Form No. 10-300 (Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

# NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED DEC 27 1977
DATE ENTERED [illegible] 9/16/78

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

## 1 NAME

HISTORIC
Old and Historic Charleston (Extended)

AND/OR COMMON
[illegible]

## 2 LOCATION

STREET & NUMBER
See continuation sheet — NOT FOR PUBLICATION

CITY, TOWN
Charleston — VICINITY OF

CONGRESSIONAL DISTRICT
# 1

STATE
South Carolina

CODE
045

COUNTY
Charleston

CODE
019

## 3 CLASSIFICATION

| CATEGORY | OWNERSHIP | STATUS | PRESENT USE | |
|---|---|---|---|---|
| X DISTRICT | PUBLIC | X OCCUPIED | AGRICULTURE | X MUSEUM |
| BUILDING(S) | PRIVATE | X UNOCCUPIED | X COMMERCIAL | X PARK |
| STRUCTURE | X BOTH | X WORK IN PROGRESS | X EDUCATIONAL | X PRIVATE RESIDENCE |
| SITE | **PUBLIC ACQUISITION** | **ACCESSIBLE** | X ENTERTAINMENT | X RELIGIOUS |
| OBJECT | IN PROCESS | YES: RESTRICTED | X GOVERNMENT | X SCIENTIFIC |
| | BEING CONSIDERED | X YES: UNRESTRICTED | INDUSTRIAL | TRANSPORTATION |
| | | NO | MILITARY | OTHER: |

## 4 OWNER OF PROPERTY

NAME
Multiple Ownership

STREET & NUMBER

CITY, TOWN — VICINITY OF

STATE

## 5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Register of Mesne Conveyance, Charleston County Courthouse

STREET & NUMBER
Corner of Meeting and Broad Streets

CITY, TOWN
Charleston

STATE
South Carolina

## 6 REPRESENTATION IN EXISTING SURVEYS

TITLE
Charleston, South Carolina: Historic Preservation Plan

DATE
June 1974

FEDERAL STATE COUNTY X LOCAL

DEPOSITORY FOR SURVEY RECORDS
South Carolina Department of Archives and History

CITY, TOWN
Columbia

STATE
South Carolina

# 7 DESCRIPTION

| CONDITION | | CHECK ONE | CHECK ONE |
|---|---|---|---|
| X EXCELLENT | X DETERIORATED | X UNALTERED | X ORIGINAL SITE |
| X GOOD | RUINS | X ALTERED | X MOVED DATE_____ |
| X FAIR | UNEXPOSED | | |

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The district, except for the College of Charleston and the eastern four blocks of Broad Street, is primarily residential and privately owned, with buildings dating from 1712 to the present. The great concentration of 18th and 19th century buildings (more than 650) give the district the flavor of an earlier America. Built of brick, stucco or clapboard, many of these buildings are Charleston "single houses", one room wide, with gable end to the street and tiered piazzas. Others are plantation style houses. Other buildings are Georgian, Regency or Classic Revival.

The streets present a kaleidoscope of two centuries of America'a architectural history. In Ansonborough are complete blocks of Greek Revival masonry buildings all built in a ten year period after one of the city's great fires in 1838. On Montague and Bull Streets is a complex of Regency villas, built as suburban mansions on what was the western waterfront of the city in the early years of the 19th century.

The condition of individual buildings, as well as areas within the district, varies considerably. While the district is generally being upgraded through private investment and the efforts of Historic Charleston Foundation, there are still portions badly in need of renovation. Ten years ago these portions represented over 40% of the district. Today they represent 20 to 30%.

The majority of facades of the 18th and 19th century buildings in the district, particularly those visible from the street, have suffered few major modern alterations. Virtually all the interiors, however, have been modernized, with the addition of plumbing, wiring, heating, closets and kitchen equipment. This modernization has not necessarily harmed the interior appointments of the houses. The principal rooms of many buildings retain their original ornamentation. On the other hand, the interiors of the majority of outbuildings (stables, carriage houses, kitchen buildings) have been altered more extensively to accommodate modern needs. Almost all of them have been turned into dwellings.

Along Broad Street former residences have been made into offices. Here the majority of facades were altered in the mid and late 1800s, a number after the earthquake of 1886. Broad Street is at present undergoing a major face-lifting. It dates from the 1670's when the first settlers laid it out as part of the Grand Model for the walled town.

A Broad Street Beautification Plan sponsored by Historic Charleston Foundation began in the spring of 1968, concerned with four blocks of the street from King to East Bay Streets, the financial district of Charleston. All the principal banks have their main offices here. Lawyers, real estate agents, insurance men and stock brokers occupy most of the other buildings. On it are nationally important buildings such as St. Michael's Church, cornerstone laid in 1752; the Court House, 1792; and the Exchange Building, 1767. Many buildings used as business offices date from the 1700s, and among these are examples of commercial Victorian buildings.

The steering committee of the Broad Street Beautification Plan is composed of business and professional men who are owners or tenants on the street. A grant from The America The Beautiful Fund provided the services of a graduate student from the School of Land-

(continued)

# 8 SIGNIFICANCE

| PERIOD | AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW | | | |
|---|---|---|---|---|
| __PREHISTORIC | __ARCHEOLOGY-PREHISTORIC | __COMMUNITY PLANNING | X LANDSCAPE ARCHITECTURE | X RELIGION |
| __1400-1499 | __ARCHEOLOGY-HISTORIC | __CONSERVATION | __LAW | __SCIENCE |
| __1500-1599 | __AGRICULTURE | __ECONOMICS | X LITERATURE | __SCULPTURE |
| __1600-1699 | X ARCHITECTURE | X EDUCATION | __MILITARY | __SOCIAL/HUMANITARIAN |
| X 1700-1799 | X ART | __ENGINEERING | __MUSIC | __THEATER |
| X 1800-1899 | __COMMERCE | __EXPLORATION/SETTLEMENT | __PHILOSOPHY | __TRANSPORTATION |
| __1900- | __COMMUNICATIONS | __INDUSTRY | X POLITICS/GOVERNMENT | __OTHER (SPECIFY) |
| | | __INVENTION | | |

SPECIFIC DATES BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Charleston, South Carolina, played an important role in Colonial, Revolutionary, antebellum and Civil War America. The city was a major Colonial seaport, an active (if later occupied) participant in the Revolution, a seat of rice and cotton culture and a leader of secession. Today much of the nation's social and architectural history can be visibly appreciated because of the great concentration of period buildings that still line the city's streets.

In the district outlined in this nomination form there are more than 650 18th and 19th century buildings valuable to architectural historians. A number of these have real significance to our national historic and/or architectural heritage. These latter include forty-six buildings listed in Historic American Buildings Survey, Records of Buildings in Charleston and the South Carolina Low Country, Harley J. McKee, Compiler, National Park Service, United States Department of the Interior, Eastern Office, Design and Construction, Philadelphia, 1965. They are listed as follows:

Bank of South Carolina, 50 Broad St.
Bank of United States, NE corner Broad and Meeting Sts.
Bennett, Thomas, House, 89 Smith St.
Blacklock, William, House, 18 Bull St.
  Blacklock, William, Carriage House
  Blacklock, William, Gazebo
Blake, Daniel, Tenements, 2-4 Court House Square
Bocquet, Major Peter, Jr., House, 95 Broad St.
Charleston County Court House, NW corner Broad and Meeting Sts.
Chisholm, Alexander Robert, House, 6 Montague St.
College of Charleston, 66 George St.
County Records Building, 100 Meeting St. at Chalmers St.
Exchange Building and Custom House, 122-26 East Bay St.
Farmers' and Exchange Bank, 141 East Bay St.
Gate, 96 Ashley Ave.
"Glebe House", 6 Glebe St.
Glebe Street Presbyterian Church, 7 Glebe St.
Glover, Dr. Joseph, House, 81 Rutledge Ave.
Harvey-Lining House and Pharmacy, Broad St. at King St.
Hibernian Hall, 105 Meeting St.
House ("Pink House"), 17 Chalmers St.
House, 74 Rutledge Ave. at Wentworth St.
House, 95 Rutledge Ave.
House, 59 Smith St.

