

MAR 09 '18

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 – EVALUATION OF SIGNIFICANCESTREET OF  
ARCHITECTURE

NPS Project Number

38250

NATIONAL PARK SERVICE

**Instructions:** This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name Eliza Hibben Leland House

2018-026

Street 223 Bennett StreetCity Mount Pleasant County Charleston State SC Zip 29464-5301Name of Historic District Mount Pleasant Historic District
 National Register district    certified state or local district    potential district

## 2. Nature of request (check only one box)

- certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
- certification that the building 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 (if different from applicant)

Name Sarah Fick Company \_\_\_\_\_Street Post Office Box 525 City Charleston State SCZip 29402-0525 Telephone (843) 723-4675 Email Address sfick29403@att.net

## 4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1)  I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2)  if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Nelson Simons

Signature

Date 2/16/18

Applicant Entity \_\_\_\_\_

SSN/28-4232 or TIN

Street 134 Brookmoor RdCity WEST HARTFORDState CTZip 06107 Telephone 860-508-3191Email Address t.psimons@gmail.com

## NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

- contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
- 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 if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
- does not appear to qualify as a certified historic structure.

3/29/18

Antonio Aguilar

202-354-2032

Date

National Park Service Authorized Signature

 NPS comments attached

## HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 1 – EVALUATION OF SIGNIFICANCE

Property name Eliza Hibben Leland House NPS Project Number \_\_\_\_\_  
Property address 223 Bennett Street Mount Pleasant Charleston SC 29464-5301

### **5. Description of physical appearance**

The Eliza Hibben Leland House at 223 Bennett Street is a ca. 1809 two-story frame residence with a two-tier front porch across the wide front façade, a low hipped roof, and two brick exterior chimneys centered on the front rooms of the four-room plan. The main entry and fanlight are set in a narrow round-arched surround, the second-floor entry has a simple surround, and the symmetrically placed single windows have double-hung 9/9 sash. The exterior is clad in weatherboard, roofing is standing-seam terne metal, and the shallow excavated foundation is brick (brick piers under the porch).

Exterior alterations in the late-1940s/early 1950s (completed by 1954) were replacement porch posts and rails, enclosing the foundation beneath the porch, brick front steps to replace the earlier entry steps at the east end of the porch, and replacement of an early rear structure. The structure that was removed in the 1950s was first used as a house for domestic slaves, then used as the cooking kitchen attached to the main house with an enclosed breezeway. A narrow connector was retained when a three-room apartment cottage replaced the early cabin. In 1992, the connector between house and rear addition was widened and a side porch added along the east.

The four-room interior has two south-facing rooms divided by the entry/stairhall, and shallower rear rooms. The principal first-floor rooms retain chair rails, deep baseboards, wood cornices, and wood mantels and shelves. Alterations generally date to 1992: a large cased opening between the west rooms (living and den), passage from entry hall to 1950s blocked as closet and pantry, and modern den in the reworked rear connector. The rear apartment – den, kitchen, bedrooms – retains midcentury finishes.

Date(s) of building(s) ca. 1809

Date(s) of alteration(s) 1945-1954

Has building been moved?  no  yes, specify date \_\_\_\_\_

### **6. Statement of significance**

The Eliza Hibben Leland House, 223 Bennett Street, is a fine example of an early 19th-century residence in the waterfront village of Mount Pleasant. It retains integrity of location, design, setting, materials, workmanship, feeling, and association, and contributes to the significance of the Mount Pleasant Historic District.

#### **Historical background**

In 1803, James Hibben bought Mount Pleasant Plantation from the Estate of Jacob Motte and laid out streets and 35 building lots. 223 Bennett Street stands on Hibben's Lot #2, a square of land fronting 255' on Bennett Street and extending more than 400' to the Charleston Harbor waterfront. Hibben had the house built in 1809 as a residence for his eldest daughter Eliza upon her marriage to Aaron Leland (1787-1871), a schoolteacher who became a Presbyterian minister. The couple kept the property while Leland pastored First Scots Church (Charleston), then James Island Presbyterian Church. In 1833, Leland was appointed to the faculty of Columbia Theological Seminary, and the family moved to Columbia. In 1840, Elizabeth Hamlin (d. 1857) and Susan Hamlin (d. 1875), unmarried daughters of Thomas Hamlin, bought the house and Lot 2. A few years later, the sisters gave their nephews J. T. H. White and George White a section of the lot along Bennett Street and the present lane leading to 223 Bennett Street. The ca. 1850 masonry house on the White's lot is 217 Bennett Street today.

In 1877, John L. Girardeau (1825-1898) bought the Hamlin property from the estates of the Hamlin sisters. Girardeau was married to Sarah Hamlin, a niece of the previous owners. Another Presbyterian minister, Girardeau was then on the faculty of Columbia Theological Seminary, so it is not known whether the family rented out their Mount Pleasant house or kept it as a part-time residence; Girardeau sold it in 1887. Another subdivision of the lot in 1898 allowed construction of today's 225 Bennett Street under separate ownership, leaving the Leland House to occupy the large waterfront lot accessed by a 10' lane from Bennett Street. SEE CONTINUATION SHEET

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### **7. Photographs and maps.** Send photographs and map with application.

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# **HISTORIC PRESERVATION CERTIFICATION APPLICATION**

## **PART 1 – EVALUATION OF SIGNIFICANCE**

Property name Eliza Hibben Leland House NPS Project Number \_\_\_\_\_

Property address 223 Bennett Street Mount Pleasant Charleston SC 29464-5301

## 5. Description of physical appearance

Date(s) of building(s) \_\_\_\_\_ Date(s) of alteration(s) \_\_\_\_\_

Has building been moved?  no  yes, specify date

## 6. Statement of significance

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From 1912 until 1934, Charlestonian James P. Allen owned 223 Bennett Street, using it as a rental house. When Col. Aiken Simons and his wife, Eliza Dunkin Simons, bought the property in 1935, it was described as a 9-room dwelling with servants' quarters and garage on a two-acre parcel. The buyers announced plans to renovate it for occupancy as a summer residence. Already in poor health, Aiken Simons died only a few years later, in 1939.

After her 1942 remarriage, in 1945 Eliza Dunkin Simons Kammerer conveyed 223 Bennett Street for \$5 to T. Grange Simons (1882-1975), her late husband's brother. He and his wife, Helen Holmes Simons, soon occupied it as their full-time residence. In the early 1950s, the former slave cabin was replaced by a cottage built for Mrs. Simons's sister, Mildred Holmes (d. 1977). In 1978, F. H. Simons, a son of Helen and T. Grange Simons, conveyed his half-interest in the property to his brother, also T. Grange Simons, who lives there now.

**7. Photographs and maps.** Send photographs and map with application.