

NATIONAL PARK SERVICE

NPS copy

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 — EVALUATION OF SIGNIFICANCE

NPS Office Use Only

NRIS No:

AUG 20 2001

NPS Office Use Only

Project No: 8058

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: Harriet Crouch House SCDAH # 2001-024

Address of property: Street 20 Limehouse Street

City Charleston County Charleston State SC Zip 29401

Name of historic district: Charleston Old and 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:

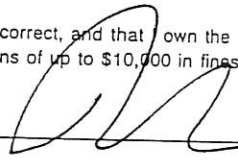
Name Sarah Fick, Historic Preservation Consultants, Inc.

Street Post Office Box 1112 City Charleston

State SC 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 (contract to purchase) Signature  Date 7-24-01

Organization _____

Social Security or Taxpayer Identification Number XXXXXXXXXX

Street Post Office Box 12 City Charleston

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

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.

Date 8/24/01 National Park Service Authorized Signature Antonio Aguilar HPS/TPS 202-343-9595

HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 1

NPS Office Use Only

Harriet Crouch House
Property Name

20 Limehouse Street, Charleston SC
Property Address

Project Number:

5. Description of physical appearance:

Constructed ca. 1891 and converted for apartment use ca. 1935, #20 Limehouse Street is a three-story frame residence clad in weatherboard siding, with a three-tiered piazza along its south elevation. A Charleston single house, the building faces the street with two windows at each level, and a paneled frieze and bracketed cornice at the low hipped roof that extends around the original building.

Originally a rectangular building with narrow L-wing extending to the south, #20 Limehouse Street was subdivided as apartments ca. 1935. It was enlarged to the rear with a large full-height north-south wing, and an enclosed stair hall was added, projecting south from the center of the piazza. The frieze and brackets are carried around this addition, but not at the upper cornice of the rear extension. The front section of the piazza, originally open except a screen wall at the street entry, has been infilled at the first and third levels but retains turned columns and balustrades.

CONTINUED

Date of Construction: ca. 1891 Source of Date: Deeds & city directories

Date(s) of Alteration(s): ca. 1935

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

6. Statement of significance:

#20 Limehouse Street is a good example of a grand Charleston single house of the late nineteenth century converted for apartment use in the twentieth century. In setting, size, scale, mass and material, the building contributes to its streetscape and to the surrounding Charleston Old and Historic District. The 1973 Feiss-Wright Inventory includes 20 Limehouse Street in Group 3 (Significant): "Good architectural quality. Vernacular. Of less sophistication and refinement than 'Excellent'. Modest, appealing, curious, interesting. To be retained and protected."

Historical Background

#20 Limehouse Street was built ca. 1891 as the residence of Edward P. and Harriet W. Crouch, who moved here from Anson Street. When Harriett O. Hall conveyed today's 18 Limehouse Street to Martha A. DeVeaux in May 1892, Crouch already owned this parcel, and the 1892 Charleston City Directory shows the Crouch family at "18" Limehouse, an address that had changed to today's 20 Limehouse by 1895.

In 1901 E. P. Crouch, who was in partnership with his brother Hasell as H. W. Crouch & Brother, wharf and bridge builders, conveyed the property known as Lots 15 and 16 Limehouse Street to his wife Harriet Walker Crouch. After Edward died, Harriet remained in the house until her death in 1945, after which her daughters sold the property.

CONTINUED

7. Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: yes no

CONTINUATION/AMENDMENT SHEET

Historic Preservation

Certification Application

Harriet Crouch House

Property Name

20 Limehouse 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

The exterior features a mix of double-hung wood sash windows, some 4/4 and some 6/6. Smaller casement windows are found at the east bays of the original building. Along the piazza are entries with transoms, some wood-and-glass french doors and some paneled wood doors, and some 6/6 sash.

The building covers most of its lot, the rear (east) view being closed by an adjacent building that faces Greenhill Street. An interesting feature of the grounds is a remnant of one of Charleston's seawalls, which extends from Limehouse through to Greenhill Street. The wall exists here as a two-to-three foot high tabby construction that was squared and cemented, apparently during the early twentieth century.

The ca. 1935 stair tower, entered through a wood-and-glass door at the first floor of the piazza, allowed the significant interior plan to be retained largely intact at the principal first and second floor levels. The principal entries from the piazza, with paneled wood doors with transoms and sidelights, access narrow hallways. At the first level are two parlors connected by an oversized arched opening with colored glass fanlight, apparently salvaged from an earlier nineteenth century building, with double doors. Angled coal-grate fireboxes retain tiled surrounds and bracketed mantel shelves.