(continued)

## 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Historic American Buildings Survey.

Huger Smith, Alice R. and D.E. The Dwelling Houses of Charleston, S.C. 1917; rpt. New York: Diadem Books, n.d.

(Continued)

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY ca. 770

UTM REFERENCES

| | ZONE | EASTING | NORTHING | | ZONE | EASTING | NORTHING |
|---|---|---|---|---|---|---|---|
| A | 17 | 601640 | 3628980 | B | 17 | 601860 | 3626080 |
| C | 17 | 599200 | 3625840 | D | 17 | 598320 | 3627900 |

VERBAL BOUNDARY DESCRIPTION

See continuation sheet

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: Robert P. Stockton

ORGANIZATION: S. C. Department of Archives and History

STREET & NUMBER: 1430 Senate Street

CITY OR TOWN: Columbia

Mrs. S. Henry Edmunds
Historic Charleston
Original nomination

DATE: November 4, 1977

TELEPHONE: (803) 758-5816

STATE: South Carolina 29211

## 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.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE Charles E. Lee 12/15/77

TITLE Charles E. Lee
State Historic Preservation Officer

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST: DATE

KEEPER OF THE NATIONAL REGISTER

The district includes certain areas all located in peninsular Charleston south of a line drawn from the Ashley River through the center line of Bee, Morris, and Mary Streets and extending eastward to the Cooper River. This area is zoned "Old and Historic Charleston" according to Charleston Ordinance, July 15, 1975.

scape Architecture, University of Georgia. They secured the advice of Henry A. Judd, Chief, Department of Restoration, Office of Archeology and Historic Preservation, National Park Service. A sketch of every building has been made showing recommended color. On important buildings the color is kept as true to the original as possible. Owners are now repainting according to the color chart.

Equally important in the overall plan are the voluntary control of signs as established by the committee, the planting of trees, and the placing of electrical wires underground. The Mayor and the local power company have pledged their cooperation with the underground wiring project.

The aim is to upgrade and restore a street that is unique in America, to make it increasingly important as a business center, and as a vital part of Charleston's living history.

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OLD AND HISTORIC CHARLESTON (EXTENDED)

The boundaries of the extended National Register Historic District coincide with the already zoned "Old and Historic Charleston District," as established in 1975 by Charleston City Zoning Ordinance. This area includes the historic district already listed in the National Register and an expanded area which contains architecturally and historically important commercial and residential areas. Major areas added to the "Old and Historic" District in 1975 are:

1. The Murray Boulevard neighborhood and two adjacent historic neighborhoods. Murray Boulevard is a mile-long waterfront drive, created in 1909-11 when a seawall was built and some 47 acres of mud flats were filled in and surveyed into building lots. Substantial private homes, many of excellent design, were built in the area during the subsequent 20 years. (Photo No. 1). The area has remained a prime residential neighborhood. North of this area is the western Tradd Street, Greenhill and Savage streets area, with scattered 18th and early 19th Century residences and a large number of late 19th Century houses, many of which are Victorianized versions of the distinctive Charleston "single house" with side piazzas. (Photos 2 & 3). To the west and north are the historic City Lands, set aside as a Commons in 1768 and opened to residential development in the 1850s. Most houses in the area, however, were built in the late 19th to early 20th centuries. The most important, architecturally, are a group of houses, exhibiting a range of styles from ca. 1855 to ca. 1905, on the Rutledge Avenue side of Colonial Lake. (Photo No. 4). This body of water, historically known as the "Rutledge Street Pond," was renamed Colonial Lake in 1881 and a park was developed around it in 1882-87. Moultrie Playground, on the Ashley Avenue side of Colonial Lake, is a large green space owned by the City. Many homes in the historic

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neighborhoods adjacent to the Murray Boulevard area have been well maintained over the years; others are benefiting from on-going restoration activities. Recent townhouse and apartment developments have been subject to design control requirements of "Old and Historic" District zoning and are generally in scale and architectural harmony with nearby historic structures.

2. A portion of Cannonsboro, developed as a suburb in the late 18th and early 19th centuries by Daniel Cannon and his heirs. The rezoned portion includes a group of important antebellum houses on the north side of Calhoun Street. (Photos No. 5 & 6). The area included south of Calhoun Street was, until the latter part of the 19th Century, mostly covered by Bennett's Mill Pond, an impoundment of Coming's Creek created by Gov. Thomas Bennett to power his rice and lumber mills. Most structures, consequently, date from the late 19th and early 20th centuries. (Photo No. 7). The Beaux Arts style Charleston Museum building, built in 1899, stands in Cannon Park, a green space, on the west side of Rutledge Avenue, created in 1875. Bennett Park, between Barre and Gadsden Streets, was given to the public by Gov. Bennett's family; the portion facing Gadsden Street is in the expanded district.

3. Radcliffeboro, an historic residential neighborhood extending north from Calhoun Street and east of the Medical Complex. The major portion of this area was laid out as a suburb by Thomas Radcliffe and his heirs in the late 18th and early 19th centuries. Also in the expanded district is an adjacent portion of Cannonsboro, bounded by Rutledge, Ashley, Bee and Doughty Streets. The Radcliffeboro and Cannonsboro areas are characterized by large, mostly antebellum houses, interspersed with smaller Victorian residences. (Photos No. 8, 9, 10, 11, 12, 13). The Cathedral of St. Luke and St. Paul (Photo No. 14) and St. Mark's Episcopal (Photo No. 15) are two of several important religious structures in the area. The area declined in the early 20th Century but has begun to recover in the 1970s, mainly through private restoration efforts.

4. Wraggborough and Mazyckborough, two historic residential suburbs developed, respectively, by the Wragg and Mazyck families in the late 18th and early 19th centuries. They form a cohesive area, extending north from Calhoun Street, east from Meeting Street and west from East Bay Street. They are characterized by large antebellum houses and churches, interspersed with smaller, mostly Victorian, residences. (Photos No. 16, 17, 18, 19). Wragg Square, in front of the Second Presbyterian Church (Photo No. 20), and Wragg Mall, on the north end of Wraggborough (Photo No. 21), are oak-shaded small parks donated to the public by the Wragg family. Wraggborough-Mazyckborough declined in the early 20th Century; recovery began in the late 1960s, with private investment encouraged by purchases of key historic properties by Historic Charleston Foundation.

