

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: South Carolina	
COUNTY: Charleston	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME	
COMMON: Simmons-Edwards House	
AND/OR HISTORIC: 	

2. LOCATION			
STREET AND NUMBER: 12 & 14 Legare Street			
CITY OR TOWN: Charleston			
STATE South Carolina	CODE 045	COUNTY: Charleston	CODE 019

3. CLASSIFICATION			
CATEGORY (Check One)	OWNERSHIP		STATUS
☐ District ☐ Site ☒ Building ☐ Structure ☐ Object	☐ Public ☒ Private ☐ Both		☒ Occupied ☐ Unoccupied ☐ Preservation work in progress
Public Acquisition: ☐ In Process ☐ Being Considered		ACCESSIBLE TO THE PUBLIC Yes: ☐ Restricted ☐ Unrestricted ☒ No	
PRESENT USE (Check One or More as Appropriate)			
☐ Agricultural ☐ Commercial ☐ Educational ☐ Entertainment	☐ Government ☐ Industrial ☐ Military ☐ Museum	☐ Park ☒ Private Residence ☐ Religious ☐ Scientific	☐ Transportation ☐ Other (Specify) _____ _____
Comments _____ _____			

4. OWNER OF PROPERTY			
OWNER'S NAME: Mr. & Mrs. Bushrod B. Howard			
STREET AND NUMBER: 12 & 14 Legare Street			
CITY OR TOWN: Charleston	STATE: South Carolina	CODE 019	

5. LOCATION OF LEGAL DESCRIPTION			
COURTHOUSE, REGISTRY OF DEEDS, ETC: Charleston County Courthouse			
STREET AND NUMBER: Courthouse Square			
CITY OR TOWN: Charleston	STATE: South Carolina	CODE 045	

6. REPRESENTATION IN EXISTING SURVEYS			
TITLE OF SURVEY: Preliminary Survey of Historic Sites in South Carolina			
DATE OF SURVEY: ☐ Federal ☒ State ☐ County ☐ Local			
DEPOSITORY FOR SURVEY RECORDS: South Carolina Department of Archives and History			
STREET AND NUMBER: P. O. Box 11188 Capital Station			
CITY OR TOWN: Columbia	STATE: South Carolina	CODE 045	

SEE INSTRUCTIONS

STATE:

COUNTY:

ENTRY NUMBER

DATE

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7. DESCRIPTION

CONDITION	(Check One)					
	☒ Excellent	☐ Good	☐ Fair	☐ Deteriorated	☐ Ruins	☐ Unexposed
	(Check One)			(Check One)		
	☒ Altered	☐ Unaltered	☐ Moved	☒ Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

Built ca. 1800 by Francis Simmons, this three story house with raised basement is done in the Federal Style. The two story piazza located on the side of the house is typical of many Charleston dwellings during this period. Brick composition is Flemish bond and house has brick quoins at each of its corners. First floor colonade has stylized unfluted Corinthian columns. Second floor colonade has segmental arches and the roof over the piazza is denticulated. Basement is arcaded under the piazza. Windows are 6/6 double sash. Entrance door has small denticulated cornice over a transom. Roof is hipped with three dormers on each side of the house while one faces the street and the rear of the house.

House is enclosed by a notable fence of wrought iron with unusual stuccoed columns topped with sandstone balls.

House has extensive outbuildings connected to the main house at its rear.

SEE INSTRUCTIONS

SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- ☐ Pre-Columbian ☐ 16th Century ☐ 18th Century ☐ 20th Century
☐ 15th Century ☐ 17th Century ☒ 19th Century

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|--------------------------------------|---|--|
| ☐ Aboriginal | ☐ Education | ☐ Political | ☐ Urban Planning |
| ☐ Prehistoric | ☐ Engineering | ☐ Religion/Phi- | ☐ Other (Specify) |
| ☐ Historic | ☐ Industry | losophy | _____ |
| ☐ Agriculture | ☐ Invention | ☐ Science | _____ |
| ☒ Architecture | ☐ Landscape | ☐ Sculpture | _____ |
| ☐ Art | Architecture | ☐ Social/Human- | _____ |
| ☐ Commerce | ☐ Literature | itarian | _____ |
| ☐ Communications | ☐ Military | ☐ Theater | _____ |
| ☐ Conservation | ☐ Music | ☐ Transportation | _____ |

STATEMENT OF SIGNIFICANCE

The Simmons-Edwards House is one of the city's most handsome houses with garden, beautiful woodwork and intricate wrought-iron decoration. Built by Francis Simmons in the Federal style, the house has wide piazzas overlooking the garden and extensive outbuildings connected to the main house at its rear.