Plaster walls and ceilings with coved cornices and ceiling medallions remain at the first floor. Early finishes at the upper levels have typically been replaced by sheetrock, but the heart pine flooring and deep baseboards have been retained. In general, the interior spaces and fabric have been least altered at the principal front rooms of the first and second levels, while the third level rooms have been subdivided with partitions. Interiors of the rear addition are typical of the 1930s and 1940s, with modern finishes and fixtures at kitchens and baths.

Name Alan M. Tanenbaum Signature _____ Date _____

Street Post Office Box 12 City Charleston

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

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

CONTINUATION/AMENDMENT SHEET

Harriet Crouch House
Property Name

Historic Preservation
Certification Application

20 Limehouse Street, Charleston SC
Property Address

6. Statement of significance, continued

In the mid-1930s the Harriet Crouch house was converted from single-family residential into apartments. The 1934 City Directory shows Mrs. Crouch here; the 1935 edition shows her as the owner, but with four other apartments in the building being occupied. Sanborn maps and a recorded plat show the alterations made to the house: a substantial rear enlargement, and a new entry/stair tower projecting south from the piazza.

The Harriet Crouch House has been maintained as rental apartments for nearly seventy years. Five apartments in 1935, the building was remodeled as six units sometime after Mrs. Crouch's death, probably during the post-war period of the 1940s. Since that time, changes to the building have been confined to the systems upgrades and minor renovations typical of an investment residential property.