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5. The historic commercial core, including the King-Meeting streets commercial "corridor," the eastern end of Calhoun Street, the Market Street area, and historic warehouses west of Concord Street and at East Bay and Lodge Alley. King Street, above Broad Street, was the "Broad Path" which connected Charleston with the interior settlements from the late 17th Century onward. In the late 18th and early 19th centuries, it became the major retail street. It retains a large number of early 19th Century commercial buildings, many of which have facades rebuilt in the Victorian taste after the 1886 earthquake, and a large number of Victorian and early 20th Century commercial buildings. (Photos No. 22, 23, 24, 25). Meeting Street, above Cumberland Street, developed in the early 19th Century, as a wholesale and manufacturing district, while the portion above Society Street developed residentially in the late 18th and early 19th Centuries, as part of Ansonborough and Wraggborough. By the early 20th Century, the entire stretch became mostly commercial. The area of Meeting Street rezoned "Old and Historic" contains numerous 19th Century and early 20th Century commercial buildings (Photo No. 26) and several early 19th Century residences, mostly converted to commercial use. The upper portion of the King-Meeting Streets "corridor" within the expanded district includes Marion Square, a large green space (Photo No. 27); the Old Citadel (begun ca. 1829); part of an important complex of antebellum railroad structures; and a late 19th Century bagging factory converted into apartments. Meeting Street and cross streets between Meeting and King retain several religious structures of major historical and architectural importance, such as Citadel Square Baptist Church (Photo No. 27) and Trinity Methodist Church (Photo No. 28); and residential and commercial buildings dating from the late 18th to early 19th centuries. Calhoun Street, east from King, contains 19th Century residences, mostly converted to commercial use, 19th Century commercial buildings, a 19th Century church and the ca. 1970 Gaillard Municipal Auditorium and its landscaped parking lot (Photo No. 29). The Market Street area includes the City Market (Photo No. 30), developed in the late 18th and early 19th centuries, and adjacent streets which were developed commercially in the early 19th Century and substantially rebuilt after a fire of 1861. South of the Market area and included in the expanded district is a group of warehouse structures, dating from the 1790s through the 1930s, on Lodge Alley, State, Cumberland and East Bay streets. The extended district also includes several 19th Century commercial buildings west of Concord Street, on Vendue Range and Prioleau Street, many of which have been renovated as restaurants and offices. Ongoing renovation work in the Market Street area is transforming former warehouses into shops, restaurants and other tourist-oriented uses. The Lodge Alley warehouse complex is slated for recycling as shops, luxury townhouses and a small hotel, all to be built within the old structures. The block extending north from Market Street, between Meeting and King, is scheduled for redevelopment as a convention center-hotel-parking garage complex.

Surroundings: The Charleston "Old and Historic" District covers most of the lower Charleston peninsula. It is bordered on the south by the Ashley River and on the

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southeast by the Cooper River; the two rivers converge at Oyster Point on the tip of The Battery, from which there are views of Charleston Harbor, Fort Sumter, Sullivan's Island, Patriot's Point, James Island and other points of historical significance. To the east of the district, stretching northward from Vendue Range, are facilities of the State Ports Authority, various light industries and railroad facilities, with public housing developments, scattered historical structures and a high-rise luxury condominium complex interspersed. To the north of the district are several historic suburbs (Hampstead, Cannonsboro, Elliottboro, etc.), not yet zoned "Old and Historic" but containing concentrations of mostly 19th Century buildings. Also to the north of the district is the continuation of the King-Meeting streets commercial corridor, with an arm extending to the west along Spring and Cannon streets; these areas retain large numbers of mostly 19th Century commercial buildings and a group of mid-19th Century railroad buildings and (along Spring and Cannon) numerous 19th Century residential buildings. Another group of 19th Century railroad buildings are located at East Bay and Chapel streets, northeast of the district.

Lance Hall, 138 Meeting St.
Levy, Moses C., House, 301 East Bay St.
Middleton-Pinckney House, 14 George St.
Mikell, I. Jenkins, House, NE corner Rutledge Ave. and Montague St.
Mikell, I. Jenkins, Servants' Quarters
Morris-Gadsden House, 329 East Bay St.
Moultrie, Dr. James, House, 20 Montague St.
Old Jewish Orphanage, 88 Broad St.
Old Marine Hospital, 20 Franklin St.
Pelzer House, 107 Ashley Ave.
Porcher, Philip, House, 19 Archdale St.
Primerose House, 332 East Bay and Vernon Sts.
Ramsay, Dr. David, House, 92 Broad St.
Ravenel, Daniel, House, 68 Broad St.
Rhett, Colonel William, House, 54 Hasell St.
St. John's Lutheran Church, 10 Archdale St. at Clifford St.
deSaussure, Chancellor, House, 18 Montague St.
Shrewsbury, Stephen, House, 311 East Bay St.
Steele, William, House, 89 Beaufain St.
United States Custom House, 200 East Bay St.
United States Post Office Building, SW corner Broad and Meeting Sts.

Other buildings in the district having national historic and/or architectural significance include:

Dr. Joseph Johnson House, 56 Society St., c. 1840. The builder of this Greek Revival house was a medical scientist, an astronomer, and author of Traditions of the American Revolution.

High School of Charleston (now private residence), 55 Society St., c. 1840. Designed by E. B. White. Portico added in 1850.

House, 71 Anson St., c. 1805. Two-story house on high basement, built of Carolina grey brick. Adam woodwork. Restored and interior somewhat altered in 1959.

Gaillard-Bennett House, 60 Montague St., c. 1800. Two-story clapboard on high basement. Adam decorations. Regency portico, side balconies of cast iron and outbuilding at north end added 1819. Gen. Robert E. Lee was guest here in 1870, a few months before his death.

House, 76 Ashley Ave., c. 1855. Two-story brick double house on high basement. This house was used by the congregation of St. Mary's Catholic Church on Hasell St., when that building was imperiled by the Federal bombardment.

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Grace Episcopal Church, 100 Wentworth St., 1848. Designed by E. B. White in Gothic Style.

Confederate Home, 60-64 Broad St., c. 1800. Constructed as private residence, subsequently used as hotel, department store, home for Confederate dependents, girls' school. In 1845 the rear section facing Chalmers St. served as offices for a U. S. Court. When South Carolina seceded from the Union, the Court closed down. Now residential apartments operated by the Confederate Home Association.

Vander Horst Row, 76, 78, 80 East Bay St., c. 1800. This brick apartment house has three separate dwelling units with 28 inches thick dividing walls. It was built by a wealthy merchant, Arnoldus Vander Horst, who was Governor of South Carolina from 1792-94.

French Coffee Shop, 120 East Bay St., c. 1800. Once known as Harris' Tavern, this building has wine cellars that extend underground for almost half a block.

Circular Congregational Church, 150 Meeting St., c. 1890. Richardson Romanesque. Built on the site of the White Meeting House (1681), whose congregation of Huguenots, Presbyterians and Congregationalists comprised nearly two-thirds of Charleston's white population. This group formed the first organization of the Dissenters south of Virginia.

Building, 141 Meeting St., 1876. Classic Revival. Designed by E. B. White. Now main Charleston office of the South Carolina Electric and Gas Company. Originally erected by this Company's oldest member body, the Charleston Gas and Light Company.

The district also encompasses a more than six block area known as Ansonborough which is of prime interest to preservationists. It is here that Historic Charleston Foundation initiated one of the nation's pilot projects in area restoration. The Foundation's method of "area rehabilitation" financed by a "revolving fund" has been adapted by a number of historic cities elsewhere.

When the district described herein is added to the district already registered as a historic district in the National Register, the total area corresponds to the "Old and Historic District" delineated in the new zoning ordinance of the City of Charleston, ratified August 16, 1966. The total area would include approximately 80% of all the period buildings in the city.

