



1026

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 Patrick, Dr. John B., House
other names/site number Patrick-Bhermann-Smith House; Moultrieville Brothel

2. Location

street & number 1820 Middle Street not for publication
city or town Sullivans Island vicinity _____
state South Carolina code SC county Charleston code 019
zip code 29482

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this 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 meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally.
(See continuation sheet for additional comments.)

Mary W. Edmonds 12/20/94
Signature of certifying official Date
Mary W. Edmonds, Deputy SHPO, S.C. Department of Archives and History

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): _____

M. J. M. Way 2/9/95

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>2</u>	<u>1</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>2</u>	<u>1</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
Commerce/Trade
Other

Sub: Single Dwelling
Department Store
Brothel

Current Functions (Enter categories from instructions)

Cat: Domestic
Commerce/Trade

Sub: Single Dwelling
Specialty Store

7. Description

Architectural Classification

(Enter categories from instructions)

Victorian
Classical Revival

Materials

(Enter categories from instructions)

foundation Brick
roof Asphalt
walls Weatherboard
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. 1870
ca. 1920

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Period of Significance

ca. 1870 - 1944

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: S.C. Dept. of Archives & History, Columbia, S.C.

10. Geographical Data

Acreeage of Property .61 Acres

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>17</u>	<u>608340</u>	<u>3625060</u>	3	_____	_____
2	_____	_____	_____	4	_____	_____
	<u>See continuation sheet.</u>					

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 John B. Geer

organization _____ date March 1, 1994

street & number 1820 Middle Street telephone 803-883-3735

city or town Sullivans Island state SC zip code 29482

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 SEPO or FPO for any additional items)

Property Owner

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

name John B. Geer

street & number 1820 Middle Street telephone 803-883-3735

city or town Sullivans Island state SC zip code 29482

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 5

Patrick, Dr. John B., House
name of property
Charleston, South Carolina
county and State

Description

The Dr. John B. Patrick House, located at 1820 Middle Street on Sullivans Island, is a two and one half story frame residence with a symmetrical plan on all but the rear elevation and a two-tiered integral piazza which wraps onto the side (east and west) elevations and terminates with flanking wings. The house, including the piazzas, is sheltered by an expansive asphalt-clad hip roof which is pierced on the facade by a large central gable dormer, a single hip roof dormer on all other elevations, and two corbeled, hooded, and stuccoed interior brick chimneys. All dormers are clad in diamond shaped asbestos shingles. The gable dormer on the facade features two small 2/2 light double-hung sash windows, while the hip roof dormers on the other three elevations have paired windows of the same configuration. A brick and stucco cistern is attached to the western chimney. The house is set upon a low brick foundation. Exterior walls are clad with cypress weatherboard. The central entrance on the first level features a door with solid and glazed panels and sidelights, while the main level boasts a double-leaf door with solid and glazed panels, a simple multi-light transom, and 4/4 light double-hung sash sidelights. Flanking the first floor entrance are four single-leaf, multi-light doors. The main floor's entrance is flanked by four double-leaf glazed and paneled doors with leaded stained and clear glass transoms depicting the phases of the moon. Secondary entrances, similar in form to these doors, are located at the ends of the wraparound porches. All other fenestration contains 6/6 light double-hung sash. All windows and doors are equipped with louvered shutters.

The double-tiered piazza, the single most character-defining feature of the house, is supported on the first level by square chamfered posts and on the second (principal) level by slender, more elongated chamfered posts. Accenting the frieze and soffit of the wide eave are knee brackets. Both levels feature a simple balustrade with square pickets. A paired, dual-flight wooden stair with simple balustrade accesses the second floor piazza.

Attached to the rear of the house is a two story hip-roof extension with a centrally located two-tiered inset porch or loggia. The first floor porch is screened, while that on the second level features a single post support and balustrade. Much of this could have been constructed early in this century.