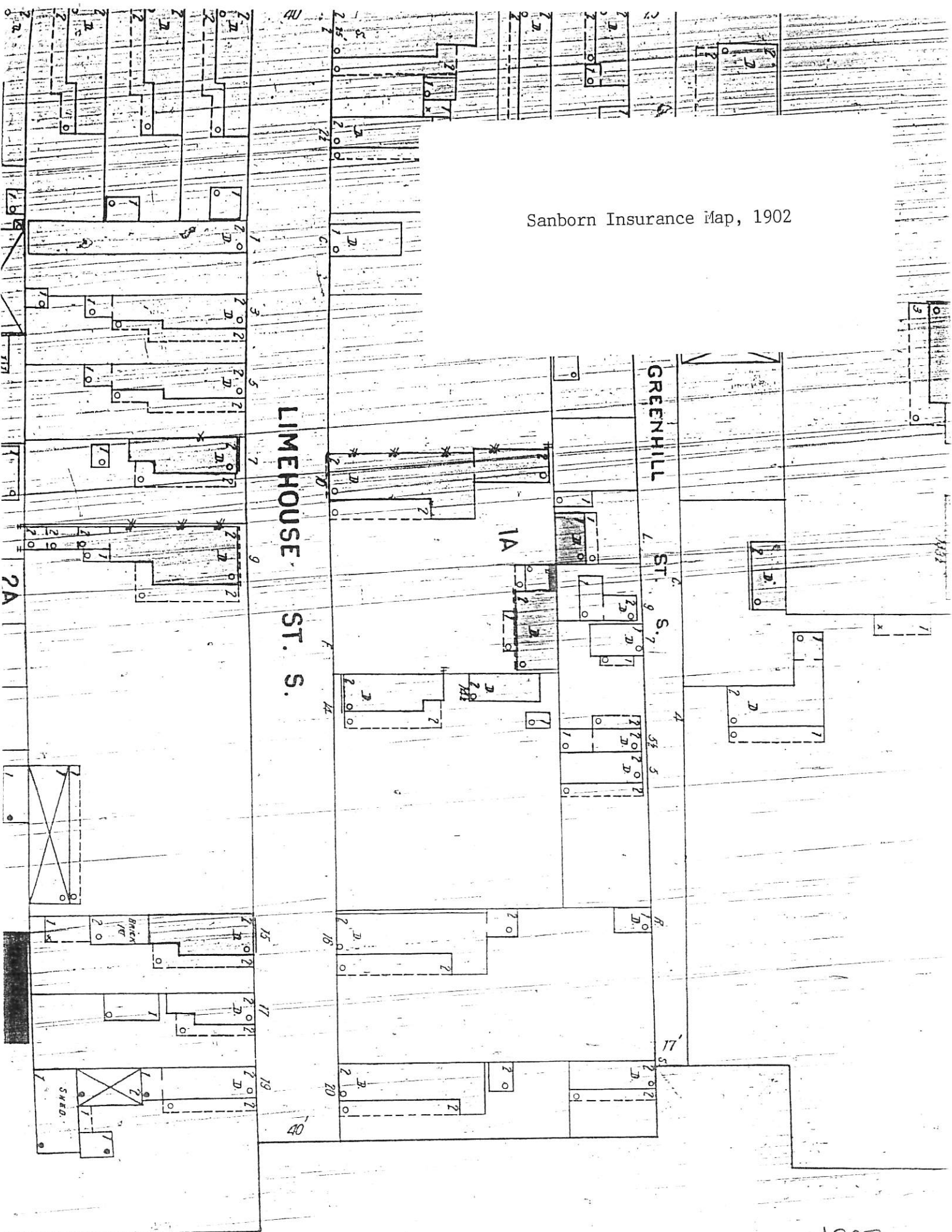
Sanborn Insurance Map, 1902

LIMEHOUSE ST. S.

GREENHILL ST.

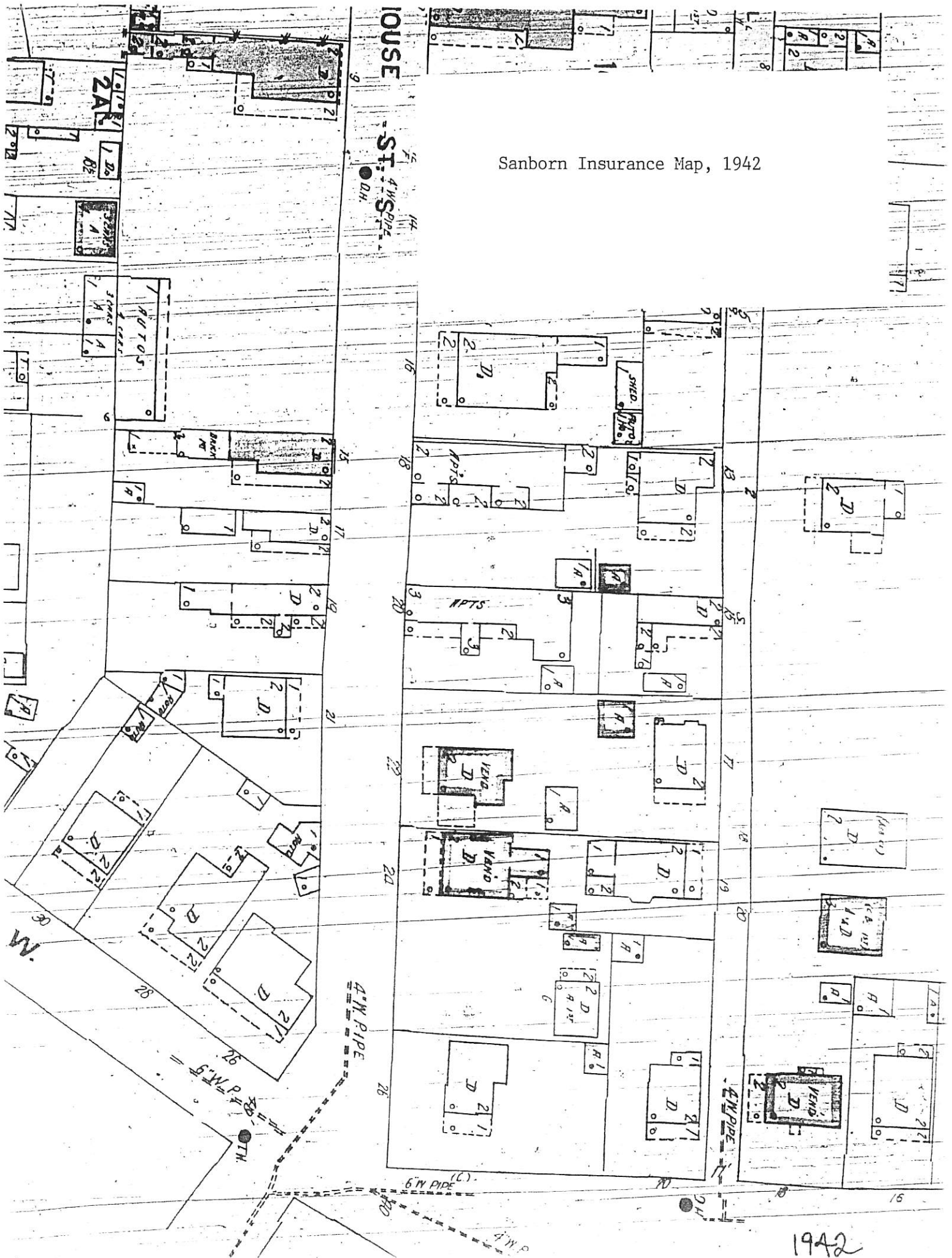
ST. S.

