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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Sparrow, James, House
other names/site number _____

2. Location

street & number 65 Cannon Street not for publication _____
city or town Charleston vicinity _____
state South Carolina code SC county Charleston code 019 zip code 29401

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide X locally.
(____ See continuation sheet for additional comments.)

Mary W. Edmonds 12/22/97
Signature of certifying official Date

Mary W. Edmonds, Deputy SHPO, S.C. Department of Archives & History, Columbia, S.C.
State or Federal agency and bureau

In my opinion, the property _____ meets _____ does not meet the National Register criteria.
(____ See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register _____
_____ See continuation sheet.
- determined eligible for the National Register _____
_____ See continuation sheet.
- determined not eligible for the National Register _____
- removed from the National Register _____
- other (explain): _____

Edson H. Beall 11/30/98

for _____
Signature of Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>0</u>	Total

Name of related multiple property listing
Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register 0

N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC

Sub: Single Dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC

Sub: Single Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Federal

Materials

(Enter categories from instructions)

foundation Brick, Stuccoed

roof Tin/Wood Shingles

walls Brick, Stuccoed

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Significant Dates

ca. 1818

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Period of Significance

ca. 1818

Architect/Builder

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: City of Charleston Planning and Zoning Department, Charleston, S.C.

10. Geographical Data

Acreeage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	17	598800	3628200	3	_____	_____
2	_____	_____	_____	4	_____	_____
_____ See continuation sheet.						

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Robert P. Stockton, Architectural/Historical Consultant
organization _____ date June 1997
street & number 95 Ashley Avenue telephone (803) 723-3232
city or town Charleston state SC zip code 29402

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Robert D. Mikell
street & number 79 Pitt Street telephone (803) 577-0806
city or town Charleston state SC zip code 29401

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 5 Page 5

Sparrow, James, House
name of property
Charleston County, South Carolina
county and State

The James Sparrow House (ca. 1818), at 65 Cannon Street in Cannonsborough, a historic suburb annexed by the City of Charleston in 1849, is a two and one-half story stuccoed brick house, raised on a basement of the same material. The masonry is embellished by a dog-tooth cornice, with full return, repeated in the rake of the gable end. Quoins of stuccoed brick articulate the corners and a stringcourse of the same material delineates the floor levels.

The main portion of the house is two bays wide and five bays deep. The door, centered in the west elevation, is transomed. A window is centered in the gable end. There are two gabled dormers on the west (piazza) slope of the roof and a pediment with a fanlight, centered over the west elevation, has been restored. Windows are fitted with interior shutters, paneled on the first level and louvered on the second.

The gable roof has wooden shingles under the present standing seam tin covering. Two interior chimneys, with Gothic arched hoods, on the east side of the house were reconstructed after the earthquake of 1886. The house has a typical single house floor plan, with two primary rooms on each floor, divided by a central hall/stairhall. The surviving interior decorations are typical of the late Federal period. Surviving architectural details include doors, wainscot, door and window surrounds, and much of the original stair. The construction features pegged joinery, pit-sawn lumber, cut nails, Charleston grey brick laid in Flemish bond, and other period material and building methods.

The historic piazza, which had been demolished, has been restored along its former lines, and iron railings, curving at their lower ends, as shown on a plat of 1858, have been restored on the brownstone steps. One enters through a doorway, set in a wooden screen at the street end of the piazza, and proceeds along the length of the house to the center, where another door provides entrance into the central hall, which thus serves as the entrance foyer, circulation center and stairhall. The piazza, screened at the street end, serves as a semi-private, outdoor living space, transitional between the house and garden.

A plat of the property adjacent to the east of present-day 65 Cannon Street, dated April 1858, partially illustrates several buildings on the lot of present-day 65 Cannon Street, which is identified as belonging to the estate of C. D. Happoldt in 1858. The existing house at present-day 65 Cannon Street is depicted as a "2 Story Brick" house, with piazza and front steps and a frame two-story rear extension. In back of the house was a "Shed", material undesignated but probably also frame; a "2 Story Wood" kitchen building; and behind it a small "Wood" structure, probably a privy. All of the outbuildings were demolished before the present owners acquired the property in 1995.

