

Form 10-300  
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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

(Type all entries - complete applicable sections)

STATE: South Carolina	
COUNTY: Charleston	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	JUN 19 1973

**1. NAME**

COMMON:  
Dock Street Theatre

AND/OR HISTORIC:  
Planters' Hotel

**2. LOCATION**

STREET AND NUMBER:  
135 Church Street

CITY OR TOWN:  
Charleston

STATE: South Carolina      CODE: 045      COUNTY: Charleston      CODE: 019

**3. CLASSIFICATION**

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Both Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious		
<input checked="" type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

**4. OWNER OF PROPERTY**

OWNER'S NAME:  
City of Charleston

STREET AND NUMBER:  
Meeting Street

CITY OR TOWN:  
Charleston

STATE: South Carolina      CODE: 045

**5. LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC.:  
Register of Mesne Conveyance

STREET AND NUMBER:  
2 Court House Square

CITY OR TOWN:  
Charleston

STATE: South Carolina      CODE: 045

**6. REPRESENTATION IN EXISTING SURVEYS**

TITLE OF SURVEY:  
This is Charleston

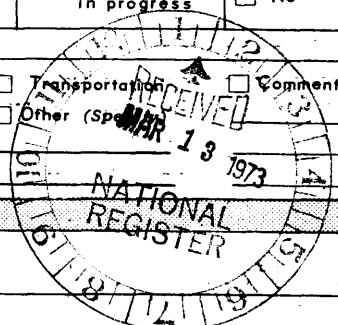
DATE OF SURVEY:       Federal       State       County       Local

DEPOSITORY FOR SURVEY RECORDS:  
Gibbs Art Gallery

STREET AND NUMBER:  
135 Meeting Street

CITY OR TOWN:  
Charleston

STATE: South Carolina      CODE: 045



SEE INSTRUCTIONS

STATE:

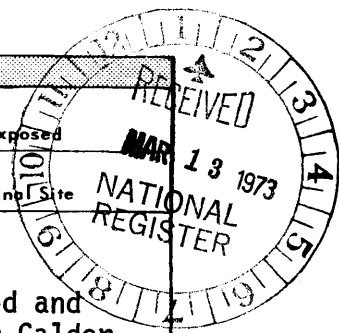
COUNTY:

FOR NPS USE ONLY

ENTRY NUMBER

DATE

7. DESCRIPTION



SEE INSTRUCTIONS

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

**Exterior:** This three-story brick building complex, now owned and leased by the city of Charleston, was formerly owned by Alexander Calder and known as the Planters' Hotel. Built on (or next to) the site of the original 1734-1737 Dock Street Theatre, one part of the former hotel has been transformed into a theatre for the public.

The hotel underwent several enlargements as shown by differences in brick coloration and composition of voussoirs. All windows on the first floor are triple-hung, 6/6 light sash; those on the second are double-hung, 9/9 light sash, with the exception of the windows behind the balcony which match those on the first floor; windows on the third floor are double-hung, 6/6 light sash. Because of the various expansions, this former hotel will be described as six separate buildings. These buildings are adaptively used as rental offices, apartments, and the home of the Dock Street Theatre.

The first building has six bays arranged from left to right in the following order: a passageway, door, door, window, door, window, on the first level. The second and third levels also consist of six bays each, all evenly spaced. Belt courses are located at both the second and third levels.

The second (or main building) is the oldest, dating ca. 1809, and contains a recessed, three-step porch with six brown sandstone columns, two of which are engaged. This recessed porch shelters five rounded arches; the three central ones contain massive double doors. Projecting outward above the recessed porch is a wrought iron open-work balcony with flat columns and hipped roof. (This hipped roof covers as a unit, this building as well as the third and fourth buildings - a description of which follows). On the first level, the third building consists of (from left to right): three windows (the middle one of which was originally a door) and a door, all of which are evenly spaced. The second and third levels consist of four evenly-spaced bays per level. Balcony shelters five bays. There are three evenly-spaced hipped dormers upon the hipped roof.

On the first level, the third building consists of (from left to right): three windows (the middle one of which was originally a door) and a door, all of which are evenly spaced. The second and third levels consist of four evenly-spaced windows per level.

The fourth building, on the corner of Church and Queen Streets, consists of (in front on Church Street) a door flanked by two windows on the first level while the second and third levels each contain three evenly-spaced windows. On the Queen St. side, the first level consists of (from right to left) five evenly-spaced windows, a door, a void, and a small window.

The fifth building consists of two rounded archway loading doors flanked by two stucco-covered window spaces, one to a side. The second, third and fourth levels consist of the same pattern of stucco-covered window spaces, namely three pairs and a single space. The western side (not photographed) has no windows.

The sixth building (not photographed), located on the interior of the lot at the southwest corner, has a hipped roof but no windows. Built in 1935, this building contains the main theatre stage.