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OLD AND HISTORIC CHARLESTON (EXTENDED)

Areas included in the "Old and Historic" District, as expanded by an amendment to the city zoning ordinance in August, 1975, contain nearly 400 buildings of major architectural and historical importance. That number includes 24 structures rated in Group 1: "Exceptional" in the Historic Architecture Inventory of 1974, 82 structured rated in Group 2: "Excellent;" and 292 in Group 3: "Significant."

Inclusion of the historic commercial core in the expanded district reflects a growing appreciation of Charleston's large number of 19th Century commercial buildings and a concern for preserving such structures. Several historic residential neighborhoods were also included because of their concentrations of historically and architecturally valuable buildings. These neighborhoods possess the unique visual appeal of old Charleston, a picturesqueness created by the close proximity of buildings, in a wide variety of architectural styles. There is a general harmony in terms of height, scale, proportion, materials, textures, colors and characteristic forms (such as the side piazzas). The Murray Boulevard neighborhood is a valuable residential area with substantial early 20th Century structures, some of which are of excellent design and most of which are compatible with nearby historic structures.

Structures in the expanded district, rated in Group 1: "Exceptional: To be preserved and protected in situ at all costs" in the Historic Architecture Inventory are:

1. 178 Ashley Ave.--An outstanding Greek Revival mansion, built c. 1850 by John Hume Lucas, wealthy planter. The house is being restored by the Medical University of South Carolina as a center for official receptions.

2. 200 East Bay St.--U.S. Custom House, built on the site of a colonial bastion. Begun in 1853, it was completed in 1879. The Roman Corinthian style building was designed by Ammi Burnham Young, co-architect of the Boston Custom House. (Listed in the National Register of Historic Places, October 9, 1974.)

3. 214 Calhoun St.--Built c. 1834 by Frederick Shaffer, prosperous house carpenter, this is a notable example of Greek Revival architecture in Charleston. A double house with two tiers of piazzas, built on a high basement, reminiscent of Beaufort houses.

4. 274 Calhoun St.--Margaret Cannon House, built c. 1802 by Daniel Cannon, lumberman and builder, for his daughter. Fine Adamesque interiors. Cannon and his heirs developed the area above Calhoun and west of Rutledge Avenue as Cannonsboro, an early suburb. (Photo No. 6)

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5. 16 Charlotte St.--Large brick house with Greek Revival piazzas, curving exterior staircases and fine pre-Civil War interiors; built after 1834 by Robert Martin, successful King Street merchant.

6. 20 Charlotte St.--Robert Martin also built this fine Greek Revival mansion, as a wedding gift to his daughter, in 1848, on her marriage to Joseph Daniel Aiken. The design has been attributed to James M. Curtis, architect-builder.

7. 126 Coming St.--Cathedral of St. Luke and St. Paul, built 1811-16 as St. Paul's, Radcliffeboro. James and John Gordon were the architects-builders. Exterior shows the influence of Jeffersonian classicism. The weight of the original tower caused cracks in the walls; it was dismantled and replaced with the present Gothic parapet. The interior is notable for fine Regency details. (Photo No. 14).

8. 22 Elizabeth St.--Fourth Baptist Church. Gothic Revival structure, designed by architect Francis D. Lee for St. Luke's Episcopal Church. Begun in 1859, construction halted by Civil War; tower never built. The building has the shape of a Greek cross, with a single Gothic window, 37 feet high, on each side. The center of the vaulted ceiling is 55 feet above the floor. (Photo No. 19).

9. 48 Elizabeth St.--Gov. William Aiken House. Built c. 1817 by John Robinson, the house was purchased in 1826 by William Aiken, Sr., father of the Governor. Gov. Aiken remodeled and enlarged the house considerably, beginning in the 1830s. The Charleston Museum has acquired the mansion for restoration as a house museum. (Listed in the National Register of Historic Places, November 21, 1977.)

10. 90 Hasell St.--Kahal Kadosh Beth Elohim, built in 1840-41 to replace a c. 1792 synagogue which burned. Designed by Cyrus L. Warner, a New York architect. The congregation was organized in 1749. (A National Register nomination has been prepared for this structure by the South Carolina State Historic Preservation Office.)

11. 405 King St.--St. Matthew's German Lutheran Church, built in 1867-72 in the "German Gothic" style, with a 265-foot spire. Designed by architect John Henry Devereaux. The congregation was organized in 1840 by German speaking Lutherans.

12. 409 King St.--Aimar Building, an early 19th Century structure. At one time the Rev. Ferdinand Jacobs Seminary for Girls. G. W. Aimar & Co., druggists, has occupied the ground floor since 1852. The upper floors were formerly a hotel, the Aimar House. (Photo No. 22).

13. Marion Square--The Old Citadel. The central portion was built as an arsenal for the State Guards, c. 1829-32. Designed by Frederick Wesner, it was a two-story building. In 1843, it became the home of the S. C. Military Academy (The Citadel).

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Architect Edward Brickell White gothicized the exterior and added two wings in 1850. White's east wing survives. The main building was raised in height again in 1910. The college moved in 1922 and the Old Citadel now houses county and school district offices. (Listed in the National Register, July 16, 1970).

14. 188 Meeting St.--The City Market. The Market Hall, built in 1841, was designed by Edward Brickell White in the Roman Revival style. The market sheds, extending four blocks behind the hall to East Bay Street, are single story brick-piered structures, some of which retain their original tile roofs. Established and built between 1788 and 1804, the market sheds were rebuilt several times after fire and tornado damage. (National Historic Landmark, April 4, 1974).

15. 229 Meeting St.--Commercial building, built c. 1850, with cast iron store front on ground level and elaborate plasterwork on upper facade. One of an important row of commercial buildings dating from c. 1840 to 1915, many with cast iron store fronts. (Photo No. 26 -- 229 Meeting is fourth from right).

16. 273 Meeting St.--Trinity Methodist Church, c. 1850, designed by Edward C. Jones, architect. A notable Greek Revival structure, built as the Central Presbyterian Church. (Photo No. 28).

17. 342 Meeting St.--Second Presbyterian Church. Built in 1809-11, this is the fourth oldest church structure in the city. The brothers, James and John Gordon, were the architects-builders. The influence of Jeffersonian classicism is evident in the design. (Photo No. 20).

18. 350 Meeting St.--Joseph Manigault House, c. 1803. Designed by the owner's brother, Gabriel Manigault, "gentleman architect," this is one of Charleston's most important houses in the Adamesque style. The house and garden have been restored as a branch of the Charleston Museum. (National Historic Landmark, April 7, 1974).

19. 57 Pitt St.--Bethel Methodist Church, c. 1853. Greek Revival edifice by an unidentified architect. The congregation purchased this site in 1797 and built upon it; the original building was moved to 222 Calhoun St. and is still in use by a group of black Methodists who separated from Bethel after the Civil War. (Listed in National Register, November 20, 1974).

20. 172 Rutledge Ave.--Patrick Duncan House, c. 1816, an example of Regency style architecture. It has been speculated that William Jay was the architect. Ashley Hall, a school for girls, has been located there since 1909. (Listed in National Register, August 30, 1974).

21. 179 Rutledge Ave.--Brown-Wagener House. Begun in 1874 by Edmonds T. Brown, a contractor, it was completed 12 years later. George A. Wagener was the first to

(continued)

occupy it, in 1887. An excellent Victorian version of the traditional Charleston style house with side piazzas. (Photo No. 13).

