

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

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

1 NAME

HISTORIC

The Miles Brewton House

AND/OR COMMON

The Miles Brewton House

2 LOCATION

STREET & NUMBER

27 King Street

—NOT FOR PUBLICATION

CITY, TOWN

Charleston

CONGRESSIONAL DISTRICT

001

— VICINITY OF

STATE

South Carolina

CODE

45

COUNTY

Charleston

CODE

019

3 CLASSIFICATION**CATEGORY**

DISTRICT
 BUILDING(S)
 STRUCTURE
 SITE
 OBJECT

OWNERSHIP

PUBLIC
 PRIVATE
 BOTH
PUBLIC ACQUISITION
 IN PROCESS
 BEING CONSIDERED

STATUS

OCCUPIED
 UNOCCUPIED
 WORK IN PROGRESS
ACCESSIBLE
 YES: RESTRICTED
 YES: UNRESTRICTED
 NO

PRESENT USE

AGRICULTURE
 COMMERCIAL
 EDUCATIONAL
 ENTERTAINMENT
 GOVERNMENT
 INDUSTRIAL
 MILITARY
 MUSEUM
 PARK
 PRIVATE RESIDENCE
 RELIGIOUS
 SCIENTIFIC
 TRANSPORTATION
 OTHER:

4 OWNER OF PROPERTY

NAME

Mrs. Edward Manigault

STREET & NUMBER

27 King Street

CITY, TOWN

Charleston

— VICINITY OF

STATE

South Carolina

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC. (RMC) Registrar of Mesnes and Conveyances

STREET & NUMBER

P.O. Box 726

CITY, TOWN

Charleston

STATE

South Carolina

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Historic American Buildings Survey

DATE

Photographs 1938, 1940, 1969

 FEDERAL STATE COUNTY LOCALDEPOSITORY FOR
SURVEY RECORDS

Division of Prints and Photographs, Library of Congress

CITY, TOWN

Washington

STATE

D.C.

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Miles Brewton House is one of the most distinguished town houses of the American colonial period, and the most outstanding of Charleston's so-called "double-houses." It is one of the few Palladian buildings undertaken in the South by direct influence of the Italian himself, rather than through a secondary source like William Morris or the English Palladians. The classical detailing is exquisitely correct, and raises the exterior form to a level of accomplishment very seldom reached by any American Palladian building. Particularly in the two-storey portico with its superposed Doric and Ionic orders carved from Portland stone, its finely proportioned pediment with oval window, and its beautifully incised frieze and architrave, do we realize the splendor that this house offers, both without and within.

The grandeur of the house is announced by the courtyard, the double flight of curving marble steps up to the marble platform at the level of the high English basement, and by a unique and elegant elliptical arched doorway at the entrance itself. The fanlight and door, flanked by engaged pilasters, all very handsomely carved, form a doorway model unused before the Revolution except in this house.

The Miles Brewton House is laid out in the familiar four-room plan of larger Georgian houses. In Charleston, these are referred to as "double-houses," to distinguish them from the more diminutive "single-houses" of Charleston, whose plans are only a single room wide. Here in a "double-house," we have a central hall flanked by a pair of rooms to either side. Each of the rooms at either side is separated from the other by a partition wall composed of a chimney and flanking closets. The pair of rooms at the rear of the house is carried through to the upper floor, while at the front, one large and formal drawing room replaces the other pair, with only a small card room left at one end of the drawing room.

The marble floor of the portico is continued into the center hall, with that unusually splendid feature announcing the tone of the house as a whole. The hall is divided midway, as was the custom, here by a beam carved with triglyphs and flower metopes. More usually, one would find an arched division.

The panelling of the staircase in the hall is of mahogany, another unusually opulent material for a colonial building. The dog-leg stair, rising from the left side of the hall, has a large Palladian window lighting the landing and finely-turned balusters, totally in keeping with the other elegant details of the building.

The real focus of the house is in the large drawing room upstairs at the front of the house. Its superb proportions have even caused it to be compared to the famous double-cube room at Wilton. The high coved ceiling rises seventeen feet to cover a fine marble mantle, overmantle of carved wood, probably derived from a plate in Palladio Londinensis, pedimented doors framed by Corinthian pilasters, and a full entablature plus modillions above the fully panelled walls. The striking chandelier at the center of the room is of Waterford crystal, and was especially proportioned for this room when the house was built.

8 SIGNIFICANCE

PERIOD

PREHISTORIC
 1400-1499
 1500-1599
 1600-1699
 1700-1799
 1800-1899
 1900-

ARCHEOLOGY-PREHISTORIC
 ARCHEOLOGY-HISTORIC
 AGRICULTURE
 ARCHITECTURE
 ART
 COMMERCE
 COMMUNICATIONS

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

COMMUNITY PLANNING
 CONSERVATION
 ECONOMICS
 EDUCATION
 ENGINEERING
 EXPLORATION/SETTLEMENT
 INDUSTRY
 INVENTION

LANDSCAPE ARCHITECTURE
 LAW
 LITERATURE
 MILITARY
 MUSIC
 PHILOSOPHY
 POLITICS/GOVERNMENT

RELIGION
 SCIENCE
 SCULPTURE
 SOCIAL/HUMANITARIAN
 THEATER
 TRANSPORTATION
 OTHER (SPECIFY)

