



March 1, 1999

Mr. Andrew Chandler
South Carolina Department of Archives & History
P.O. Box 11669
Columbia, SC 29211

Re: Historic Certification - 39 Meeting Street, Charleston, SC

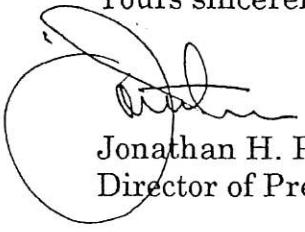
Dear Andy:

Enclosed please find a certification application for the above-mentioned property that was the subject of a conservation easement donation to Historic Charleston Foundation in December 1998. As you can see, the Old St. Michael's Rectory is rated as a Category 3, "Significant" building according to the Feiss-Wright survey of the Old and Historic District of Charleston. This building is one of the first 18th century single houses with an early shop door to survive in Charleston.

We hope this application can be reviewed right away. If you need further information, please do not hesitate to contact us.

With best regards, I am

Yours sincerely,


Jonathan H. Poston
Director of Preservation

JHP:tm

Enclosures

RECEIVED

MAR 03 1999

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 — EVALUATION OF SIGNIFICANCE

NPS Office Use Only

NRIS No:

RECEIVED

APR. 2, 1999

U. S. DEPARTMENT
ARCHIVES & HISTORY

NPS Office Use Only

Project No:

4153

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.

NATIONAL PARK SERVICE

TAX INCENTIVE PROGRAM

1. Name of property: Old St. Michael's Rectory

Address of property: Street 39 Meeting Street

City Charleston County Charleston State SC Zip 29401

Name of historic district: Old & Historic District of Charleston, SC

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 843-724-8486

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.

Name Mr. Edward Crawford

Signature

Date

3/1/99

Organization:

Social Security or Taxpayer Identification Number [REDACTED]

Street 39 Meeting Street City Charleston

State SC Zip 29401 Daytime Telephone Number 843-723-6127

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.

4/18/99

Myra M. Kappeler
National Park Service Authorized Signature

HPS-202-343-3533

National Park Service Office/Telephone No.

HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 1

NPS Office Use Only

Old St. Michael's Rectory
Property Name

39 Meeting Street, Charleston, SC
Property Address

Project Number:

5. Description of physical appearance:

This is a three-and-one-half story brick and stucco Charleston single house built in the third quarter of the 18th century. The house boasts two bays on the front (Meeting Street) elevation with each floor separation highlighted by brick and stucco belt coursing. On the south elevation, a double tiered piazza features an original or early 19th century piazza door screen with fluted, Ionic pilasters. On the North elevation the house has a notable, original "compass-headed window" that lights the staircase. This side retains its original appearance of exposed brick. A wooden two-story hyphen joins the house to the two-story kitchen/carriage house of brick. On the exterior the house originally boasted a tile roof and a simple cornice below the front hip. It formerly also had a second story wrought iron balcony. In the earthquake of 1886 much of the upper portion of the front wall and the roof came down and were rebuilt after the earthquake with a fashionable, metal, bracketed and dentillated cornice.

The interior of the main house retains its single house floor plan. The front first floor parlor has some Georgian woodwork, although the mantel of natural cypress is a reconstruction. In the dining room, an early federal mantel survives with woodwork, cornice and wainscoting.

Date of Construction: 1767-1768 Original specs from St. Michael's Church records
Source of Date: HCF Files, The Buildings of Charleston