22. 172 Tradd St.--Chisolm-Alston House. Greek Revival mansion built c. 1836 by Alexander Hext Chisolm, prosperous mill owner. Later the home of John Ashe Alston, wealthy planter. Design of the house is thought to have been influenced by LeFevre's work on Greek Revival architecture.

23. 64 Vanderhorst St.--Regency style villa with encircling piazzas, built c. 1824 by John Bickley, prosperous lumber factor and rice planter. The original grounds extended over half a city block. (Photo No. 8).

24. 60 Wentworth St.--Centenary Methodist Church, c. 1842. Doric temple style building with hexastyle portico, designed by architect Edward Brickell White. Originally the Second Baptist Church.

Ravenel, Beatrice St. Julien. Architects of Charleston. Charleston: Carolina Art Association, 1964.

Records of Mesne Conveyance of Charleston County, Charleston County Courthouse.

Simons, Albert, and Samuel Lapham. The Early Architecture of Charleston. Columbia: University of South Carolina Press, 1970.

South Carolina Historical Society Manuscripts.

Stoney, Samuel Gaillard. This is Charleston. Charleston: Carolina Art Association, 1960.

This district includes certain areas all located in peninsular Charleston south of a line drawn from the Ashley River through the center line of Bee, Morris and Mary Streets and extending eastward to the Cooper River. The boundaries of the proposed district are as follows:

"Starting at the intersection of the south line of Murray Boulevard and the center line of Tradd Street, the point of beginning,

(1) Thence east along the center line of Tradd Street to the center line of Chisolm Street;

(2) Thence north along the center line of Chisolm Street and its prolongation to the south line of Broad Street;

(3) Thence diagonally across Broad Street to the western property line of Moultrie Playground;

(4) Thence north and west around the perimeter of Moultrie Playground to the Intersection of the south line of Canal Street and the east line of Gadsden Street;

(5) Thence west along the south line of Canal Street to the center line of Shaftesbury Lane;

(6) Thence north along the center line of Shaftesbury Lane and the west or back line of properties fronting on the west side of Gadsden Street extended to the north line of Bennett Park;

(continued)

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United States Department of the Interior
National Park Service

# National Register of Historic Places Continuation Sheet

Section number _____ Page _____

CHARLESTON OLD AND HISTORIC DISTRICT
Charleston County, SOUTH CAROLINA

ADDITIONAL INFORMATION

Keeper Carved Shull
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# National Register of Historic Places Continuation Sheet



CHARLESTON OLD AND HISTORIC DISTRICT ADDENDUM
EXTENSION OF PERIOD OF SIGNIFICANCE

The Charleston Old and Historic District was listed in the National Register of Historic Places on 9 October 1960, prior to the beginning of the National Register program in 1966, because of its designation as a National Historic Landmark District. The nomination addressed the historic significance of the city from 1700 to 1899. The boundaries of the district were expanded on 30 January 1970 (to include the College of Charleston, Broad Street, and portions of Ansonborough) and on 16 July 1978. The 1978 expansion coincided with the boundaries for the 1975 City of Charleston zoning ordinance for the "Old and Historic Charleston District." It included Murray Boulevard and adjacent neighborhoods (portions of Cannonsborough, Radcliffeboro, Wraggsborough, and Mazyckborough), and the King Street/Meeting Street commercial corridor (including the eastern end of Calhoun Street, the Market Street area, and warehouses at the west end of Concord Street, on East Bay Street, and near Lodge Alley). The boundaries have also been expanded to incorporate specific buildings: 1) Francis Marion Hotel, 2 August 1984; 2) Westendorf Building, 13 August 1985; and 3) Bainbridge Southern Building, 27 March 1986.

The nomination and subsequent expansions have concentrated on the history and architecture of eighteenth and nineteenth century Charleston. A comprehensive discussion of the city's twentieth century development and related architectural expression has not been developed.

The South Carolina State Historic Preservation Office staff has prepared this addendum to the Charleston Old and Historic District to bring the period of significance up to 1941.

Mary Watson Edmonds 8/9/88

Mary Watson Edmonds
Deputy State Historic Preservation Officer

Date

Charleston was established as the first permanent settlement in South Carolina and was the political, economic and cultural center of the colony from its founding in 1670 until after the American Revolution. Its continued development in the eighteenth and early nineteenth centuries was related to its port facilities and to its role as a distribution center. The Civil War had a devastating effect on the city, leading to long-lasting economic problems. Although hampered by the Depression, the city slowly regained economic viability during the twentieth century and evolved into an urban center which retains a strong sense of its past. Buildings erected between 1900 and 1941 reflect the city's growth during this period and display a variety of architectural forms and styles.

HISTORICAL BACKGROUND

In the early twentieth century, Charleston slowly evolved from a city ravaged by war to a modern urban center. Although the population of Charleston increased slowly during the twentieth century, the city was able to accommodate the problems brought on by growth. The 1907 population of 62,000 increased to 99,000 by 1940, a growth rate of only thirty-seven percent over a thirty-three year period.

Nineteenth-century Charleston had been plagued by a lack of a significant manufacturing base and this problem continued into the twentieth-century. In 1919 the principal industry in Charleston was fertilizer production, followed by baking, printing and soft drink manufacturing. As textile mills located in the Piedmont (northwestern) region of the state, there was a corresponding decline in the portion of the cotton crop received by Charleston for processing, and shipping declined. Railroad system changes also resulted in more textile materials being moved out of South Carolina by rail rather than by water. One result of the decline in harbor trade was a decline in the taxable value of Charleston real estate from $25 million in 1895 to only $19 million in 1904. By 1917 the port had little diversity and was oriented to moving bulk cargos. Charleston, however, was able to capitalize on its harbor through the federal government's interest in coastal defense. By 1914 the government had provided Charleston with major harbor improvements, a coastal defense installation, and a naval station. The naval station was providing Charleston with a payroll of over half a million dollars a year by 1910. Although the commercial port business declined in tonnage by sixteen percent between 1931 and 1941, the federal contribution to Charleston's economy increased. By 1941 the Navy was the largest industry in the area.(1)

By 1900 local transportation had progressed from horse drawn trollies to electric street railroads.(2) Streetcar revenues reached a peak in 1921, then declined as automobile use became prevalent. Buses were introduced into the public transportation system in 1934 and completely replaced the electrified street railway cars by 1938.(3) Automobile transportation apparently began to be a facet of Charleton's urban character as early as 1901 when an ordinance regulating automobile use was passed by the city government.(4) In 1911 an ordinance was enacted to regulate the construction and maintenance of automobile garages.(5) The city directory of 1912 does not have a single classified listing dealing with automobiles. The following year the classified section lists nine companies under "automobile dealers/repairs." These listings rapidly increased to include merchants of automobile accessories, automobile dealers, firms selling tires, and gasoline service stations. In 1934 an annual auto show was begun in Charleston, another reflection of the popularity of this form of transportation.(6)

