

NATIONAL PARK SERVICE

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rec'd 12/28/00

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 — EVALUATION OF SIGNIFICANCE

NPS Office Use Only

NRIS No:

FEB - 2 2001

NPS Office Use Only

Project No:

7092

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.

1. Name of property: Not Named A-H # 2000-032

Address of property: Street 75 Pitt Street

City Charleston County Charleston State SC Zip 29403

Name of 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 Fick, Historic Preservation Consultants

Street Post Office Box 1112 City Charleston

State South Carolina Zip 29402 Daytime Telephone Number 843-723-1746

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 Alan M. Tanenbaum

Signature

Date

12/22/00

Organization

Social Security or Taxpayer Identification Number

Street Post Office Box 12 City Charleston

State South Carolina Zip 29402 Daytime Telephone Number 843-722-2588

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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.

2-6-2001

Antonio Leguina  
National Park Service Authorized Signatory

HPS / TPS

HISTORIC PRESERVATION  
CERTIFICATION APPLICATION—  
PART 1

NPS Office Use Only

Not Named

Property Name

Project Number:

75 Pitt Street, Charleston SC  
Property Address

5. Description of physical appearance:

75 Pitt Street is a three-story frame apartment house with a three-tier piazza at its south elevation and its gable end to the street. In its height and mass it is very similar to the neighboring Charleston single houses, but 75 Pitt was designed with a side-hall plan.

The principal east facade of the rectangular building is two bays wide, with the principal entry at the north bay. The entry surround features a corbeled flat cornice supported by pilasters, four-light transom and sidelights, and a paneled-wood and glass door. Short window openings at both levels above the entry have double-hung 6/6 sash; the other bays of the facade have double standard-sized windows with double-hung 6/6 sash. A louvered wood screen covers the vent opening at the closed gable end. The north elevation has only two windows at each level.

The piazza extends along the south elevation and wraps around one bay of the rear. Ca. 1941, its front half was enclosed at each level with double and banded windows. The back  
Date of Construction: ca. 1857 Source of Date: deeds, city directories CONTINUED

Date(s) of Alteration(s): ca. 1941

Has building been moved? ☐ yes ☒ no. If so, when? \_\_\_\_\_

6. Statement of significance:

Built ca. 1857, 75 Pitt Street is a good example of a Charleston side-hall house with piazzas. In keeping with local tradition, the building and its neighbors are set with one wall along the side property line, aligned with each other but set at an angle to Pitt Street. In setting, size, scale, mass and material, 75 Pitt contributes to the streetscape and to the surrounding Charleston Old and Historic District. The Feiss-Wright Historic Architecture Inventory includes it in Group 4: Contributory, "Buildings of architectural value without which the character of those buildings rated in Groups 13 would be lessened. To be preserved and retained."

Historical Background

75 Pitt Street is part of a large tract that was platted into lots for owners Joseph Manigault and Charlotte Poag in 1786. By 1836 Charles L. Desel, a physician/planter with property in Goose Creek, had acquired several of these lots, including the site of his own residence, today's 71 Pitt Street. In 1857 Desel's estate sold the subject property, then a parcel 50' wide by 200' deep, to Conrad D. Brake.

Brake built this three-story frame house as his own residence, but sold it in 1863. For several years 75 Pitt Street seems to have been speculative property, then was acquired at a forced sheriff's sale to Charles D. Bateman. Bateman and his family occupied the house for a decade, then sold it to Henry P. Blackman in 1880. The house remained in the Blackman family for fifty years, being occupied by Elizabeth Blackman and Mrs. Margaret B. McCabe into the early 1930s. 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  
75 Pitt 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

half was left open, and retains wood columns and turned balustrade. French doors at the second and third levels provide access from the interior, and the first (ground) floor has a single door into the rear bay. The piazza's second level has a paneled ceiling and transom at the french door. An iron stair was added in the mid-1980s to provide exterior access to the upper levels.

The general exterior of 75 Pitt Street retains integrity to 1941, within the period of significance of the Charleston Old and Historic District. Sanborn Maps and City Directories indicate that before 1942 the piazzas were partially enclosed, and a one-story rear wing was removed. The windows and some of the siding were reworked at that time: short windows at the facade indicate bathrooms, and at the rear opening within the second floor piazza is an 8/8 double-hung wood sash, characteristic of late-30s/early 40s construction.

The significant interior features of 75 Pitt Street date from two periods, ca. 1857 and ca. 1941. Nineteenth century elements are the side-hall plan, floor-to-ceiling heights, interior stair with wood banister and turned balusters and newel post, heart-pine flooring, some plaster walls (notably at the stair hall), deep base molding with simple cap, four-panel doors, and molded entry and window surrounds. The twentieth century remodeling is represented by partition walls with arched openings and reveals or niches, small tiled bathrooms, and some six-panel doors. Recent changes have been limited to HVAC and closet upgrades.

Name Alan M. Tanenbaum Signature \_\_\_\_\_ Date \_\_\_\_\_  
Street Post Office Box 12 City Charleston  
State SC Zip 29402 Daytime Telephone Number 843-722-2588

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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

Historic Preservation  
Certification Application

75 Pitt Street, Charleston SC

Property Address

## 6. Statement of significance, continued

In 1937 David Solomon's Acme Realty Company acquired the property. Solomon converted the building into apartments, one per floor. The work seems to have been carried out in 1938, when the City Directory shows 75 Pitt Street "vacant." By 1940 both Solomon's family and Leo and Hilma Wetherman lived here (Wetherman was an electrician with the Navy Yard). The next available City Directory, 1942, lists "75 Pitt Street Apartments: (1) David Solomon, owner. (2) Hyman L. Pearlman (3) Otis S. Skipper."

75 Pitt Street Apartments reflects the impact of the build-up for World War II on the Charleston Old and Historic District. In the mid-1930s the city's population began to grow in response to revitalization of the Charleston Navy Yard. Properties throughout Charleston were remodeled to increase the number of dwelling units. Changes made during this period, such as the piazza enclosure and interior modernization of 75 Pitt Street, have become part of the district's architectural history.

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**PITT**

BRICK 10

SHED.

2A

VANDERHORST ST.

ST.

Sanborn Map, 1941

PITT ST. N.

D.H.

D.H.

D.H.

BRICK ST.

6" W. PIPE

6" W. PIPE

DUPLEX

2A

2A

2A

2A

2A

VANDERHORST

ST. W.

Sanborn Map, 1955

CARLTON ARMS  
APTS.

NONCOMB.  
BUILT 1951  
STEEL FR.-CONC.  
FLS. & RF. ON STEEL  
JOISTS-M. L. & P.  
CEILINGS-12" T. LE.  
BR. FACED CURTAIN  
WALLS

PITT ST. N.

2<sup>nd</sup> FLOOR  
DUPLEX

SHED