

NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 — EVALUATION OF SIGNIFICANCE

NPS Office Use Only

NRIS No:

NPS Office Use Only

Project No:

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: Richard J. Morris House

Address of property: Street 2 Council Street (163 Tradd 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 Museums and Preservation Initiatives

Street 40 East Bay Street City Charleston

State SC Zip 29401 Daytime Telephone Number (843) 720-1186

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. Alan M. Tanenbaum

Signature 

Date 12-2-99

Organization

Social Security or Taxpayer Identification Number 250-04-350

Street 8 Rebellion Road City Charleston

State SC Zip 29407 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.

HISTORIC PRESERVATION
CERTIFICATION APPLICATION

Richard J. Morris House

Property Name

PART 1

NPS Office Use Only

2 Council Street (163 Tradd Street), Charleston, SC

Property Address

Project Number:

5. Description of physical appearance:

Exterior. The house at 2 Council Street, built in 1880, is a two-story, wood frame, gable-roof Charleston single house with a two-story piazza on the south side, supported on a continuous stuccoed and scored brick foundation and sheathed entirely in horizontal weatherboards. The narrow principal west gable end elevation fronting Council Street and the extended secondary north side elevation abutting Tradd Street are located flush with their respective lot lines, leaving unbuilt open yard space to the south and east of the structure. The west elevation is composed of two stories, each of two bays, with six-over-six double sash windows and capped by a closed gable with a small opening for ventilation in the tympanum. The two-story piazza projects the width of one bay from the south exterior wall of the structure, and is supported on slender tuscan columns, with a Victorian turned-post balustrade at both stories. The piazza screen doorway features a late Greek Revival architrave with a heavily molded lintel resting on two stylized pilasters and framing a six-panel replacement door and an arched single-light transom.

(continued on front of Continuation/Amendment Sheet)

Date of Construction: c. 1880

Source of Date: Charleston County Deed Books, Ward Books

Date(s) of Alteration(s): _____

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

6. Statement of significance:

The structure at 2 Council Street is significant architecturally as a relatively intact example of the vernacular Victorian single house. Furthermore, the structure is representative of new urban growth patterns which arose in the city of Charleston during the 1870s and 1880s out of the need to provide additional housing for the city's expanding population. During the earliest period of Charleston history the area of the city which now includes Council Street, known as the lower western peninsula, was nothing but marshy wetlands. It was not until the late eighteenth century that development pressures from the burgeoning city of Charleston brought about the filling in of the marshes along the Ashley to make way for residential growth. Streets such as Broad and Tradd were extended onto the newly filled land, and streets such as New, Council, and Savage Streets were created in continuation of the city grid pattern of the Grand Modell. As late as the 1870s, however, Council, New, and Savage Streets were only loosely populated, and Council, itself, was literally water front. It was during this decade that the first structure to occupy the southeast corner of Council and Tradd was constructed by W. P. Holmes. By 1880, however, the large corner lot was purchased by Richard J. Morris, a dealer of house furnishings, who replaced this earlier structure with the two-story wood frame dwelling that exists on the site today. Morris had also purchased several adjoining lots to the south and east as an investment, including both 4 and 6 Council, on which he built structures identical to that at 2 Council. All three of these structures fronted Council Street and were built as two story wood frame gable roof dwellings on lots measuring 37 feet wide and 100 feet deep.

(continued on back of Continuation/Amendment Sheet)

7. Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: yes no

CONTINUATION/AMENDMENT SHEET

Historic Preservation

Richard J. Morris House

Certification Application

Property Name

2 Council Street (163 Tradd 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 (con't):

The north and east elevations are irregular in form with fenestration and doorways reflecting utilitarian purposes in their placement rather than a concern for aesthetics. The north elevation is a fenestrated wall flush with the lot line and extending almost the full depth of the structure, while a twentieth century one-story addition which now accommodates a self-contained apartment projects from the east and south elevations, creating a stepped mass and a broken roof line. The south elevation features the two-story piazza running over half the depth of the structure and engaged at the east end. The south elevation, like that of the north and east, is also somewhat irregular in appearance, although both stories feature three doorways with access off of the piazza identically placed on each floor, the most notable being the French doors at the terminus of the piazza axes.