1A

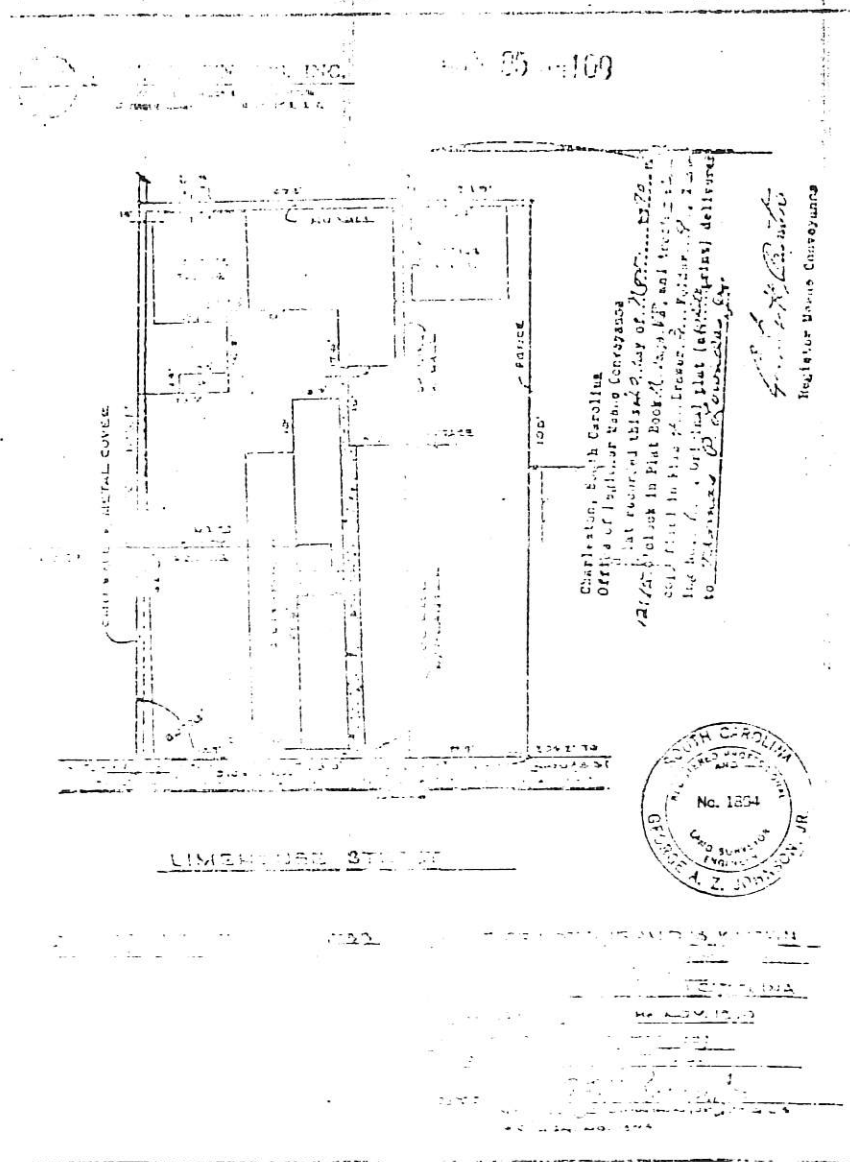


1902

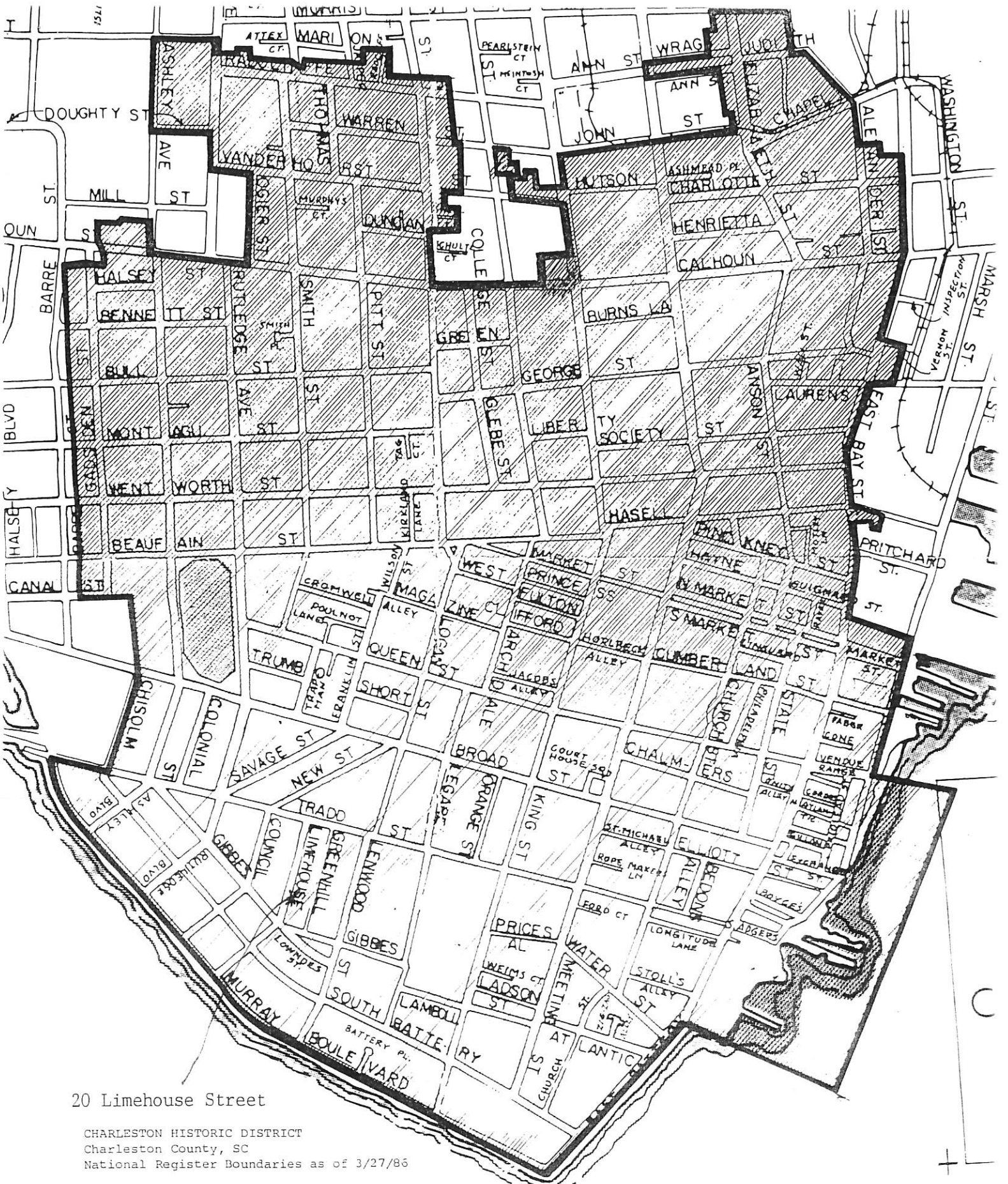
Sanborn Insurance Map, 1942



1942



Plat of 20 Limehouse Street, 1944



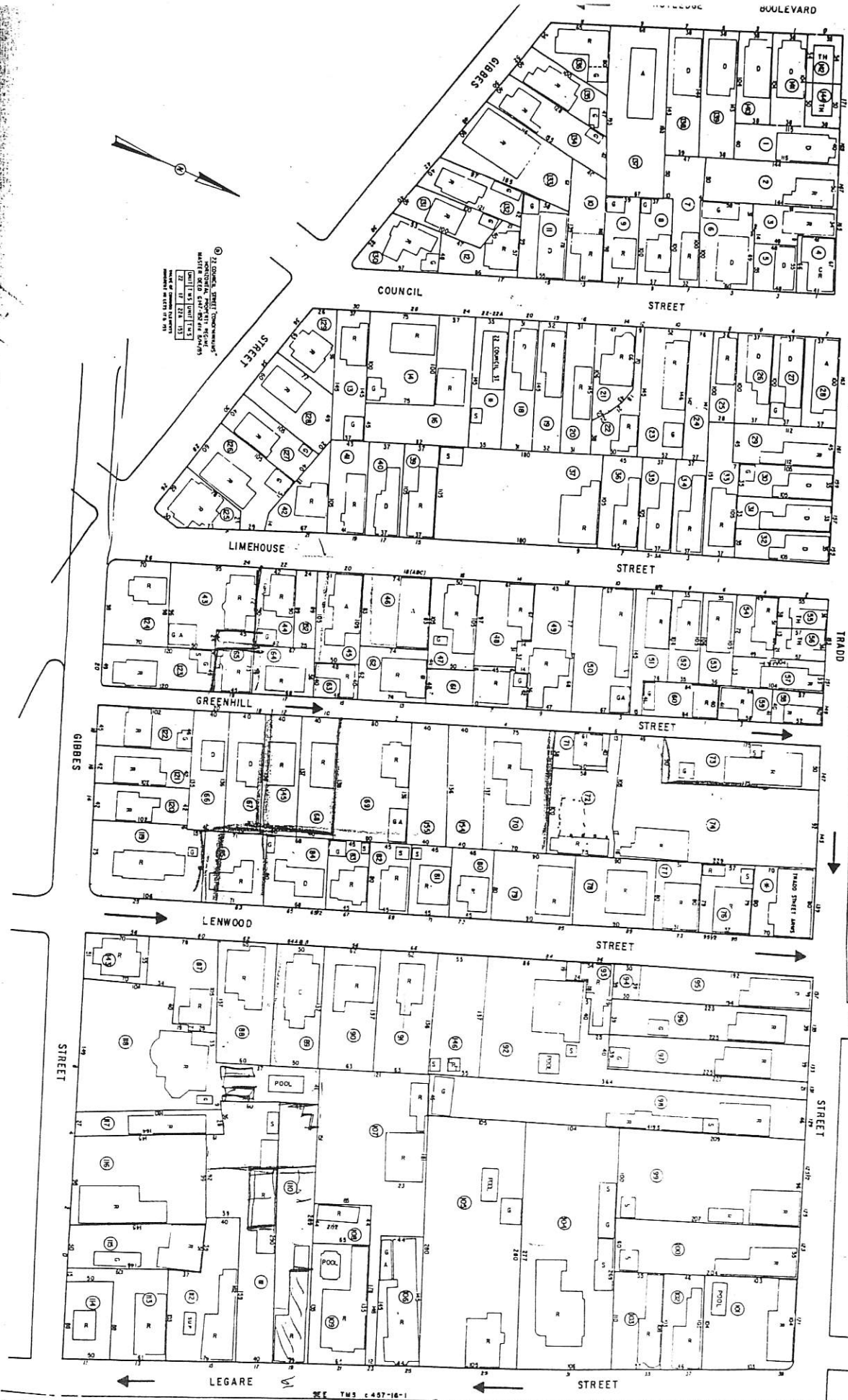
20 Limehouse Street

CHARLESTON HISTORIC DISTRICT
Charleston County, SC
National Register Boundaries as of 3/27/86

DEEDS & DIRECTORIES: 20 Limehouse

- 1886 Earthquake record: Tudor T. Hall, 16 Limehouse, southernmost on block
1891 Edward P. Crouch residence at 60 Anson Street
1892 Edward P. Crouch residence at 18 Limehouse Street
1895-98 Edward P. Crouch residence at 20 Limehouse Street
