

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

NPS Office Use Only

Project Number: _____

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Use typewriter or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: THE JOHN LEWIS HOUSE
Address of property: 12 MEETING STREET
City CHARLESTON County CHARLESTON State S. C. Zip Code 29401
Name of historic district: THE OLD AND 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 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. Authorized project contact:

Name JONATHAN H. POSTON Title Director of Programs
Street 51 Meeting Street City Charleston
State South Carolina Zip 29401 Telephone Number (during day): 803-723-1623

4. Owner:

Name SUSANNE H. LEATH
Street 12 Meeting Street City Charleston
State South Carolina Zip 29401 Telephone Number (during day): 803-723-5712

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the above-named property.

Owner's Signature Susanne Hughes Leath Date 3/15/85

Social Security Number or Taxpayer Identification Number [REDACTED]

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 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 _____

National Park Service Authorized Signature _____

National Park Service Office _____

HISTORIC PRESERVATION
CERTIFICATION APPLICATION
PART 1

NPS Office Use Only

Project Number

Property Name

THE JOHN LEWIS HOUSE

Property Address

12 Meeting Street

Owner Name/Social Security or Taxpayer ID Number

437 68 9479

5. Description of physical appearance:

This is a two-story residence built in approximately 1822 by John W. Lewis. The original wood frame house appears to have had three rooms on a floor with stairs and entrance in the middle, with a large half-circle porch on the back. The porch was later enclosed and a two-story link added between the main house (kitchen addition) and the original two-story brick carriage house or quarters. These additions seem to have been done in three different segments. First, the brick, then frame, then stucco. The original house is of simple design, with a low, protruding pediment in front, with a hip-roof and hip dormer windows over the rest of the house. The original house has three chimneys.

A diagram of the inside of the house is attached for clarification of the above.

Photographs of both exterior and interior of the house are attached.

Date of Construction: c. 1822 Source of Data: Research by Harlan Greene

Date(s) of Alteration(s): _____

S. C. Historical Society

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

6. Statement of significance:

Originally, the lot of what is now number 12 Meeting Street, was sold in 1817, along with other property belonging to Charles Pinckney. John W. Lewis purchased this lot on 3 March 1817 for the sum of \$2,500. Lewis directed in his will in 1836 (the will was probated in 1839), that within 18 months of his death, a smaller house be built for his widow and his larger residence sold. This did not happen until 1850 when A. M. McDowell bought a "lot with buildings" for \$10,000. McDowell ran a dry goods firm.

An inspection of the 1851 plat of the city of Charleston shows a house somewhat similar in shape to the current one. An 1861 census indicates that the owner and occupier of the house was still McDowell, and that the house was wooden.

Earlier plats show that there was a roofed cart-port structure once attached to the south end of the house. The earthquake damage book lists a frame house - no dimensions given - that survived the shock with little damage.

On March 22, 1894, the lot and buildings went from McDowell's estate to Susan Hall, who was the wife of William Hall, a cotton exporter. Records indicate that in 1892, the house was occupied by J. Ancrum Simons, an attorney.

(Research by Harlan Greene is attached for further documentation)

7. Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: ☐ yes ☐ no

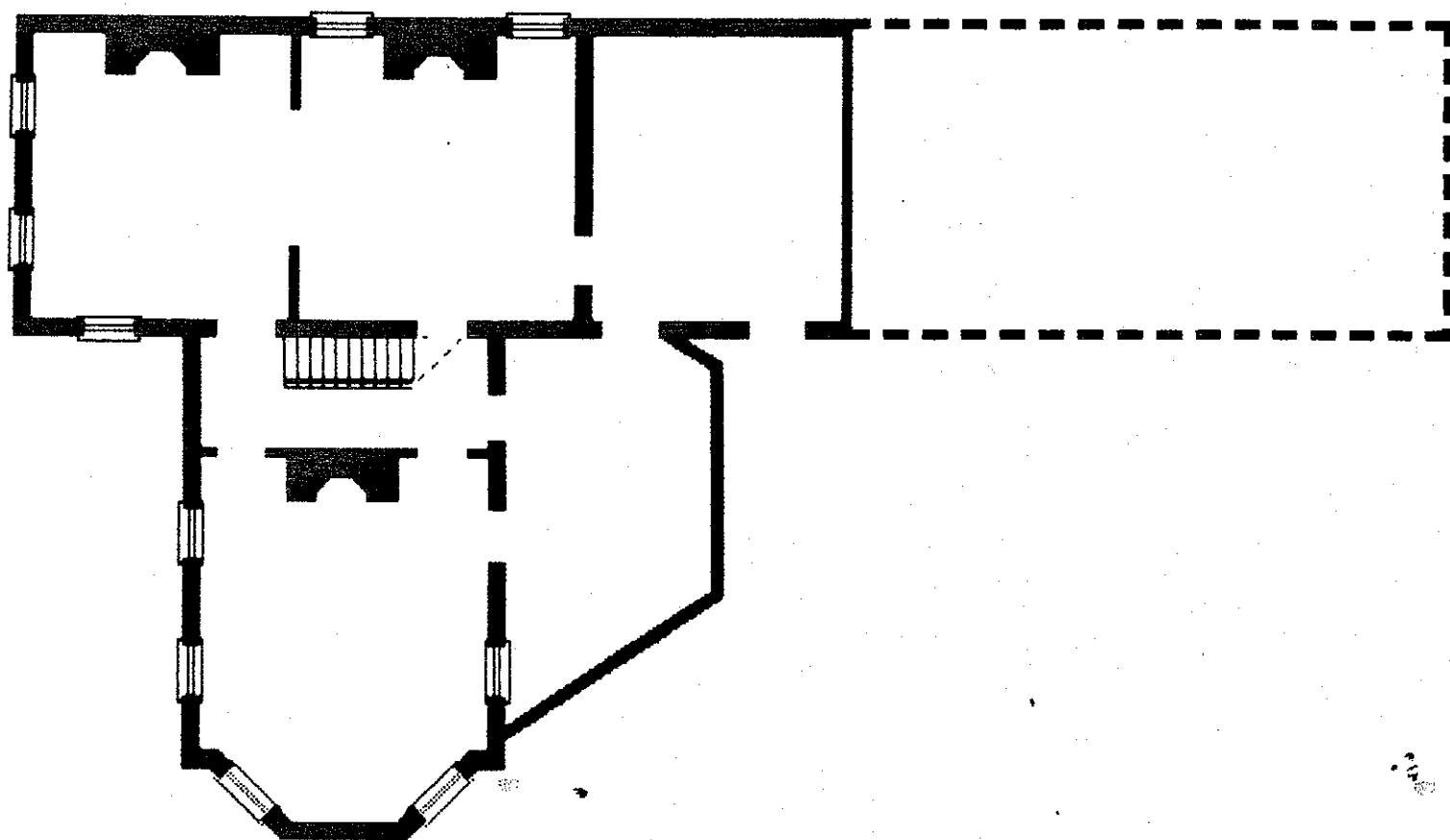


CHARLESTON OLD AND HISTORIC DISTRICT

12 MEETING STREET

CATEGORY 2 - Excellent

The John Lewis House
12 Meeting Street, Charleston SC



Benjamin Briggs, II
March 1985

John W Lewis was a factor; he was listed as living in different parts of town until 1822 - when his address was given as Meeting St., no number. He had bought the lot - apparently with no house on it in 1817; perhaps in 1822 it was just finished construction. He does not appear in the Directory again until 1837 - at 12 Meeting; again in 1849 - in the 1850's there is no listing. He wrote his will in 1836; it was probated in 1839; he directed that within 18 months of his death - that a smaller house be built for his widow and his larger residence sold; but that did not happen until 1850 when A.M. McDowell bought it. He ran a dry goods firm and was listed living at 8 Meeting in 1859. According to the 1860 census, he was still the owner and occupier and the house was wooden - this is the first clue as to the nature of the house. The fact that the current house is wooden too, may mean that the current house is older than it appears to be on the exterior. An interior inspection will be necessary. (An inspection of the the 1851 plat of the city of Charleston shows a house somewhat similar in shape to the current one, as well). The Susan Hall who owned the house was wife of William P. Hall, a cotton exporter. Earlier than this, in 1892, the house was occupied by J. Ancrum Simons, attorney.

Earlier plats show that there was a roofed cartport structure once attached to the south end of the house.

The earthquake damage book lists a frame house - no dimensions given - that survived the shock with little damage.

The lot of what is now number 12 Meeting St. was sold in 1817. It along with other property - including a house and lot immediately to the north (now the site of the Calhoun Mansion)² was the property of Charles Pinckney. The advertisement in the Courier of 2 March 1817 extolls the brick mansion, 246 Meeting, near S. Bay, and also mentions "Two lots on the south adjoining, each 63 feet, in depth 100 feet² (Pretty much the current dimensions of 12 - give or take a few inches) The add would tend to suggest no house standing on the lot in question. John W. Lewis bought it (W-8, 194; 3 March 1817; \$2500); he sold the "lot with buildings" to A.M. McDowell (R-13, 236; \$10,000; 19 Feb. 1850); from his estate, the lot and buildings went to Susan Hall (E-22, 11; \$9,500; 22 March 1894). From her estate, the lot and buildings (along with other property went to Felicia H. Chisolm (W-23, 45; 14 April 1903; \$7,535). She sold to George H. Moffett (\$7,500; C-24, 337; 31 Oct. 1903) who sold the lot and buildings to Harriett H.F. Prioleau (W-24, 60; 8 June 1905; \$10,000) who sold to Dr. Edward Parker (V-24, 332; 4 Nov. 1907; \$10,000). His executor sold to R.M. Hope (V-40, 546; \$25 and other valuable considerations); who sold the lot with improvements to his wife Eleanor Rivers Hope (X-55; 207; July 1952; \$1); who sold to William Middleton Jr and Ann Erwin Middleton (W-82, 360; 10 May 1965; \$43,500); who sold to Susanne H. Leath (E-119.19; \$190,000 2 May 1979).