SPECIFIC DATES

1765-1769

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Miles Brewton House may very well be the country's most distinguished town house of the colonial period. Built 1765-1769, it is the best of the Charleston "double-houses," displays a keen awareness of the Palladian style, and is enriched by a wealth of finely carved ornament, both inside and outside. The formal drawing room at the second story is certainly one of the finest rooms in America, with its high coved ceiling, an elaborate entablature, pedimented doors, a handsome chimney piece, and an amazing crystal chandelier made for the room when the house was built. The wood carving by Ezra Waite, throughout the house, is of the highest order. The accomplished architecture of the house finds a reflection in the outbuildings on the property, which are virtually unchanged, as is the house, from the time they were built.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

- Sam and N. Chamberlain. Southern Interiors of Charleston (New York, 1956).
- Hugh Morrison. Early American Architecture (New York, 1952).
- W. H. Pierson, Early American Buildings and Their Architects: Colonial and Neo-Classical (New York, 1970).
- Fiske Kimball, Domestic Architecture of the American Colonies and Early Republic (New York, 1922).
- Beatrice St. Julien Ravenel, Architects of Charleston (Charleston, 1945).

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 2

UTM REFERENCES

A	<u>17</u>	<u>599940</u>	<u>3626380</u>	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

The property of the Miles Brewton House at 27 King Street, Charleston, extends north-south about 200 feet along the street at that address, and back east-west about 500 feet. A brick wall, topped by an iron fence, stretches across the King Street front of the building, and with the house set back about 25 feet, creates a small courtyard. A brick wall extends along the south boundary, and along the north boundary where there are no outbuildings. A brick wall also stands at the western limit of the property. (cont'd)

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE: James Dillon, Architectural Historian

ORGANIZATION: National Historic Landmarks, OAHP DATE: _____

STREET & NUMBER: 1100 L Street N.W. TELEPHONE: _____

CITY OR TOWN: Washington STATE: D.C.

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL _____ STATE _____ LOCAL _____

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 LANDMARKS)

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: [Signature] DATE: 1/3/79

ATTEST: Wa. Lebovic (NATIONAL HISTORIC LANDMARKS) DATE: 1/3/79

KEEPER OF THE NATIONAL REGISTER: _____

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CONTINUATION SHEET The Miles Brewton House ITEM NUMBER 7 PAGE 2

The interiors of The Miles Brewton House are of the finest quality, and together with its Palladian authenticity, make it one of America's most distinguished late-Georgian feats of Architecture. In addition, one might note the building's associations with certain historical personages. During the Revolutionary War, the house quartered Sir Henry Clinton, and Aaron Burr gave a small bust of Napoleon which is on the drawing room mantel, to Joseph Alston, son-in-law to Mrs. Motte who inherited the house upon the death of Miles Brewton. Alston's son, John, later became governor of the state, and married Burr's famously beautiful daughter Theodosia. Joseph Alston was acquainted with Thomas Jefferson, The Marquis de LaFayette, and other notables of the day, as well as Burr.

To the side and rear of the Miles Brewton House, we have what, on a larger rural property, would be referred to as a small "plantation street."¹ The Brewton property formerly extended to Legare Street, but now, two houses, built in the 1850s, stand on the western portion of the land. Just north of the Miles Brewton House stands a crenellated gate-house, and then, in order, running east to west, are: an attached porticoed kitchen/slave quarters building, a connecting arcade, a two-story pavilion, another arcade, and, finally, furthest west, a small square outbuilding that may have served any of a number of domestic functions. Its round-arched entrance door is flanked by a pair of side-lights, thereby creating an entrance very much like a giant Palladian window, perhaps an attempt to echo in the outbuilding, one of the features of the house. Similarly, the projecting two-story pavilion on the servants' quarters may be seen as an architectural reflection of the back of the main house, where, above the double run of stairs to the high basement platform, the elevation is treated as a two-story projecting pavilion.

Directly behind the house, the formal garden of the eighteenth century retains its layout, and against the back wall, about 500 feet west of King St., stand four stone columns which are said to have been part of the original boatlanding when the property extended through to Legare Street. Charleston, during the eighteenth century had a shore line considerably closer to Legare Street than is now the case, although the extent of the water's recession cannot be exactly determined. The land that goes with the Miles Brewton House, about two acres, gives it one of the roomiest of all the gardens in Charleston. Although the outbuildings stand unused, the Miles Brewton House and property are maintained in superb condition by Mrs. Edward Manigault, who is a direct descendant of Miles Brewton, through Mrs. Jacob Motte, his sister. The house has, in fact, never passed out of the hands of direct descendants.

¹Photographs of all these buildings can be found in the HABS duplicate file, or in HABS material at the Library of Congress.

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CONTINUATION SHEET The Miles Brewton House ITEM NUMBER 10 PAGE 2

The whole of this large lot, approximately 200' x 500', is owned by Mrs. Edward Manigault, who lives in the house. Residential buildings flank the Miles Brewton House immediately north and south of the brick walls at those property lines. The houses built west of the western brick wall are hidden by a rather dense growth of trees along the wall.