Charleston began making serious attempts to attract a tourist trade by 1900. That year the city hosted the League of American Municipalities, the convention of fire chiefs of the United States and Canada, and 5,000 members attending the annual meeting of the National Education Association.(6) A major effort to advertise and promote the resources and industries of South Carolina and Charleston was the South Carolina Inter-State and West Indian Exposition, held from December 1901 to June 1902. That event drew 647,000 visitors to the city, including President Theodore Roosevelt.(7) In 1926 the city was the site of the National Foreign Trade Convention, attended by over 1,000 delegates.(8) Tourism was further enhanced as access to the city was improved by the opening of the Ashley River Bridge in 1926 and the Cooper River Bridge in 1929. Improved highways and the popularity of the automobile were additional factors in Charleston's popularity as a tourist destination. This was capitalized upon by an annual Azalea Festival, begun in 1933.(9) By 1939 tourism was Charleston's second largest industry. Annual visitors to the city had steadily increased from 32,000 in 1926 to 300,000 in 1939.(10) To a certain extent, the influx of tourists awakened in Charlestonians an appreciation for the city's picturesque and historic built environment. When it was realized that collectors were buying and removing everything from historic ironwork to entire houses, it became obvious that protective measures were needed. A city Planning and Zoning Commission was formed in 1930 and in 1931 a zoning ordinance was ratified and a Board of Architectural Review was created.(11)

Charleston did not escape the economic hardships brought on by the Great Depression. Already suffering from the lack of a solid manufacturing base, the city was strongly impacted by the needs of its suffering citizens. The work load of the Bureau of Social Welfare doubled between 1919 and 1933. In 1933 the Community Chest was unable to achieve its fund-raising goal and faced at the same time a great increase in requests for aid. That year the Community Chest agencies were providing support to 4,390 families averaging five persons each, compared with 1,975 families in 1932. The Bureau of Social Welfare was feeding approximately 1,100 families. Mayor Burnett Maybank organized unemployment relief committees to provide assistance to unemployed men through work on city projects.(12) As the city struggled to cope with these new social problems, the Federal government began also to provide assistance. Much of the govenment assistance was in the form of financial support for construction projects. The inadequacy of suitable housing for Charleton's poor began to be addressed with the establishment of a Housing Commission in 1933. Following new state legislation, this body was replaced by the Charleston Housing Authority in 1935. In 1934 the federal government conducted a "Real Property Inventory" of sixty-four major American cities, including Charleston. The survey revealed that twenty-two percent of Charleston's houses were in need of major repairs and that twenty-one percent were without running water. Charleston ranked lowest among the cities in dwellings without indoor toilets (almost forty-nine percent) and in size of dwelling (almost fifty-three percent of Charleston's dwelling units consisted of three rooms or less). As a result of its low ranking, Charleston was selected as a location for one of the first housing projects undertaken by the Public Works Administration (PWA) of the Department of the Interior, under its housing program launched in 1935. The program had a dual purpose - to provide employment for men in the building trades and to improve housing conditions in the United States. The Charleston Housing Authority acted in an advisory capacity during construction of this first housing project (Meeting Street Manor/Cooper River Courts), gaining valuable experience in managing and supervising construction. In 1937 Charleston recived $900,000 from the United States Housing Authority which enabled the Charleston Housing Authority to autonomously construct and manage its first project, the Robert Mills Manor, located in the heart of the Old and Historic District. The Robert Mills Manor housing project opened for occupancy in October of 1939.(13)

The motion picture industry made its advent in Charleston c. 1907 with the opening of three theaters that offered vaudeville entertainment and showed films. Movies rapidly gained in popularity and by the 1930's

provided a counter-point to the Depression. Theaters became increasingly ornate, providing a fantasy environment in which to participate in this inexpensive form of escape and relief from everyday troubles. The Pastime Amusement Company, founded in 1908 and operated by Albert Sottile, became the dominant company in Charleston's motion picture scene and operated the largest and most popular theaters.(14)

Charleston's peninsula site has dictated, to a large extent, the city's pattern of development. The southern portion of the city, south of Broad Street, has a long history as one of the most desirable residential areas. This can be attributed in part to its scenic qualities. The very tip of the peninsula was developed as White Point Garden in 1830. A high sea wall was constructed along East Battery and the area along the Battery and White Point Garden became a popular promenade. Early maps show the city interspersed with a network of creeks and marshes. These areas held stagnant water and became breeding grounds for mosquitoes. As the city grew, these areas were filled. Filling was a phenomena early in the city's history and continued for years. Filling not only eliminated unsightly and unhealthy areas, but also provided additional land on which to build.(15) One of the most ambitious filling projects resulted in the creation of Murray Boulevard. While the eastern waterfront along the Cooper River was devoted to shipping and terminals, the western waterfront along the Ashley River was basically undeveloped marsh land. Around 1909 this areas was conceived as amenable to the City Beautiful movement concepts and plans were made to develop a beautiful waterfront drive and desirable residential area. The result was the creation of Murray Boulevard. Forty-seven acres of land were reclaimed by erecting a concrete wall to retain fill. This wall, almost 4,000 feet long, rests on a pile foundation. Murray Boulevard was constructed beside the wall and the east end of the boulevard has a planted nine-foot median. The recovered land was divided into 191 lots, 95 of which were owned by the city in 1909. The plat for this property was filed by James O'Hear in June, 1909. All the titles to the property contained a condition that only residences could be erected on the lots, that no house could be erected within twelve feet of the street line, and that the lots could not be subdivided for twenty-five years. By 1917 enough lots had been sold in the reclaimed area to finance the construction of sewers, drains, concrete sidewalks and shell roadways.(16)

As Charleston developed into an urban center, municipally owned and built structures began to appear. One of the most significant city-owned structures to be constructed in the early twentieth century

was the Gibbes Memorial Art Gallery. James S. Gibbes left the city the money for this structure and a site was purchased, 135 Meeting Street, in 1899. The building, designed by Columbia architect Frank Milburn, was completed in December 1904.(17) The Board of School Commissioners of Charleston upgraded some of its educational facilities during the 1920s, erecting several new schools to replace old and over-crowded buildings. Buist Grade School, for black children, was among the new facilities. This building, located at 103 Calhoun, was constructed in 1921. An auditorium/gymnasium was added to Memmimger School in 1939. The old school itself has since been demolished, and this classically-influenced facility at 20 Beaufain is the only extant historic portion of the school.

ARCHITECTURAL DEVELOPMENT

The buildings erected in Charleston between 1900 and 1941 reflect the city's twentieth century development, provide examples of new construction techniques and materials (steel frame and reinforced concrete construction, concrete block construction, terra cotta ornamentation) and illustrate the evolution of stylistic trends. The major themes in Charleston's twentieth century history (the popularity of the automobile and of motion pictures, the increasing importance of tourism, and the effect of the Depression) are all reflected in the architecture of the period.

Buildings Related to the Tourism Industry

One of the most important aspects of Charleston's efforts at attracting tourists was the construction of modern hotel facilities in the city. By 1900 citizens were being encouraged to provide housing for convention guests in their homes. The Francis Marion Hotel, at 383-391 King Street, built in 1922-24 (listed in the National Register on 8/2/1984) and the Fort Sumter Hotel at 1 King Street, built in 1924, helped to alleviate this shortage of rooms. The Fort Sumter Hotel was built at the corner of King Street and the new Murray Boulevard, overlooking White Point Garden. Its large size prompted criticism of its location in a historic residential neighborhood. Of reinforced concrete construction, it rests on a pile foundation, necessitated by its waterfront location. The seven-story building was designed by Atlanta architect, G. Lloyd Preacher.(18) The construction of the Union Bus Station at 89 Society Street in 1937 also has significance for its impact on Charleston tourism.(19)

Buildings Related to the Automobile

The advent of the automobile resulted in new building types to serve this new facet of urban life. Gasoline service stations and garages began to be erected. One of the earliest surviving gas stations in Charleston is the Fort Sumter Service Station at 95 Tradd, built c. 1928. This small stuccoed building is set at an angle on its lot, in order to provide adequate room for customer's cars. The building at 259 Meeting Street was occupied by the Sottile Cadillac Company. Built c. 1918, it is a simple utilitarian building with stylized brick ornamentation and large window areas.