1902 Edward P. & Hattie Crouch residence
1904 Edward P. & Hattie Crouch res.
1908-16 Mrs. H. W. Crouch
1922-27 Mrs. Harriet Crouch
1928 E. L. Hoddinott (what does this mean?)
1934 Mrs. H. W. Crouch
1935-44 Mrs. H. W. Crouch owns & lives here; also 4 other apartments
1945 Harriet Walker Crouch died leaving the building to her three daughters; they sold; has been investment/rental since
- pre-1892 did not find conveyance into Crouch; looked back at least to 1883. Not to Crouch from Hall, not from DeVeaux.
- 1892 Harriett O. Hall conveys 16 Limehouse (today's 18; 75' wide lot goes through to Greenhill) to Martha A. DeVeaux: B&B north on Frost, south on land of H. & E. P. Crouch and of Harriett O. Hall
- 1901 Hasell W. & Edward P. Crouch, partners in H. W. Crouch & brother wharf & bridge builders, convey to Harriet Walker Crouch
- V24, 309 two parcels: (1) lot w/ buildings 37' X 105' B&B north on #14, south on #16; (2) lot #16, 37' X 105', B&B north on #15, south on #17
- 1945 Harriet's heirs sell the property
N95, 109
- 1977 lot description unchanged
B112, 122 lot size reduced during 1980s-1990s
- K204, 176 50' X 105', B&B north on #14, south on #16