The primary roofing material of 2 Council is asphalt sheets. The one-story addition to the south and east of the structure, however, features a combination of a standing seam metal roof and a black-top, or tar, roof. The structure has two original interior brick chimneys, one stuccoed over, located in the north exterior wall of the structure, and one small stove chimney on the east elevation of the one-story addition. With the exception of the piazza screen, the exterior detailing of 2 Council, including architraves, sills, cornerboards, and cornices, is very simple with little ornamentation.

Plan. The plan of 2 Council consists of a linear progression of rooms from front to back along a central axis parallel to Tradd Street. There is no true hall in the dwelling, but rather a consistent arrangement of doorways leading from room to room along the southern exterior wall of the structure, which creates an axis through the dwelling that functions as a hall. The subdivision of the interior spaces of the structure into three distinct, self-sufficient apartments has resulted in the disruption of this linear arrangement on the first floor in that access from the front rooms to the rear rooms has been restricted by a partition wall. Nevertheless, the original linear room arrangement is evident from the plan of the first floor of the structure, and the second floor rooms have remained largely intact.

(continued on back of Continuation/Amendment Sheet)

Name Mr. Alan M. Tanenbaum

Signature 

Date 12-2-99

Street 8 Rebellion Road

City Charleston

State SC

Zip 29407

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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

Richard J. Morris House
Property Name

Historic Preservation
Certification Application

2 Council Street (163 Tradd Street), Charleston, SC
Property Address

5. Description of physical appearance (con't):

Interior. The interior of 2 Council Street, like the exterior, is simple with minimal ornamentation. Much of the original pine flooring remains, as well as the plaster walls and ceilings, although later twentieth century renovations are likely to have resulted in some sheet rock replacement relating to mechanical systems. Most of the rooms, with the exception of the bathrooms and kitchens which have been renovated and updated numerous times during the past century, retain their original architectural elements including moldings, mantelpieces, doors, and hardware. Notable among these original architectural features are the baked earth, grained door knobs and the simplified squat Victorian mantelpieces on the first floor. Throughout the structure, several small closets have been created out of irregular spaces between the fireplaces and the interior walls to provide for additional storage.

6. Statement of significance (con't):

Richard Morris retained ownership of 2 Council for over 40 years until his death in the early 1920s when the property was willed to Cecile Mosimann. The property would remain in the Mosimann family for nearly three-quarters of a century, changing hands only once in 1953 when the title passed from Cecile Mosimann to Marie Mosimann. In 1996 the property was acquired by the Bishop of Charleston, who retained ownership for only four months before selling the property to Debra Ann and Clay L. Shackelford in August of 1996. The property at 2 Council, now partitioned into three self-sufficient rental units, is now under the ownership of Alan M. Tanenbaum, who acquired the property in October of 1999.



mailed 12-9-1999



December 3, 1999

Mr. Andrew W. Chandler
SC Department of Archives & History
P. O. Box 11669
1430 Senate Street
Columbia, SC 29211

RE: Historic Preservation Certification Application - 2 Council Street
(163 Tradd Street, Charleston, SC)

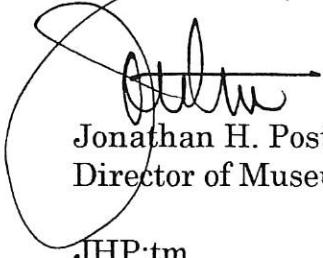
Dear Andy:

I am enclosing to you a Part I application for certification, preparatory to the contribution of an easement over the abovementioned property. We have prepared this even earlier than usual because the owner is hoping to be certain that the building meets your evaluation for certification prior to the end of the year.

This is the Richard J. Morris House built as one of a group of investment properties in about 1880. The Feiss-Wright Survey rated it as Category 3 - Significant in a group with the other like buildings. SC Archives & History and the National Park Service certified another of this row, 6 Council, earlier this year. I hope that you can let us know soon on your determination of significance.

Thank you. With best regards, I am

Yours sincerely,



Jonathan H. Poston
Director of Museums & Preservation Initiatives

JHP:tm

Enclosures