Commercial Buildings

King Street was a major highway into Charleston during the colonial era and thus developed early as a principal commerical corridor, a role it continues today. Broad and Meeting Streets were also important commercial streets. As older buildings have been lost for various reasons (such as fire), newer buildings have been incorporated into these important streetscapes. In other cases, early buildings have been remodeled to express modernity through their exterior architectural form.

Chicago architecture of the late nineteenth and early twentieth century was extremely influencial on commercial architecture all across the nation. Charleston was not immune to the fashions set by Chicago. The tall building evolved out of developments in Chicago. The People's Building at 18 Broad was Charleston's first skyscraper. The eight-story building was erected in 1910 by a stock company of fifty of the city's businessmen who believed that Charleston could never be a large city without providing the modern conveniences and facilities required by business. Although described in contemporary accounts as having been designed to "...accord with the prevailing architecture of the city," it nonetheless offered a striking difference to the traditional two to three story masonry commercial building. The structural steel frame was erected on a concrete pile foundation. The building is divided into the three part division analogous to the divisions of a classical column:: base, shaft and capital. This compositional arrangement is seen with great frequency in early twentieth century skyscrapers. The first two floors are faced with granite, buff brick veneers the middle section, and terra cotta decorates the top level. The People's National Bank originally

occupied the first floor and the remaining floors were rented as office space. 20)

The use of large areas of glass on commercial buildings also developed in Chicago. A type of window is even referred to as the "Chicago Window," an modified example of which is seen in the P.M. Clement Building at 352 King. Built in 1917, this building housed the Clement Furniture Company. Kerrison's Department Story at 260 King Street, built in 1920, utilizes large triple windows to admit light to its upper floors.

Terra cotta ornamentation was especially popular during the 1920's and 1930's. This light-weight material could provide an attractive and colorful veneer to a building. One of the best examples of the use of decorative terra cotta is seen in the Kress Building at 281 King, completed in 1931. The Kress Building is also an example of another phenomena of the early twentieth century, the chain store. Woolworth's, at 259-261 King, another chain store, was built around 1920.

Concrete block began to be used as a construction material with increasing frequently beginning in the late 1880's. It was especially popular between 1908 and 1930 for the construction of garages and as a foundation material. The blocks were often finished to imitate rough-cut stone. The building at 122 Meeting Street is an unusual example in Charleston of a commercial building built of concrete block. It was constructed in the first decade of the twentieth century as a physician's office.

Art Deco design became to develop in the late 1920's. Avoiding the use of historical references, this style developed a characteristic surface ornamentation of abstract reliefs with a strong emphasis on verticality. Later Art Deco designs became more streamlined and used machine-inspired imagery. One of the best examples of an Art Deco building in Charleston is the Martschink Building at 16 Cumberland Street. This small building was built c. 1940 to house a wholesale news distribution company.

Even though Art Deco designs made their appearance in Charleston, a fondness for buildings based on historical styles remained. The Citizens and Southern Bank at 44 Broad, built in 1928, is a traditional design based on classical prototypes.

Many older buildings along King Street have had their facades modernized. Many of these modernization projects date from the late

1930's and early 1940's when Charleston's economy was being buoyed by the influx of military personnel. The modernization projects usually consisted of the removal of ornate Victorian elements, such as projecting cornices and window surrounds and the substitution of a simplified upper level, often with large window openings. Examples of this kind of treatment are seen in 307 and 349 King Street.

Federally-Assisted Projects of the Depression Era.

The Depression resulted in an influx of federal assisted projects in Charleston. Federal funds assisted in the construction of the Dock Street Theater in the old Planter's Hotel in 1935-1936. Federal money also made possible the erection of historic markers, the repair of port terminals, painting the airport buildings, the erection of Coast Guard buildings, and the building of a student activities building/gynmasium for the College of Charleston.(21) Located at 24 George Street, it was built in 1938-1939 from designs by local architects Simons and Lapham.

The most important project resulting from the Depression was the Robert Mills Manor housing project. This was the first housing project in the city to be constructed by the local housing authority, after they had overseen construction of the PWA Meeting Street Manor and Cooper River Court housing projects. Part of the purpose of PWA projects was to provide jobs. Architects of these projects also wanted to build structures that would clearly demonstrate the differences between good housing and slum housing. Thus, there were few restrictions on cost and PWA housing was often of better design and quality than private housing. Even small projects could feature cooper roofs, carved friezes, ceramic tile hallways and the latest appliances. Early housing projects were often modeled along the lines of garden apartments: one to two stories in height, with playgrounds and parking areas. The 140 apartment units in Robert Mills Manor opened in October 1939 and were designated for use by white families. The project consisted of two-story brick buildings with tile roofs. Each entrance featured a copper canopy supported by decorative wrought iron supports. Robert Mills Manor became recognized as one of the outstanding projects in the United States and was heralded in Charleston for wiping out a slum area that had been a source of disease and crime. Incorporated into the project was the Old Marine Hospital, designed by Robert Mills c. 1834, which became the offices for the Housing Authority.(22)

Theater Buildings

In the early twentieth century building began to be erected specifically to function as movie theaters. Earlier buildings often accomodated both vaudeville and motion picture presentations. The fantasy world provided by the film began to be augmented by lavish and exotic theatre interiors. Because of the flammable nature of motion picture film, the city enacted an ordinance in 1914 to regulate the construction and operation of motion picture theaters.(23)

The Garden Theater at 371-373 King Street was built in 1917 and reportedly was the first theater in Charleston to be built exclusively for motion pictures. The Beaux Arts building with its large vaulted entrance seated 1,500 and featured a reinforced concrete balcony. The architect of the building was C.K. Howell of Atlanta.(24)

Construction of the largest theater in the state, the Gloria, at 329 King began in 1921. After the four walls and roof were completed, financial conditions in the city caused the owners, Pastime Amusement Company, to delay completion of the building. The 2,000-seat theater finally opened in 1927. C.K. Howell was also the architect of this theater. The Gloria was an "atmospheric" theater, one that attempted to create an environment through the effects of light and decoration. The Gloria Theater had a dome that presented the illustion of clouds rolling by, stars twinkling, and through lighting effects transformed night to dawn. Urns on the walls were wired to give the effect of flames dancing.(25)

The Riviera Theater at 225-227 King Street is an excellent example of a theater in the Art Deco style. It was built in 1938-1939 from designs by the architectural firm of Charles C. Benton and Sons of Wilson, North Carolina. As was the Gloria and the Garden Theater, the Riviera Theater was built for the Pastime Amusement Company. It is an outstanding example of Art Deco architecture, reflected in its use of ornament and materials.(26)

Residences

The single and double house types are the residential forms characteristic of Charleston. The single house developed in Charleston during the mid-eighteenth century and continued to dominate the city's residential architecture until the early twentieth century.

