 1,069
No. of Stories: 2
Bldg. Orientation: Sires St façade
 faces ENE
HCF Easement /
Covenant Property: Yes



System	Material / Type	Notes
Exterior Walls	Wood	
Roof	Metal, standing seam	Repairs in 1996 rehabilitation
Framing	Wood	
Windows	Wood	Most are double hung 6/6 lite
Foundation	Stucco over CMU Piers	
Piazza / Porch	Wood	1-story porch on east elevation

Sanborn Maps:

Sires Street was not recorded in the Sanborn Fire Insurance Maps from 1884 and 1888. The 1902 Sanborn Map shows a 2-story dwelling with a 1-story porch in the same location it exists today, situated on the north property line. However, there is a 2-story section of the house that extends out past the main rectangular structure, on its back right side, forming an L-shape. From this extended 2-story portion is another 1-story addition that is not quite as wide as the 2-story portion. The 1944 and 1951 Sanborn Maps show no change in the structure. Based on the Sanborn maps, the 2-story and 1-story additions to the back right side of the main house were removed some time after 1951.

Additions / Alterations:

HCF purchased the property in 1994 when it was on the verge of being demolished due to neglect. At this time, the 1-story addition shown on the Sanborn maps had been demolished and there was a newer L-shaped CMU addition attached to the back left side of the house (see HCF Memo dated 6-26-1995). This CMU addition was demolished in 1995 by HCF. The older wooden additions were constructed between 1856 (original house construction) and 1902 (first Sanborn map record). Rehabilitation of the structure occurred during 1995-96 and included re-leveling the building, structural repairs, replacing rot damage, new windows, new metal roofing, and chimney repairs. After reviewing archived plans, it appears that a section of the wooden additions were also demolished in 1995 by HCF, most likely because it was structurally unsound. The 1-story kitchen addition was constructed on the back right side of the house during the rehabilitation project in 1996.

*Mechanical notes: Gas HVAC unit in attic with access panel in one of 2nd floor bedrooms ; condenser unit located behind kitchen addition; water heater and stove to be electric (Field Report, August 11, 1996).