The house is located just outside the gate to Fort Moultrie. It fronts Middle Street and the entrance to Charleston Harbor. Originally the property ran to the ocean; however, as the land accreted, a street was added and part of the property came into the possession of the U.S. Coast Guard, which built a station and lighthouse.

The property, constructed ca. 1870 as a single family secondary dwelling, is in excellent condition. Exact dates of early construction on Sullivans Island are non-existent since when municipal and county records were combined early in this century, records were lost while transporting them across Charleston Harbor. The house has undergone little alteration since early in the twentieth century, when it was remodeled following a major hurricane in 1911 and change in ownership in 1920. It contains 5600 square feet of living space and is presently set up as a duplex dwelling.

The house is constructed in a post-and-beam manner of heart pine beams and joists. The beams contain Roman numerals and are mortised, tenoned, and pegged together. This indicates the wood was probably cut at a mill in Charleston and shipped out to Sullivans Island where the house was assembled. Pieces of slate have been found around the foundation and under the house indicating the first roof was probably slate. On the front elevation the roof is slightly humped midway along both hip rafters. This is to accomodate the symmetrical layout of the interior of the third floor.

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**NATIONAL REGISTER OF HISTORIC PLACES
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Patrick, Dr. John B., House
name of property
Charleston, South Carolina
county and State

According to the Smith family, the previous owners of the property since approximately 1920, the house was made into a multi-family dwelling when they purchased it. Other than the repairs demanded by Hurricane Hugo's damages in 1989, both buildings on the property are in the same state as they were immediately following the Smith renovations and building. Because the house was built as a secondary or summer dwelling, the detail and ornamentation is simple. The short wings added on the back of the house during the ca. 1920 renovations, are kitchens and bathrooms. The original kitchen was either away from the house or could have been on the first floor. Evidence of this may be the pot hangers in the fireplace on the first floor.

The interior features walls of heart pine V-joint tongue and groove paneling with the exception of the plastered entrance hall. As in many Charleston homes, the higher ceilings and doorways of the second floor indicate the formal rooms were always located there. The house's interior is as symmetrical as the exterior. The floor plans of the first and second floors are almost identical with the exception of the rear center room on each floor. The upper one contains a hall and a staircase leading to the third floor. Either after the 1911 hurricane or during the Smith renovations all interior plaster, except that in the entrance hall, was removed and substituted. There is evidence throughout the house, in the form of ghost marks behind the tongue and groove paneling, that suggests that the entire house was once plastered. Plaster remains under the stairway to the third floor. Door moldings consist of plain plinth blocks topped by simple six inch stiles with two grooves and plain seven inch corner blocks. Window moldings are the same with a panel at the bottom of each trimmed in the same bed moldings as is placed on top of the eight inch baseboard. Moldings on the first floor are similar, but not as wide. Ceilings are also of tongue and groove and are twelve feet high on the second floor, but only nine feet on the first. All interior doors are eight feet tall and of heart pine with four vertical panels. There are pairs of French doors between the entrance hall and the living room, and between the living room and the back porch. The latter ones appear to be replacement doors; however, the large exterior shutter doors appear original. Three fireplaces are still present on the second floor, in the living room, dining room, and master bedroom. All alike, they contain heavy heart pine stiles, simple shelves supported by crown molding, stuccoed surrounds and hearths. The fire boxes are deep and wood burning. One additional fireplace on the first floor shares the chimney with the dining room upstairs. It presumably was in the kitchen, as evidenced by the swinging bar to hang pots over the fire. The other chimney has no fireplace downstairs and is tied into a massive cistern that was fed from the roof drains for water in the early years. The cistern is rectangular and approximately nine feet tall with a vaulted ceiling. It is stuccoed inside and out. A trap door high in the wall of the downstairs living room leads into the cistern.

A small rectangular structure, built in the early twentieth century as a general store, is located on the southeast corner of the property, at the intersection of Middle Street and Station 18 1/2 Street. It is of simple frame construction with gable front to street, and features exposed rafter tails, a diamond-pattern asbestos shingle roof, an interior stucco-clad, corbeled brick chimney, and shiplap siding. Set on brick piers, the facade has two four-light fixed sash commercial front windows which flank a central double-leaf, two-paneled door.