Date(s) of Alteration(s): 1886-1887; Renovated 1930's, early 1990

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

6. Statement of significance:

The dwelling at 39 Meeting Street is known as the "Old St. Michael's Rectory" and it was built in the late 1760s as the first minister's house for the new St. Michael's Parish. The surviving church minutes and accounts record the purchase of the lot from Miles Brewton and the bidding for construction of the building by the architectural partnership of Miller and Fullerton. These house builders apparently built a number of substantial residences in Charleston including the Edward Rutledge house at 117 Broad Street. Miller & Fullerton's proposed specifications for the house have survived and are attached. (Appendix 1). This makes the house one of the most documented in terms of construction, of all of Charleston's Colonial dwellings. The house retains an impressive array of original features including its front room mantle and woodwork and its important compass-headed window. It was noted in the records that certain things were not done properly by the contractors. The inspection of the rectory in 1768 by the church showed that the exterior painting "was done with the most scandalous workmanship" and that three windows were lacking as well as the "windows on the stairs warrant the compass heads agreed for." The vestry refused to receive the keys until the matter was settled and did not pay Miller and Fullerton until sometime thereafter. The Reverend Robert Cooper, a staunch tory, remained in the house despite being ordered to leave in 1776, fleeing later to a British warship. Once they retained control of the house, the vestry rented it to various private individuals and did not use it as a rectory again.

The house was sold to Dr. William Read, a Cooper River rice planter in 1825. He used it as his townhouse. Dr. William Read acquired "Rice Hope Plantation" through his marriage to Sarah Harleston in 1798, and was one of the first Cooper River planters to complete conversion of his plantation to tidal rice cultivation. Serving as Surgeon General of the Continental Army, Dr. Read lived to be ninety-two years of age, dying in 1845.

7. Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: yes no

2025 RELEASE UNDER THE FOIA
CONTINUATION/AMENDMENT SHEET

Old St. Michael's Rectory

Historic Preservation

Certification Application

Property Name

39 Meeting 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: _____

Description of Physical Appearance (continued)

This room flows directly through windows made into doors into the hyphen. The original dependency on the first floor has one large room and retains its former brick kitchen fireplace. The front, second-floor drawing room sports an Adamesque-style, late 18th or early 19th century, mantel piece but retains a heavy boxed 18th century cornice and paneled wainscoting. The rear second story bedroom and the bedrooms above have mid-to-late 19th century mantels. On the staircase, the original compass-headed window is framed by an elaborate Georgian rococo architrave topped by a keystone; a delicate fanlight with Gothic style tracery and sunburst decorate the upper portion of this window.

Statement of Significance (continued):

The house was acquired and occupied for most of the 20th century by the Salmons family and has recently passed to the present owner.

Despite the earthquake of 1886, this house retains much of its Georgian character and is a most important example of the pre-Revolutionary form of the single house type. It is also, perhaps, the most documented major dwelling of Colonial Charleston due to the survival of original specifications.

Name Mr. Edward Crawford Signature Edward Crawford Date 3/1/95
Street 39 Meeting Street City Charleston
State SC Zip 29401 Daytime Telephone Number 843/723-1022

