

## CharlestonWISE Impact ProjectHistoric House Information

|                      |                                |
|----------------------|--------------------------------|
| <u>Prepared by:</u>  | Mariah Schwartz                |
| <u>Prepared for:</u> | Sustainability Institute       |
|                      | Historic Charleston Foundation |
| <u>Date:</u>         | August 12, 2011                |

|                          |  |
|--------------------------|--|
| <u>Location Address:</u> | Francis Q. McHugh House<br>24 Wentworth St<br>Charleston, SC 29401 |
|--------------------------|--|

### House Data Sheet

|  |                                |
|--|--------------------------------|
| <u>Construction Date:</u>                    | 1840                           |
| <u>Sq. Ft.:</u>                              | 5,063<br>(for both 22 & 24 ?)  |
| <u>No. of Stories:</u>                       | 3                              |
| <u>Bldg. Orientation:</u>                    | Wentworth St<br>façade faces S |
| <u>HCF Easement /<br/>Covenant Property:</u> | Yes                            |



| System         | Material / Type      | Notes  |
|----------------|----------------------|--|
| Exterior Walls | Brick                | Rebuilt south wall during late 1990s due to major structural failure |
| Roof           | Metal, standing seam |  |
| Framing        | Brick & Wood         |  |
| Windows        | Wood, double hung    | Mostly 6/6 lite; shutters on south elevation                         |
| Foundation     | Brick                | Assume crawlspace exists from photos                                 |
| Piazza / Porch | n/a                  | Project approved in 2007 to rebuild east elevation porch             |

### Sanborn Maps:

Brockington Associates conducted an archaeological study on 24 Wentworth before the construction of a pool house in 2007. The following information is from their background research on the property (see Sanborn Maps folder to view their report): "The 1884 Sanborn map shows a two-story house with piazza, a two-story kitchen connected to the rear of the house, a one-story building connected to the kitchen, a one-story cowshed in the northwest corner of the lot, and a one-story shed shared with 22 Wentworth (Figure 3). Four years later, in 1888, the house and the kitchen and its connected building remained, but the cowshed had been modified to include the shed, creating a new long building (Figure 4). The next Sanborn map, dated 1902, shows that the one story building connected to the kitchen had been removed, and the cowshed was reduced to a one-story building in the northwest corner of the lot (Figure 5)...The 1929 Sanborn map shows a two-story addition to the west side of 24 Wentworth and the two-story piazza reduced in length to make room for the addition (Figure 6)...Based on the Sanborn maps, the appearance of the property had remained

### Additions / Alterations:

24 Wentworth was constructed as a 3-story brick double tenement after the fire of 1838. It is separated from 22 Wentworth by a common wall down the middle of the structure. In 1966, HCF purchased the property as part of their Ansonborough Revolving Fund project and sold it in 1969. The new owners undertook a major restoration project in 1970, in which the double tenement structure was converted to a single family dwelling, with doorways cut through the common wall. Apparently, the property suffered major damage during Hurricane Hugo in 1989 (see reports on file), that included "racking" of the building leading to the buckling of the south (front) facade. The resolution for the structural failure was to rebuild the south masonry wall in 1997 (see plans on file). In 2001, the owner received approval to replace the rooftop HVAC unit. The owners received approval to relocate the street access door to the east side of the structure in 2006. Two projects were approved by HCF in 2007; the rebuilding of the porch on the east elevation and the construction of a pool house near the north property line.