STATE REVIEW SHEET
Historic Preservation Certification Application — Part 1

NPS Project Number

Name of Property: John Lewis HouseAddress of Property: 12 Meeting StreetName of Registered Historic District: Old and Historic Charleston3/19/85

date initial application received by State

3/25/85

date additional information requested by State

date complete information received by State

4/1/85

date of this transmittal to NPS

Inspection of property by State staff? X no yes date:

1

The following information is enclosed:

- X photos of facades and streetscapes X photos of interiors
X signed, completed application X map locating structure within historic district
X additional State comments on attached sheet

2

For Evaluating Significance within Registered Historic Districts: Complete section (1), (2), or (3) according to which of the Secretary's "Standards for Evaluating Significance within Registered Historic Districts" applies.

- (1) X The structure contributes to the historic significance of this district in:
X location X design X setting X materials X workmanship X feeling and association

Briefly explain how this structure relates to the significant qualities and characteristics of the district as described in the National Register nomination form or district documentation on file.

The John Lewis House is one of the elegant urban residences that defines the major residential sectors of the Charleston Historic District. The building's composition, fenestration, orientation, and workmanship are typical of the finer antebellum dwellings in the city. The interior is largely intact and displays cornices, mantels, and medallions on the first floor which are especially noteworthy. The building makes a very positive contribution to the character of the historic district.

- (2) The structure does not contribute to the historic significance of this district because:

- it does not add to the district's sense of time and place and historical development;
 the location, design, setting, materials, workmanship, feeling and association have been so altered or have so deteriorated that the overall integrity of the property has been irretrievably lost.

Briefly explain this recommendation:

- (3) For structures less than 50 years old:

- the historical merits of the district are documented in the National Register form or district documentation on file as less than 50 years old, justifying the certification of this structure's contribution.
 the strong historical or architectural merit of this structure as described in the National Register nomination form or district documentation on file justifies its certification as contributing.
 there is insufficient justification to consider this structure contributing on the basis of its individual architectural or historical merits or the significance of the district

Briefly explain how Standard (3) applies to this structure's individual merits or its significance in relationship to the significant qualities and characteristics of the district:

3

For preliminary determination that building is a potential certified historic structure:

A. Nomination status of property:

- ☐ Nomination has already been submitted to State review board and, if reviewed by the board, property will be nominated within a reasonable period of time. (Draft nomination attached).
- ☐ Nomination was submitted to the National Register on _____.
- ☐ Nomination will be submitted to the State review board within the next twelve months.
- ☐ Nomination process is expected to be completed within thirty months.
- ☐ Other; explain: _____

B. Evaluation of property. (Complete 1, 2, 3, or 4, as appropriate.)

- ☐ 1. Property is a building which is *individually eligible*; it meets National Register Criteria for Evaluation: ☐ A ☐ B ☐ C ☐ D; Exceptions: _____
- ☐ 2. Property is located within a district which is a potential registered historic district; the district meets National Register Criteria for Evaluation: ☐ A ☐ B ☐ C ☐ D; Exceptions: _____
- ☐ 3. Building is located in a registered historic district, is outside the period or area of significance as documented in the National Register nomination, and:
- ☐ Appears to contribute to the significance of the district. The State expects to submit revised nomination documentation to NPS on _____
- ☐ Does not appear to contribute to the significance of the district.
- ☐ 4. Building should be denied a preliminary determination that it could qualify as a certified historic structure for the following reason or reasons: _____

C. Statement of significance of the building and the district or expanded district, if applicable. Include a description of how the building contributes to the significance of the district or expanded district, if applicable.

4

State Official Recommendation:

This application for the above-named property has been reviewed by Debra J. Allen, National Register Assistant, a professionally qualified architect, architectural historian, or historian on my staff.

- ☐ The structure 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 structure 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 purposes in accordance with the Tax Treatment Extension Act of 1980.
- ☐ The structure does not contribute to the significance of the above-named district.
- ☐ The structure appears to meet the National Register Criteria for Evaluation and will likely be nominated.
- ☐ The structure does not appear to meet the National Register Criteria for Evaluation and will not be nominated.
- ☐ The structure appears to contribute to the significance of a:
- ☐ Potential historic district which appears to meet the National Register Criteria for Evaluation and will likely be nominated.
- ☐ 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. Nomination or district documentation will likely be revised.
- ☐ The structure should be denied a preliminary determination that it could qualify as a certified historic structure.
- ☐ Insufficient documentation to evaluate structure. State's written request for documentation is attached.

☐ Detailed NPS review recommended ☐ Precedent-setting case ☐ Forwarded without recommendation

3/28/85
Date

Charles S. Long
State Official Signature