NPS Office Use Only

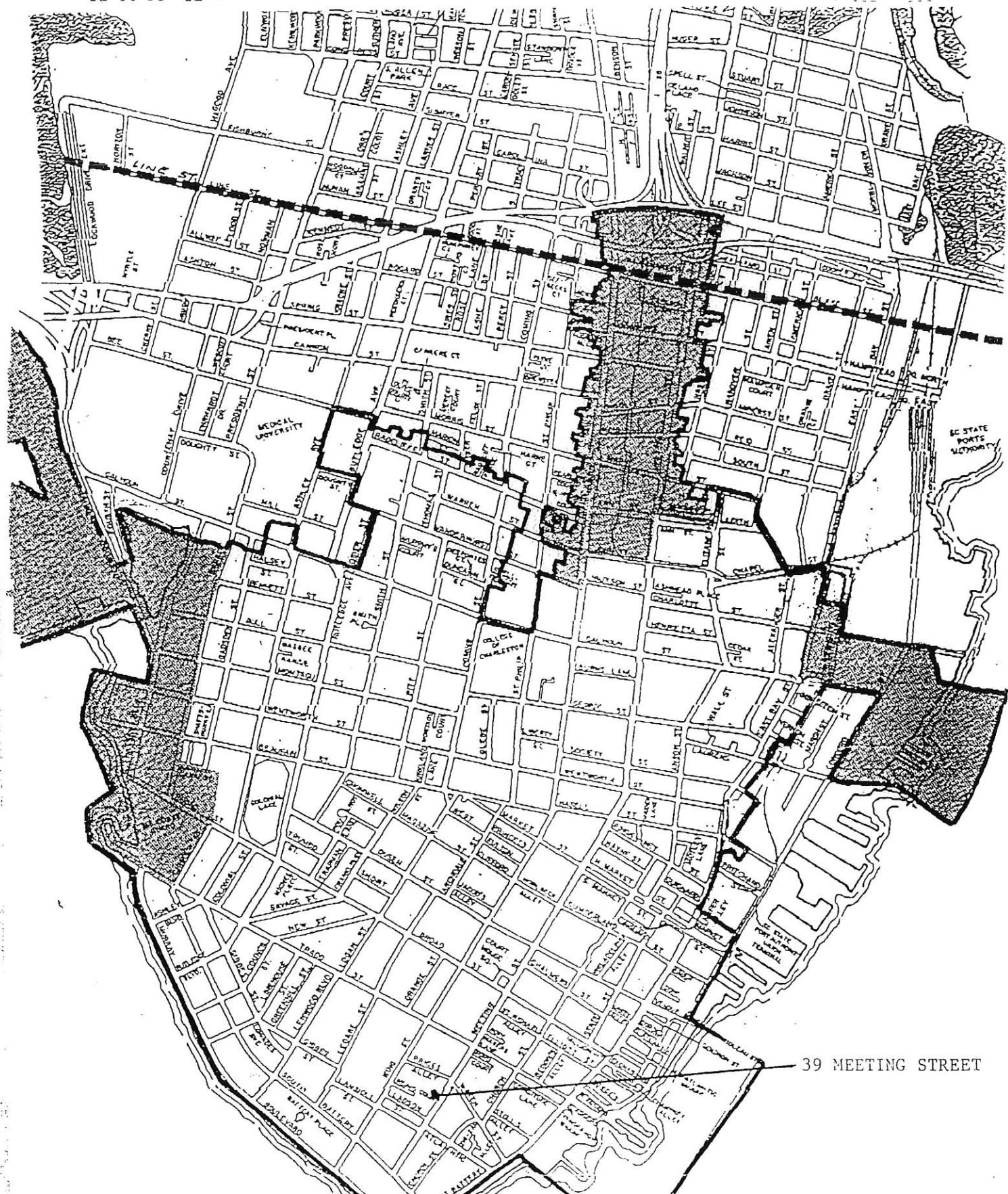
- The National Park Service has determined that these project amendments meet the Secretary of the Interior's "Standards for Rehabilitation."
- The National Park Service has determined that these project amendments will meet the Secretary of the Interior's "Standards for Rehabilitation" if the attached 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



— OLD & HISTORIC DISTRICT
— OLD CITY DISTRICT

OLD & HISTORIC DISTRICT NOT IN NATIONAL REGISTER

51,197

REVIEW SHEET
Historic Preservation Certification Application--Significance

Property: Old St. Michael's Rectory, 39 Meeting Street Project No: _____
Historic District: Charleston Historic District

3/03/99 date initial application received by State _____ date(s) additional information requested by State
3/03/99 date complete information received by State _____
3/26/99 date of this transmittal to NPS _____
Inspection of property by State staff: x no yes date(s): _____

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
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Extensive loss of historic fabric
 Substantial alterations over time
 Preliminary determination of listing
 for district
 for individual property
 Significance less than 50 years old

Obscured or covered elevation(s)
 Moved property
 State recommendation inconsistent with NR documentation
 Recommendation different from the applicant's request

NUMBER	2
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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 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 Old St. Michael's Rectory at 39 Meeting Street, in the city of Charleston, is a three-and-one-half story brick single house with a scored stucco street facade and south elevation with a two-tiered piazza featuring an entrance screen and parapet. An interesting feature of the house is the wide projecting bracketed and denticulated cornice which adorns the upper facade. The house was constructed between 1740 and 1760 as the first residence for the minister of the new St. Michael's Parish. For further information on the property's physical characteristics and historic significance, refer to the Part 1 application. The house unquestionably contributes to the historic and architectural character of 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.