SECTION 1
 SECTION 2
 SECTION 3
 SECTION 4
 SECTION 5
 SECTION 6
 SECTION 7
 SECTION 8
 SECTION 9
 SECTION 10
 SECTION 11
 SECTION 12
 SECTION 13
 SECTION 14
 SECTION 15
 SECTION 16
 SECTION 17
 SECTION 18
 SECTION 19
 SECTION 20
 SECTION 21
 SECTION 22
 SECTION 23
 SECTION 24
 SECTION 25
 SECTION 26
 SECTION 27
 SECTION 28
 SECTION 29
 SECTION 30
 SECTION 31
 SECTION 32
 SECTION 33
 SECTION 34
 SECTION 35
 SECTION 36
 SECTION 37
 SECTION 38
 SECTION 39
 SECTION 40
 SECTION 41
 SECTION 42
 SECTION 43
 SECTION 44
 SECTION 45
 SECTION 46
 SECTION 47
 SECTION 48
 SECTION 49
 SECTION 50
 SECTION 51
 SECTION 52
 SECTION 53
 SECTION 54
 SECTION 55
 SECTION 56
 SECTION 57
 SECTION 58
 SECTION 59
 SECTION 60
 SECTION 61
 SECTION 62
 SECTION 63
 SECTION 64
 SECTION 65
 SECTION 66
 SECTION 67
 SECTION 68
 SECTION 69
 SECTION 70
 SECTION 71
 SECTION 72
 SECTION 73
 SECTION 74
 SECTION 75
 SECTION 76
 SECTION 77
 SECTION 78
 SECTION 79
 SECTION 80
 SECTION 81
 SECTION 82
 SECTION 83
 SECTION 84
 SECTION 85
 SECTION 86
 SECTION 87
 SECTION 88
 SECTION 89
 SECTION 90
 SECTION 91
 SECTION 92
 SECTION 93
 SECTION 94
 SECTION 95
 SECTION 96
 SECTION 97
 SECTION 98
 SECTION 99
 SECTION 100



① "LIMEHOUSE STREET" COMMUNITY
 INDUSTRIAL ZONING DISTRICT
 MAP NO. 100001-100002
 100001-100002
 100003-100004
 100005-100006
 100007-100008
 100009-100010
 100011-100012
 100013-100014
 100015-100016
 100017-100018
 100019-100020
 100021-100022
 100023-100024
 100025-100026
 100027-100028
 100029-100030
 100031-100032
 100033-100034
 100035-100036
 100037-100038
 100039-100040
 100041-100042
 100043-100044
 100045-100046
 100047-100048
 100049-100050
 100051-100052
 100053-100054
 100055-100056
 100057-100058
 100059-100060
 100061-100062
 100063-100064
 100065-100066
 100067-100068
 100069-100070
 100071-100072
 100073-100074
 100075-100076
 100077-100078
 100079-100080
 100081-100082
 100083-100084
 100085-100086
 100087-100088
 100089-100090
 100091-100092
 100093-100094
 100095-100096
 100097-100098
 100099-100100