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Section 7 Page 6

Sparrow, James, House
name of property
Charleston County, South Carolina
county and State

It is possible that the kitchen building was older than the main house and that Sparrow resided there before increasing prosperity enabled him to build the existing house in the late Federal style, sometime before he sold the property in 1818.

The earthquake of 1886 did small damage to the residence. The house was described by the earthquake inspectors as built of brick, with a tin roof. All the walls were in good shape, but the chimneys were cracked. Their recommendation was to "Rebuild chimneys from below ceiling joists."

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Section 8 Page 7

Sparrow, James, House
name of property
Charleston County, South Carolina
county and State

The James Sparrow House is significant as an excellent intact example of the late Federal architectural style as applied to the Charleston single house type and as an example of residential architecture in Cannonsborough, an early nineteenth-century Charleston suburb.

James Sparrow, a butcher, bought the site of present-day 65 Cannon Street, then known as Lot No. 18, in 1797, although he did not build this house until much later. The section of Cannon Street in which it was built was known colloquially as "Butcher Town" since James Sparrow and many other Charleston butchers had their residences and butcher shops in the neighborhood, with slaughter pens sited to the rear, where their deep lots backed up to the marshes of Coming's Creek. The slaughter pens have disappeared with the marsh land, which was filled for the extension of streets and residential development during the late nineteenth century.

Sparrow built the house at present-day 65 Cannon Street sometime before he sold the property in 1818. His prosperity was reflected both in the construction of a substantial brick residence and in its architectural style, the late Federal style then popular nationally. This up-to-date architectural style was superimposed on a traditional vernacular Charleston house type, the single house. The single house, so-called because it is a single room wide, is the city's dominant house form and was used by Charleston builders from the early Colonial period into the early twentieth century, adapting itself to changes in taste and style.

Sparrow lived on Cannon Street by ca. 1806, and while it is possible that he built the present house by that date, the late Federal style would probably not have been used until a few years later. A large two-story frame kitchen building to the rear of the present house, no longer extant, may have been on the lot ca. 1806 and Sparrow may have resided there before increasing prosperity enabled him to build the existing house in the new late Federal style before 1818.

In that year Sparrow sold Lot No. 18 and the annexed portion of the Smith Street lot to Frederick Schwach (Schwacke, Schwartz), a butcher. When Schwach defaulted on his mortgage in 1822 the property was sold at public auction to Archibald McVicar, also a butcher, whose main place of business was not in "Butcher Town," but in 1825 Christian David Happoldt, a butcher who lived and ran his shop in the neighborhood, bought the property at public auction from McVicar's estate. The property was to remain in Happoldt's extended family until 1907.

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Section 9 Page 8

Sparrow, James, House
name of property
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county and State

Bibliographic Sources

Primary Sources - Public Records

South Carolina. Charleston County. Probate Court. Wills.
South Carolina. Charleston County. Register of Mesne Conveyance Office.
Deeds, plats.
South Carolina. City of Charleston. Board of Architectural Review,
Zoning Ordinance. Records.
South Carolina. City of Charleston. City Engineer. Plat Books.
City of Charleston Archives.
South Carolina. City of Charleston. Mayor and Council. City of
Charleston Year Book, 1880.
South Carolina. City of Charleston. Treasurer. Ward Books. City of
Charleston Archives.
United States. Department of the Interior. Bureau of the Census. United
States Census, 1800, 1810, 1820, 1830. South Carolina. Charleston
District.

Primary Sources - Newspapers

[Charleston] City Gazette and Daily Advertiser, March 21, 1822.
The Charleston Courier, March 5, 1822; April 16, 1825; August 31, 1841.
The [Charleston] News and Courier, June 26, 1940; July 29, 1940.