SEE INSTRUCTIONS

**SIGNIFICANCE**

PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input checked="" type="checkbox"/> Other (Specify) <u>Hotel</u>
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	_____
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	_____
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape	<input type="checkbox"/> Social/Humanitarian	_____
<input type="checkbox"/> Art	<input type="checkbox"/> Literature	<input checked="" type="checkbox"/> Theater	_____
<input type="checkbox"/> Commerce	<input type="checkbox"/> Military	<input type="checkbox"/> Transportation	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Music		_____
<input type="checkbox"/> Conservation			_____

STATEMENT OF SIGNIFICANCE

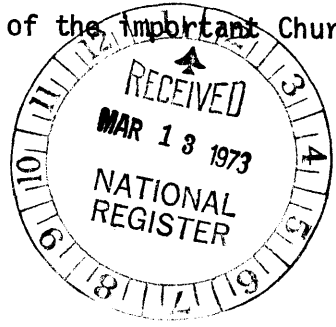
The Dock Street Theatre is an excellent example of a historic building being usefully adapted to meet the needs of the city while preserving visual evidence of our past. Once known as the Planters' Hotel, the Dock Street Theatre building complex is the last surviving antebellum hotel building in Charleston. The theatre has been refurbished to represent the theatre of the 18th Century and is used today to promote theatrical interest within the city. Architect Walter Petty (F.A.I.A.) considers the building an excellent restoration.

Architecture: The Dock Street Theatre is a valuable example of the Federal-transitional commercial hotel and is the only commercial hotel building still surviving in the city of Charleston. The Federal interior woodwork; the grand staircase in the lobby; and the recessed brownstone porch and columns are notable. Woodwork by noted craftsman, William Purviss.

Theatre: This hotel occasionally housed a theatrical troupe which performed at the now defunct New Theatre at the corner of Broad and New Streets during the mid 19th century. The most notable actor of this troupe was Junius Brutus Booth, the father of the outstanding actor family of which John Wilkes Booth was a member.

Hotel: Planters' Hotel was used extensively during the horse-racing season by the planters of the midlands of South Carolina. These families included the Hamptons, the Mannings, the Richardsons, the Singletons, the Canteys, etc. James Lewis Petigru often stayed here while on vacation.

The building is an absolutely essential part of the important Church St. Streetscape.



**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

Charleston County Deeds, Vol. B-8.  
 Courier(Charleston), January 31, 1809.  
 Hoole, W. Stanley. The Ante-Bellum Charleston Theatre. Tuscaloosa: University of Alabama Press, 1946.  
 Ravenel, Mrs. St. Julien. Charleston, The Place and the People. New York: The Macmillan Company, 1931.

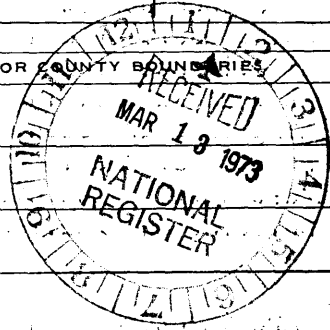
**10. GEOGRAPHICAL DATA**

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		32 ° 46 ' 43 "	79 ° 55 ' 48 "	
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 1/2 acre

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

STATE:	CODE	COUNTY:	CODE



SEE INSTRUCTIONS

**11. FORM PREPARED BY**

NAME AND TITLE: Elias B. Bull - Regional Planner (Bernard Kearse - State Archives)

ORGANIZATION: Berkeley-Charleston-Dorchester Regional Planning DATE: January 2, 1973

STREET AND NUMBER: 2 Court House Square

CITY OR TOWN: Charleston STATE: South Carolina CODE: 045

**12. STATE LIAISON OFFICER CERTIFICATION**

As the designated State Liaison 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. The recommended level of significance of this nomination is:

National  State  Local

Name: Charles E. Lee

Title: Director, S.C. Dept. of Archives and History

Date: 3-4-73

**NATIONAL REGISTER VERIFICATION**

I hereby certify that this property is included in the National Register.

Roger L. Utley  
 Chief, Office of Archeology and Historic Preservation

Date: 6/19/73

ATTEST:

W.D. Muntz  
 Keeper of The National Register

Date: 6 8 73

NATIONAL REGISTER OF HISTORIC PLACES  
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(Continuation Sheet)

STATE South Carolina	
COUNTY Charleston	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	JUN 19 1973

(Number all entries)

#7 Description - continued

Interior: The theatre's main entrance leads to the lobby which features a grand staircase that ascends to a drawing room. The lobby, staircase and drawing room are the only portion of the interior which has not been altered. The rest of the building has been refurbished in accordance with 18th-Century styles of interior design and furnishings. First floor has five rooms and a small brick patio. At the end of the first floor hall is a room which is used as a small art gallery by the local artist guild. Stage at west end of building is separated by a divider as an area for actors to relax between acts. The theatre (auditorium) has been done in the 18th-Century style. Patio contains an interesting small mural by Charleston artist, William Halsey. Second floor contains, above the entrance, the original drawing room and a tap room. Federal mantels from the 1806 Ratcliff House (King House) which was being demolished in 1935 are in the drawing room and green room. These were done by a notable craftsman, William Purviss.

Surroundings: This building complex, situated within the Charleston Historical District, is located across the street from the oldest Huguenot church in America. Within several blocks of the Dock Street Theatre are the historic St. Philips Episcopal Church and two National Historic Landmarks; Clark Mills' Studio and St. Michael's Episcopal Church.