A modern noncontributing aluminum shed damaged by Hurricane Hugo is located immediately to the northeast of the house and along Station 18 1/2 Street.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 7

Patrick, Dr. John B., House
name of property
Charleston, South Carolina
county and State

Statement of Significance

The Dr. John B. Patrick House is historically significant for its social and commercial values as well as its architectural style. Since its construction ca. 1870, the house and store have played several different roles in the development of the community of Sullivans Island, namely as summer residence, full-time residence, brothel, general mercantile, and rental property. Both buildings are essentially intact from their period of significance and serve the community today in the same capacity as they were originally intended.

Historical Background and Significance:

Sullivans Island is a barrier island located immediately north of and at the entrance to Charleston Harbor. Originally used for coastal defenses and as a marking station, the approximately 200 acre island later became host to quarantine stations (pest houses) for holding persons, both free and slave, from entering Charleston if thought to present a potential risk in the spread of disease. From the time of the American Revolution, Sullivans Island has contained a military installation, known first as Fort Sullivan, then as Fort Moultrie. The community that developed around it, known as Moultrieville, was incorporated in 1817. Fort Moultrie was named for General William Moultrie, the officer who in 1776 presided over the construction and defense of the island's small palmetto log fortification, Fort Sullivan.

Long before the Civil War, wealthy Charleston merchants and plantation owners either summered in the North and South Carolina mountains or retreated from stagnant heat of the city to cooler breezes of the beaches. Moultrieville became the fashionable place for many Charlestonians who could not leave the city during the summer months to move their households. Following the war, Moultrieville was left in shambles. The island's hotel, as well as most of its private residences were gone. By early 1870, however, those in Charleston who had any money remaining, began to rebuild their homes on the island.

Dr. Patrick was a Charleston dentist who near the end of the Civil War patented a piece of dental equipment that was first used widely in Europe and then in the United States. Born in Charleston in 1822, he married Sarah Aukland in 1849. They had eight children - five boys and three girls. Dr. Patrick's office and Charleston home, which he maintained until his death in 1903, was at 82 Society Street. His dental office was in front of the large home on the first floor while living quarters occupied the second and third floors. The next two generations of Patricks, also dentists, lived and had their dental offices at 82 Society Street in the city. Dr. Patrick was elected intendent (mayor) of Moultrieville in 1872. At sometime before his will was written in 1902, he had moved his main residence from Charleston to Sullivans Island.

At the time Dr. Patrick built his house, the island was accessible only by ferry from either Charleston or Mount Pleasant. The larger structural timbers for the house were most likely cut and milled in Charleston before being shipped to the island. This is evidenced by the Roman numerals on the timbers near where they are mortised, tenoned and pegged. Several years later, Sullivans Island became accessible by a trolley which ran from Mount Pleasant. On the island the trolley ran east on Central Avenue, turning south at the corner beyond Dr. Patrick's home, on what was then Patrick Street and is now Station 18 1/2 Street, and continued east on Middle Street.

Dr. Patrick was responsible for other buildings on the island as well as his own home, namely the octagonal cottage across Middle Street. It was constructed as a card house and cottage for him and his four sons in which to play cards away from the women of the family. Later it was enlarged and became a residence. On his death Dr. Patrick willed his house to his son Charles, who in turn sold the property to William Bhermann. Bhermann converted the first floor of the house into a tavern, and operated out of the second and third levels what locally became known as the "Moultrieville Brothel." Set just outside the entrance to Fort Moultrie, this house was convenient for military personnel.