George Edwards, after buying the property in 1816, enlarged the premises and created a garden which was separated from the house yard by a notable fence of wrought iron which had unusual stuccoed columns topped with sandstone balls. This fence ran the entire length of the garden and had wooden pickets in serpentine curves. The iron work was installed by Edwards and his initials are in the ironwork on either side of the door that opens above the white marble front stairs. Granite posts were placed along the curbing to prevent carriages from being driven up on the sidewalk.

The Edwards ironwork shows the Regency style that followed the earlier Empire era which fairly well dates the work as after 1816. The gates of the house are known as the Pineapple Gates, but actually, Edwards originally ordered carved live oak acorns of marble to top the posts. They came from Italy as ornate pine cones, which were immediately construed by Charlestonians to be pine-apples, hence the name.

In the architectural survey of Charleston, a jury composed of Dr. William Murtagh, Keeper of the National Register of Historic Places, Professor Bernard Lemann, Tulane University School of Architecture, Mr. Carl Feiss and Mr. Russell Wright, consultants to the city, noted this structure as exceptional. This notation indicates that the building is of the highest architectural design quality, well-proportioned, and architecturally sophisticated. Windows, classical orders or other period designs, chimneys, verandahs, massing, materials, textures, refined detail, and craftsmanship are all elegant and innovative. The structure is to be preserved and protected in situ at all costs.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

McClure, Harlan, et al. South Carolina Architecture 1670-1970. Columbia Tricentennial Commission, 1970.
 McKee, Henry, J. (ed.). Historic American Building Survey -- South Carolina Catalog. Washington: Historic American Building Survey Commission, 1972.
 Simons, Albert, and W. H. J. Thomas. An Architectural Guide To Charleston, South Carolina: 1700-1900 (unpublished manuscript). Charleston: Historic Charleston Foundation, 1972.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		° ' "	° ' "	
NE	° ' "	° ' "		° ' "	° ' "	
SE	° ' "	° ' "		° ' "	° ' "	
SW	° ' "	° ' "		° ' "	° ' "	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 1/2 acre

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE:
Tray Stephenson and Bernard Kearse (Historic Preservation Division)

ORGANIZATION: South Carolina Department of Archives and History DATE: April 25, 1973

STREET AND NUMBER:
1430 Senate Street

CITY OR TOWN: Columbia STATE: South Carolina CODE: 045

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☒ State ☐ Local ☐

Name

Charles E. Lee

Title

State Liaison Officer
Department of Archives & History

Date

May 1, 1973

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

 Chief, Office of Archeology and Historic Preservation

Date

ATTEST:

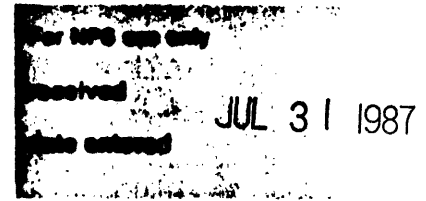
 Keeper of The National Register

Date

SEE INSTRUCTIONS

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number

Page

Simmons-Edwards House

ALL that lot, piece or parcel of land together with the buildings and improvements thereon, situate, lying and being on the East Side of Legare Street, between Tradd Street and Lamboll Street, in the City of Charleston, South Carolina, known as 12 and 14 East Legare Street.

Measuring and containing in the front along the West line on Legare Street, 104.41 feet; on the North line 279.40 feet; on the East line 106.01 feet; and on the South line 272.79 feet, be all the said dimensions more or less.

Butting and bounding, North on property of James M. Hagood; East on property of George L. Buist and other property; South on property now or formerly of Edward H. Perry, and West on Legare Street.

A Plat of said lot was recorded May 8, 1951, in the RMC Office for Charleston County in Book T-53, Page 219, which plat was made by John McCrady Company dated March 1951 and entitled: "Plat of property known as Numbers 12 and 14 Legare Street, situate in Charleston, South Carolina about to be conveyed to Bushrod B. Howard.