

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC The Robert Brewton House

AND/OR COMMON

The Robert Brewton House

**2 LOCATION**

STREET & NUMBER 71 Church Street

—NOT FOR PUBLICATION

CITY, TOWN

CONGRESSIONAL DISTRICT

Charleston

— VICINITY OF

001

STATE

CODE

COUNTY

CODE

South Carolina

45

Charleston

019

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

**4 OWNER OF PROPERTY**

NAME Mr. Saul Krawcheck

STREET &amp; NUMBER

71 Church Street

CITY, TOWN

STATE

Charleston

— VICINITY OF

South Carolina

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

(RMC) Registrar of Mesnes and Conveyances

STREET &amp; NUMBER

P.O. Box 726

CITY, TOWN

STATE

Charleston

South Carolina

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Historic American Building Survey

DATE

Photo's and data 1958

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Division of Prints and Photographs, Library of Congress

CITY, TOWN

STATE

Washington

D.C.

# 7 DESCRIPTION

## CONDITION

EXCELLENT  
 GOOD  
 FAIR

DETERIORATED  
 RUINS  
 UNEXPOSED

## CHECK ONE

UNALTERED  
 ALTERED

## CHECK ONE

ORIGINAL SITE  
 MOVED DATE \_\_\_\_\_

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### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Robert Brewton House is the earliest accurately dated example of an architectural type known in Charleston as the "single house". It was Built in 1730. Strictly defined, the early single houses were just one room wide, with the narrow end of the building towards the street, thereby exposing three sides to the cooling breezes. Entrance was through a hall at the center of the side, where one then found a room to either side, usually a living room and a dining room. Upstairs, was usually found a formal drawing room on the street side, with another room at the other side of the stair. If there was another storey, it would be used for bedrooms. The most important entertainment room was the formal second storey street-front room where the breezes were greatest, since cross ventilation occurred.

It must be remembered that the climatological consideration was an important one in the evolution of the style. Not only was it likely imported wholesale from the West Indies where a similar heat oppressed the Anglo-Saxon immigrants, but the South Carolina plantation owners came to Charleston in the Summer specifically to **escape the heat and the malaria**. Charleston had been settled by Englishmen, French Huguenots, some Dutch, and by Europeans who had previously settled as planters in the West Indies. In short, it was settled by people unaccustomed to a tryingly hot and humid climate, and they consciously set about alleviating the effects of the problem. The narrow, one room houses they built to get maximum cross-ventilation, clearly shows this intention.

More broadly defined, the single-house calls to mind the general form described above, plus a piazza (porch) along the side of the building----another device for cooling the house. Entrance to the piazza was made from the street, and then entrance to the hall of the house from the middle of the piazza. They were usually of two, and sometimes of three, storeys. In fact, however, the development of the piazza on the single-house, which is identified almost universally as an element of the style, was a process which only came about gradually through the eighteenth century.

While the Robert Brewton House then, which is without a piazza, may at first appear to be lacking an important single-house element, its early date argues that it represents a "pre-piazza" phase of building. The house did acquire side wooden porches, first one storey, and then two, but they are no longer in place.

The ground floor streetfront room was, in some houses, used as a shop, but there is no evidence that this was ever the case at The Robert Brewton House. The long side of the typical single house penetrates into a shady green garden, where one might find a detached kitchen, an old carriage house, and the servants' quarters. This was exactly the case at The Robert Brewton House.

While this is the earliest of the remaining Charleston single houses(1730), it is much more difficult to say that it was in any way a prototype, that people learned from it or used it as a model for the subsequent proliferation of the

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

1730

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Standing three storeys high at #71 Church Street, The Robert Brewton House is a classic example of the early Charleston "single-house". It has its narrow side to the street, its entrance at the side, is just one room across the street front and just one room to either side of the hall on all three floors, has no basement below ground, and extends into a long narrow garden at the rear, containing kitchen, carriage-house, and servants quarters. The Robert Brewton House is the earliest accurately datable Charleston single-house remaining. It was built in 1730.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Sam and Narcissa Chamberlain, Southern Interiors of Charleston, S.C. (New York, 1956)  
 Hugh Morrison, Early American Architecture, (New York, 1952).  
 Samuel Stoney, This is Charleston (Charleston, 1944).

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1

UTM REFERENCES

A	<u>17</u>	<u>600260</u>	<u>3428600</u>	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION The Robert Brewton House extends, quite simply, to the bounds of its long and narrow city lot, about 40 feet wide by 200 feet long, from Church Street to the narrow alley behind the house running perpendicularly to and from Broad Street. At either side, the house is flanked by a house, just ~~a matter of~~ a few feet away. Behind the house are the old kitchen (formerly detached but now connected by a passageway), the two-storey servants' quarters, and the old carriage house.

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

STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE James Dillon, Architectural Historian

ORGANIZATION <u>National Historic Landmarks, OAHF</u>	DATE <u>6/9/75</u>
STREET & NUMBER <u>1100 L. Street, NW.</u>	TELEPHONE <u>202-523-5464</u>
CITY OR TOWN <u>Washington</u>	STATE <u>D.C.</u>

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS  
 NATIONAL    STATE    LOCAL   

**Landmark** Oct 9, 1960  
 Designated: ..... date  
**Boundary Certified:**  
Samuel Stoney  
 ..... date

As the designated State Historic Preservation 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.

FEDERAL REPRESENTATIVE SIGNATURE **NATIONAL HISTORIC LANDMARK**

TITLE DATE

FOR NPS USE ONLY	
I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER	
DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION	DATE
ATTEST <u>[Signature]</u>	DATE <u>2/15/77</u>
KEEPER OF THE NATIONAL REGISTER	
<b>NATIONAL HISTORIC LANDMARK</b>	

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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CONTINUATION SHEET

1

ITEM NUMBER

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type. Firstly, earlier but lost examples may have served that role, and secondly, it would seem more likely that the hot and sunny climate of Charleston and the West Indies had more to do with this very practical and adaptive type than anything else. It must be said however that this house, built by the prominent and influential Miles Brewton for his son Robert, may thereby have been looked to as a fashion-setter. This is the same Miles Brewton who built one of Charleston's, and indeed this country's, greatest houses, the one at 27 King St. which bears his name.

At the exterior of The Robert Brewton House, we should notice the low basement, with crawl-space entrance at the street front, the French doors from the drawing room at the second storey, the scaling of the facade through smaller third storey windows, and the sparse detailing of stucco, pretty much limited to a keystone-like element over each window and the quoining of the corners. The iron-grilled balcony of the drawing room is a later addition, as well as the three storey porch tucked into the corner formed by the rear end of the side and the kitchen. A carved flat door lintel and a cornice with small consoles are the two chief carved ornaments at the exterior. The interior contains interesting and skilled carved mantelpieces, some from a later period, and Georgian chairrails, wainscoting, and cornices.

The Robert Brewton House is currently owned by Saul Krawcheck, a Charleston furniture dealer, and the house is not open to the public. It is used by Krawcheck as a private residence. Some restoration work, particularly in the second storey drawing room, is now under way.