3/29/99
Date

May W. Edwards
State Official Signature

See attachments:

NPS Comments:

Date

NPS Reviewer



GARDEN OF THE MILLER-FULLERTON HOUSE

39 Meeting Street

c. 1767

Home of Mr. and Mrs. Edward E. Crawford

1992

This garden is situated along the southern edge and in the rear yard of 39 Meeting Street. The configuration of this pre-Revolutionary brick Charleston single house, c. 1767, reflects the standard lot plan for early Charlestowm. Probably the rear garden served as the work yard where many small structures stood to serve the daily needs of the family.

The house was constructed as the first rectory of St. Michael's Church. The vestry minutes tell the story of the house's erection by Miller and Fullerton, partners, who were premier builders in the community at that time.

The current owners purchased the house a few years ago and completely renovated the interior to meet the needs of 20th century living. The garden has been created since the Hurricane in 1989. Its plan is an English garden design variation in that the area is divided into three green "rooms." The first at the end of the drive, the second, the White Garden, is "furnished" with a handsome table, fountain, and other ornamentation. And the third is the rear "room" now under construction. The garden house, a re-creation of one in the 18th century style, will serve as a greenhouse for the wintering of fragile plants and as a storage depot for tools and utensils. This portion of the garden has not yet been planted and the house, obviously, is under construction. When completed this area will be divided into four quadrant-shaped parterres with a pool in the center. The pond and flower beds will be separated by grass paths.

The beds are bursting with a wonderful melange of greenery and blooms. Contrast the rather formal structure of the beds with the rather informal massing of planting material. This follows the philosophy of Vita Sackville-West and her husband who developed the famous English garden, Sissinghurst.

Mary Zahl, Charleston garden designer and plantswoman, helped the Crawfords with this garden. She has made great contributions to horticulture in many private gardens locally.

GARDEN OF THE MILLER-FULLERTON HOUSE

Page 2

There are over 300 species of plants in this garden. Below is a partial listing of plant material.

Front yard: Gordonia tree, "Okarne" Cherry tree, Sago Palm, Salvia, Veronica, Tea Olive, Viburnum tinus, Rosemary, Azalea, Nandina

Driveway borders: Holly Fern, Red-tipped Photinia, Maidenhair Fern, Gardenia, espaliered Camellia, Nandina, Baby Lucia pansy, Strawberry Begonia, Sedge, Illicium floridanum, Tea Olive hedge, espaliered Podocarpus gracilis

Rear gardens: Budlea, Oleander (bought from home in Philadelphia where it wintered in a greenhouse), Honeysuckle, Yew, American grasses, Mahonia, Fatsia, Hydrangea, Ligustrum (privet), Holly (looks like boxwood), Pyracantha, Liriope, Peach trees (Sam Houston) espaliered, Kiwi vine around window of kitchen house and Confederate jasmine around door. Rose is Louis Phillippe variety.

Herb garden: Marie Pavia rose and two Ilex "Will Fleming" (Yaupons), hardy Geraniums, green fennel. Mint collection along kitchen house bed contains five varieties. Plumbago grows up the pair of Crepe Myrtle (Potomac) trees. Tulip variety: Angelique.

White garden: Illicium anisatum next to fountain along with potato vine, two dozen white and pink Asiatic lilies planted.

FIRST RECTORY OF ST. MICHAEL'S CHURCH, c. 1767

39 Meeting Street

HISTORIC CHARLESTON FOUNDATION

51 MEETING STREET

CHARLESTON, S. C. 29401

This house was built in 1767 as the first rectory of St. Michael's Church. It was built for the Rev. Cooper, who had been the church's minister for a number of years. However, by June 1776, the church dismissed Mr. Cooper, who had turned out to be a Tory! When asked to leave the rectory, he refused, thereby causing a great deal of consternation. Despite repeated directives from the vestry, Mr. Cooper remained until early in 1777, when he fled under cover of darkness to a British warship that had appeared in the harbor. (Later, he had the audacity to return during the British occupation of Charleston, and served as minister of St. Philips Church from 1781 to 1783.)