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Section 8 Page 8

Patrick, Dr. John B., House
name of property
Charleston, South Carolina
county and State

About 1920 the house was purchased by a Mrs. Mary Smith and her spinster sisters. The Smiths moved to Sullivans Island from their family home in downtown Charleston, located at the corner of East Bay and George streets, where Mr. Smith had operated a grocery. After Mr. Smith's death, his widow and her spinster sisters remodeled the Patrick House, dividing it into three units by closing doors and adding the kitchen and bath wings off the rear. It was at this time also that the small general store which Mrs. Smith operated was constructed. At Mrs. Smith's death the property was passed to a niece, Ethyl Merrill, who with her husband, lived in a quarter of the house until the mid-1970s. A granddaughter of Mrs. Merrill's lived in the downstairs portion for another ten years.

When Hurricane Hugo struck the island on September 21, 1989, the property had been vacant for five years. Portions of the house had not been occupied for fifty years. Having fallen into disrepair caused largely from neglect and damages from the hurricane, the property was acquired in the spring of 1990 by the current owner who then began the task of rehabilitation. (1)

NOTE

(1) Patrick Family Files, South Carolina Historical Society, Charleston, South Carolina; Charleston City Directory, 1852; Last Will and Testament of Dr. John B. Patrick, 1902, South Carolina Historical Society, Charleston, S.C.; interview with Mrs. Maime McMurphy, Sullivans Island, S.C., 15 April 1993; interview with Mrs. Carolyn Kruger, Sullivans Island, S.C., 25 February 1994; Charleston News and Courier, unknown date; Preservation Consultants, Inc., Charleston, S.C., "Sullivans Island, South Carolina: Historical and Architectural Inventory, 1987," Survey files, State Historic Preservation Office, South Carolina Department of Archives and History, Columbia, S.C.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 10 Page 9

Patrick, Dr. John B., House
name of property
Charleston, South Carolina
county and State

Verbal Boundary Description

The nominated acreage for the Dr. John B. Patrick House is delineated as shown on the accompanying Charleston County land plat, drawn as "Lot 195" by Charles F. Dawley, Jr., Registered Land Surveyor, at a scale of 1" = 30', and dated 7 May 1990.

Verbal Boundary Justification

The boundary for the Dr. John B. Patrick House includes the historic house, store building, damaged noncontributing aluminum shed, and the .61 acre lot on which they sit.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Photos Page 10

Patrick, Dr. John B., House
name of property
Charleston, South Carolina
county and State

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

Name of Property: Dr. John B. Patrick House
Location: 1820 Middle Street, Sullivans Island, South Carolina
County and State: Charleston, South Carolina
Name of Photographer: Sam Fullen
Location of Negatives: State Historic Preservation Office
S.C. Department of Archives and History
Columbia, S.C.

Date of Photographs: 29 January 1994
Owner's Files, Sullivans Island, S.C.

1. Facade facing south toward ocean and Middle Street
2. Streetscape, Middle Street; store at right
3. View from piazza showing store, chamfered porch posts, and eave brackets
4. East elevation
5. West elevation
6. North elevation showing wings added to each end of piazzas, ca. 1920
7. Store facade, facing south on Middle Street
8. Store, west elevation
9. View to south from house - in foreground is Dr. Patrick's "Card Cottage", with U.S. Coast Guard Station, lighthouse, and Atlantic Ocean in background
10. View to north from house - across marsh, the Intracoastal Waterway and Mount Pleasant, S.C.
11. Interior view through entrance hall to living room to second floor rear piazza
12. Living room mantel and door molding, second floor
13. Dining room, showing V-joint tongue and groove walls, second floor
14. Ca. 1920 Kitchen addition, second floor

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 94001628

Date Listed: 2/9/95

**Patrick, Dr. John B., House
Property Name**

**Charleston
County**

**SOUTH CAROLINA
State**

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

[Handwritten Signature]
Signature of the Keeper

2/16/95
Date of Action

=====
Amended Items in Nomination:

Section No. 8

This nomination is amended to show the period of significance as extending from c. 1870 (the date of construction for the main house) to c. 1920 (the date of construction of the contributing store building).

This change was confirmed with the South Carolina SHPO.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)