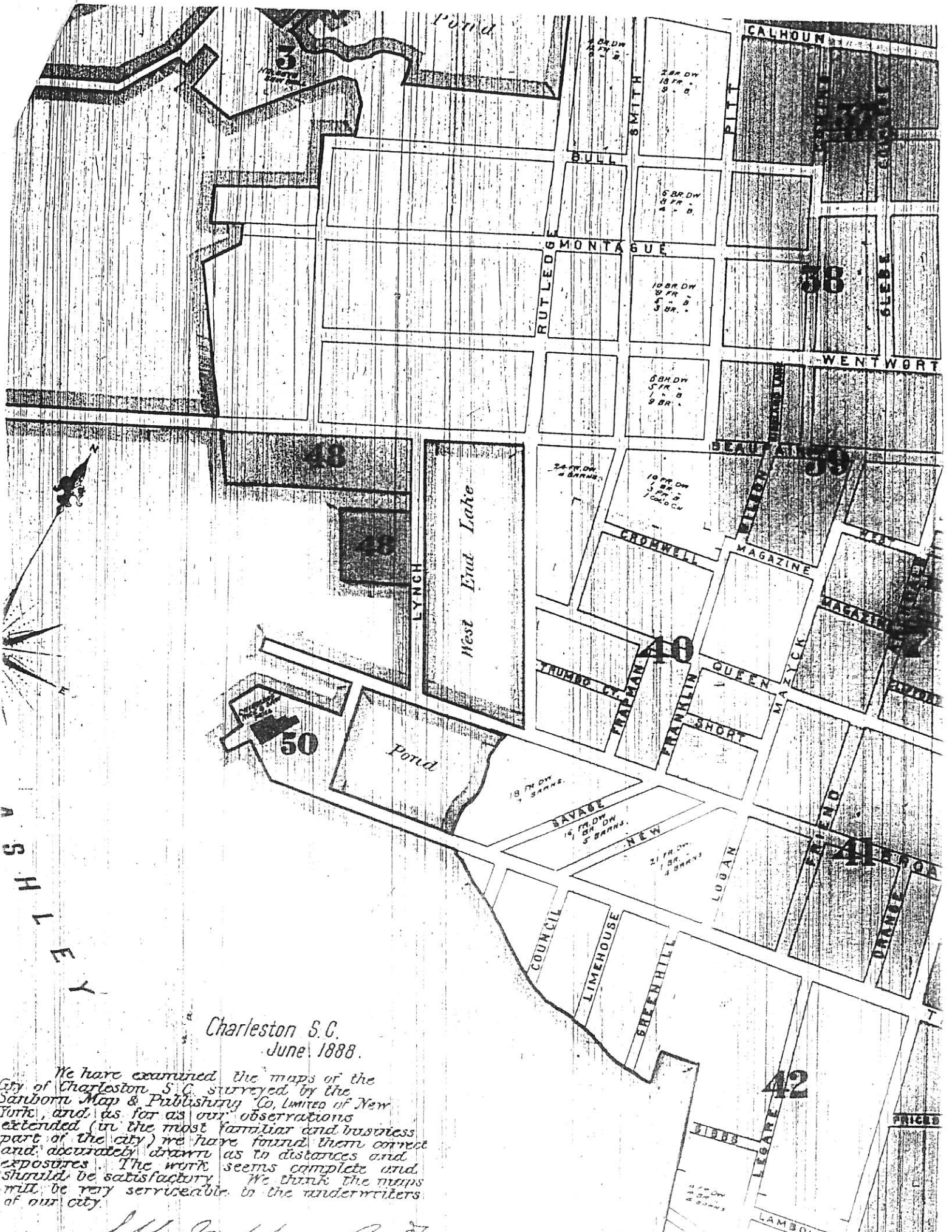
SEE TAB 4497-1-3

THE CITY OF CHARLESTON
 DEPARTMENT OF PUBLIC AFFAIRS
 100001-100002
 100003-100004
 100005-100006
 100007-100008
 100009-100010
 100011-100012
 100013-100014
 100015-100016
 100017-100018
 100019-100020
 100021-100022
 100023-100024
 100025-100026
 100027-100028
 100029-100030
 100031-100032
 100033-100034
 100035-100036
 100037-100038
 100039-100040
 100041-100042
 100043-100044
 100045-100046
 100047-100048
 100049-100050
 100051-100052
 100053-100054
 100055-100056
 100057-100058
 100059-100060
 100061-100062
 100063-100064
 100065-100066
 100067-100068
 100069-100070
 100071-100072
 100073-100074
 100075-100076
 100077-100078
 100079-100080
 100081-100082
 100083-100084
 100085-100086
 100087-100088
 100089-100090
 100091-100092
 100093-100094
 100095-100096
 100097-100098
 100099-100100

SEE TAB 4497-1-4

SEE TAB 4497-1-5

682



Charleston S.C.
June 1888.

We have examined the maps of the City of Charleston S.C. surveyed by the Sanborn Map & Publishing Co, Limited of New York, and as far as our observations extended (in the most familiar and business part of the city) we have found them correct and accurately drawn as to distances and exposures. The work seems complete and should be satisfactory. We think the maps will be very serviceable to the underwriters of our city.

J. H. G. P. 27

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

1

Property: Harriet Crouch House, 20 Limehouse Street
Historic District: Charleston Historic District
 NR District
 Certified State or Local District

Preliminary Done
A&H number: 2001-024

7/25/01 Date application received by State
____, ____ Date(s) additional information received by State
7/25/01 Date complete information received by State
8/14/01 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

2

STATE RECOMMENDATION

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 purposed 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.

8/13/01 Mary W. Edmunds
Date State Official Signature