Primary Sources - Miscellaneous

Allen, Robert A. Survey Book. 1851. MS. vol. South Carolina Historical
Society, Charleston, S. C.
Bridgens, Robert, and Robert A. Allen. Map of the City of Charleston,
1852. South Carolina Historical Society.
Charleston City Directories. 1780-1995. Various repositories.
Diamond, John, Surveyor. Plat of Section of Charleston above Boundary
Street, Showing Proposed Canal from River to River, 1809. Alfred A.
Halsey Collection. South Carolina Historical Society.
McCrary, John, Company, Surveyors. McCrary Plats. Charleston County
Register of Mesne Conveyance Office.
Record of Earthquake Damages. W. H. Parkins, architect, Fred. S. Stewart,
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Society.
Sanborn Map Company. Insurance Maps of Charleston. 1884, 1888, 1901,
1944. Mfm. Various repositories.
Works Progress Administration. Cemetery Index of Charleston County.
South Carolina Historical Society.

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Section 9 Page 9

Sparrow, James, House
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Secondary Sources - Books

Rules of the German Friendly Society Founded on the Fifteenth of January, 1766 at Charleston, South Carolina, Incorporated December 20, 1791.
9th ed., rev. Charleston: Walker, Evans & Cogswell Company, 1908.

Smith, Alice Ravenel Huger, and Daniel Elliott Huger Smith. The Dwelling Houses of Charleston, South Carolina. New York: J. B. Lippincott Company, 1917, repr. New York: Diadem Books, n.d.

Stoney, Samuel Gaillard. This is Charleston: A Survey of the Architectural Heritage of a Unique American City. 4th ed. Charleston: Carolina Art Association, 1944, repr. Carolina Art Association, Historic Charleston Foundation and Preservation Society of Charleston, 1970.

Secondary Sources - Articles

Jervey, Elizabeth H. "Marriage and Death Notices from the City Gazette of Charleston, S.C." South Carolina Historical and Genealogical Magazine 44 (1943) 83.

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Sparrow, James, House
name of property
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county and State

Verbal Boundary Description

The lot at 65 Cannon Street measures 61.5 feet in front on Cannon Street, on its northern boundary; and 61.5 feet in width on its rear or south boundary; 141.5 feet in depth on its east and west boundaries. The lot is butting and bounding to the north on Cannon Street; to the south on land formerly of the same property, now a city park; to the east on land of the Cannon Street YMCA; and to the west on land formerly of the same property, now in separate ownership.

Verbal Boundary Justification

The described boundary corresponds with the present-day legal boundaries of the property.

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Section PHOTOGRAPHS Page 11 Sparrow, James, House
name of property
Charleston County, South Carolina
county and State

The following information is the same for each of the photographs:

Name of Property: Sparrow, James, House
Location of Property: 65 Cannon Street, Charleston,
Charleston County, South Carolina

Name of Photographer: Robert D. Mikell
Date of Photographs: April 1997
Location of Original
Negatives: Robert D. Mikell, 79 Pitt St.
Charleston, S.C.

1. Street facade, north elevation
2. Northwest oblique view of west elevation's piazza
3. Detailed northwest view of restored piazza
4. Restored center pedimented gable with fanlight and dogtooth corbeled brick cornice
5. Detail of entrance gate and piazza screen and door (north facade)
6. Detail of window, hood mold, scored stucco, and quoins (north facade)
7. Main central entrance on piazza (six-paneled door and simple four-light transom)
8. French door (with four-light transom) onto wraparound section of piazza
9. Restored staircase with wainscotting (first flight)
10. Staircase from second floor down to lighted landing (painted panels on wainscotting)
11. Southwest oblique view showing rear addition in foreground
12. Paneled inset window surround with reeded molding (front parlor)
13. Paneled inset window surround (rear sitting room)