The house was ~~xxxi~~ used as a rectory for a period less than ten years. (In fact, St. Michael's Church did not provide a rectory for their ministers until 1900!) When the vestry regained control of the house in 1777, they rented it to various private individuals. In 1825 the house was sold to a Dr. Read, a rice planter, who used it as his town house. It has been a private residence ever since, and the present owners have been here for over 40 years.

Built by Miller and Fullerton, Charleston's master builders of the day, this typical "single" house features an unusually handsome compass window on the stair landing. (Miller and Fullerton later built many grander houses including 117 Broad Street, the residence of Edward Rutledge, a signer of the Declaration of Independence.)

The vestry also had its trouble with Miller and Fullerton. Upon their inspection of the new rectory, they found the exterior painting "done in a most scandalous and unworkmanlike manner," $\frac{1}{2}$ three windows and ten shutters lacking and "the windows on the stairs want the compass heads agreed for." The vestry refused the keys until the matter was settled.

39 Meeting St.

Designed & installed by M. Z. March, 1990
& September, 1990. Owners requested "simple
lines with profuse, English-style planting."

Over 200 plant species here, all of which
are at home in lowcountry climate.

NOTES ON INSPECTION AT 39 MEETING STREET

39 MEETING STREET

On the morning of August 16, I inspected the premises at 39 Meeting Street. The purpose of this inspection was to advise Mr. Edward Crawford of my findings with regard to the structural characteristics of the house.

Also present for the inspection were Joe DeStefano and Lavinia Grimsball.

The house is approximately 220 years old. According to the plaque at the street it was built as a rectory for St. Michael's Church. Ms. Grimsball explained that it has only been in the hands of six families throughout its history.

The masonry work appears to be satisfactory at this time. The mortar used in the brickwork is of a better than normal quality for Charleston houses. It seems to have some lime content.

I find that there are three areas that need to be mentioned for the structural report:

Report by Russell A. Rosen, Engineer

The roof framing has had some type of insect infestation, possibly old house borers. If work is undertaken in the attic, installation of air conditioning equipment, etc., I would suggest additional bracing at the roof framing to provide more of a truss type effect to the rafter and ceiling joist configuration. Also, at the roof exterior several of the terra cotta cap pieces at the hip on the north west side are missing. I was unable to view the three other hip surfaces. I could see daylight through the roof in several places. I believe that only minor roof work is necessary. The roof is of slate construction and several knowledgeable roofing contractors are available in town to make these repairs. The cornice work at the front of the house is of a sheet metal type. This is one of the reasons for the rust stains at the front.

My second area of concern is in the present kitchen. At the north window header I see insect damage. Mr. DeStefano advises me that the entire kitchen will be remodeled. My understanding is that wall and cabinetry

will be removed and replaced with contemporary materials and this infestation is not a factor of the purchase of the house.

My third area of concern is in the stairwell. The walls at the stairwell are not bearing walls. The irregularity in the first floor appears to be simply from the weight of those walls over the years. The house is framed with floor joists running side to side. In the event that the owner finds the hump in the first floor objectionable, this could be easily corrected by adding additional piers underneath the house and simply jacking the floor to the desired position. However, this operation may create cracks in the two walls at the stairwell and the adjoining rooms. If this is undertaken, it should definitely done prior to any plaster repair. I also found rather peculiar that the joist on the north are on a sill; the joist on the south are bearing in pockets in the brickwall, which is normal for this type of house.

In conclusion, repairing and temporary at the road.

Otherwise, my opinion is that the bridge is not repairable

and should



Russell A. Rosen, P.E.

August 16, 1966