An interest in period styles blossomed in the early twentieth and became especially popular between 1910 and 1930. Period styles drew on the complete spectrum of historical housing styles of Europe and Colonial America. 27) The houses erected in the reclaimed land near Murray Boulevard reflect the diversity of period styles. Colonial Revival period houses seem to have been especially popular in Charleston. While many approach historical accuracy, others are freely adapted interpretations. Examples include:

32 Murray Blvd, J.E. Rockwell House (c. 1926)
36 Murray Blvd, Dr. Arch E. Baker House (c. 1939)
46 Murray Blvd, Rhett House (c. 1924-25)
48 Murray Blvd, G.A. Middleton House (c. 1928)
62 Murray Blvd. Alfred Huger House (c. 1928)
17 Lenwood, H.E. Stelling House (c. 1924/1925)

Neo-classical revival houses also were popular. Examples include:

74 Murray, Tristram Hyde House (c. 1922)
40 Rutledge, A.W. Todd House (c. 1900)
80 Rutledge, H.W. Silcox House (c. 1907-08)

Other period styles are seen with less frequency. An example of a simple version of a Mediterranian Revival house is 99 South Battery, built c. 1922. A Tudor Revival example is the house at 183 Tradd, built c. 1920. Bungalows are also found in Charleston, although not with great frequency. A good example is the house at 69 Lenwood, built c. 1928.

Duplex residential dwellings are also found in Charleston and can reflect various stylistic influences. The duplex at 3a/b Rutledge was built c. 1918 and shows elements of the Craftsman movement.

Apartments

Large apartment buildings were never as popular in Charleston as in many other cities. Multiunit residential structures in Charleston are more frequently created by subdividing large single family houses. One of the few examples of a typical large early twentieth century apartment building is the Berkeley Apartments at 63 Rutledge, built around 1926 by the same developer who built the Fort Sumter Hotel. Built on a corner lot, the building is designed in a U shape, undoubtedly to provide maximum ventilation and lighting for the individual units. The building has a tile roof and the central section features french doors opening onto shallow balconies. Unfortunately,

the placement of the buiding on its lot ignores its potential view of the adjacent Colonial Lake.

Another apartment building, in a less imaginative design, is the building at 1-11 Ashley, built c. 1937. It utilizes a light colored brick to contrast against the dark brick walls, providing decorative elements around the windows, as a band course, and for quoining.

Baker House at 55 Ashley was built in 1912 as a sanitarium. The Baker Sanitarium also provided training for nurses. The large building, with Jacobethan architectural elements, is not unlike apartment buildings of the same period. (27)

Warehouses

A variety of warehouses are located in Charleston's Old and Historic District. Warehouses of the twentieth century are often smaller than than nineteenth century counterparts and are less likely to have architectural embellishments. Many are located near the market area or close to East Bay Street and the adjacent wharves. Their utilitarian purpose is starkly represented. Examples include the Red Stable Warehouse at 9a Linguard, built c. 1939 for livestock; the structure at 14 Anson Street, built c. 1934 for an electrical supply company, and the buildings at 285 and 287 East Bay Street, built c. 1939 - 1941.

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3. Year Book, 1938, City of Charleston (Charleston: Walker, Evans and Cogswell, 1940), p. 14.

4. Year Book, 1901, City of Charleston (Charleston: Walker, Evans and Cogswell, 1901), p. 260.

5. Year Book, 1924, City of Charleston (Charleston: Walker, Evans and Cogswell, 1926), p. 319.

6. Charleston News and Courier, 22 November 1935, p. 7, sec. A.

7. Alex D. Anderson, Charleston and its Exposition (Charleston: Lucas-Richardson Company, 1901).

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12. "Welfare Groups Hard Hit in Year," Charleston News and Courier, 1 January 1933, p. 10, sec. A; "1,200 Families in Charleston Seeking Relief as Depression Bears Down," Charleston News and Courier, 22 February 1933, p. 2, Sec. B.

13. Year Book, 1939, City of Charleston (Charleston: Walker, Evans and Cogswell), pp. 168-170; Year Book, 1940, City of Charleston (Charleston: Walker, Evans and Cogswell), pp. 184-187.

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20. Year Book, 1909, City of Charleston (Charleston: Walker, Evans and Cogswell, 1910), pp. 21-22.

21. Year Book, 1939, City of Charleston (Charleston: Walker, Evans and Cogswell, 1941), p. 144.

22. Gwendolyn Wright, Building the Dream: A Social History of Housing in America (New York: Pantheon Books, 1981), pp. 220-229; Richard Pommer, "The Architecture of Urban Housing in the United States During the Early 1930s," Journal of the Society of Architectural Historians 37(December 1978):235-264.

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24. "The Garden Theater," Charleston News and Courier, 13 January 1918, pp. 19-20.

25. "Gloria Theater, Largest and Handsomest in State, Will be Opened Tomorrow," Charleston News and Courier, 19 August 1927, p. 9.

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28. "Baker Nurses Will Graduate," Charleston News and Courier, 1 June 1927, p. 2.

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

Location: Charleston, South Carolina
Date: March/April, 1988
Photographer: Sherry Piland
Location of Negatives: South Carolina Department of Archives and History

Additional information for each photograph follows:

1. Fort Sumter Hotel, 1 King Street.
South facade on left, east facade on right. View looking northeast.

2. Fort Sumter Service Station, 95 Tradd Street.
Northeast facade, view looking southwest.

3. 259 Meeting Street, east facade. View looking southwest.

4. People's Building, 18 Broad Street.
South facade on left, east facade on right. View looking northwest.

5. Kerrison's Department Store, 260 King Street.
West facade, view looking southeast.

6. Kress Building, 281 King Street.
East facade, view looking northwest.

7. F.W. Woolworth Company, 259-261 King Street.
East facade, view looking northwest.

8. Martschink Building, 16 Cumberland Street.
South facade, view looking northwest.

9. Citizens and Southern Bank, 44 Broad Street.
West facade on left, south facade on right. View looking northeast.

10. College of Charleston Gymnasium/Student Activities Building, 24 George Street.
South facade on left, east facade on right. View looking northwest.

11. Robert Mills Manor building, 13a/b Franklin Street.
East facade, view looking northwest.

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12. Garden Theater, 371-373 King Street.
East facade, view looking northwest.

13. Riviera Theater, 225-227 King Street.
East facade, view looking northwest.

14. 32 Murray Boulevard. East facade, view looking northeast.

15. 183 Tradd Street. North facade, view looking south.

16. 69 Lenwood Street. East facade, view looking northwest.

17. 3a/b Rutledge Avenue. West facade, view looking northeast.

18. Berkeley Apartments, 63 Rutledge Avenue.
Southeast facade, view looking northwest.

19. 1-11 Ashley Avenue. East facade, view looking northwest.

20. Baker House, 55 Ashley Avenue.
East facade, view looking west.

21. 14 Anson Street. West facade, view looking southeast.

22. Buist School, 103 Calhoun Street.
North facade, view looking southwest.

23. 17 Lenwood Street. East facade, view looking southwest.

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(3-82)

OMB No. 1024-0018
Exp. 10-31-84

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

# National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered AUG 2 1984

Continuation sheet | Item number | Page dnr-11

Multiple Resource Area
Thematic Group

Name Charleston Historic District (Boundary Increase)
State South Carolina

| Nomination/Type of Review | | Date/Signature |
|---|---|---|
| 1. Charleston Historic District Boundary Increase | Entered in the National Register | for Keeper [signature] 8/2/84 |
| | | Attest |
| 2. | | Keeper |
| | | Attest |
| 3. | | Keeper |
| | | Attest |
| 4. | | Keeper |
| | | Attest |
| 5. | | Keeper |
| | | Attest |
| 6. | | Keeper |
| | | Attest |
| 7. | | Keeper |
| | | Attest |
| 8. | | Keeper |
| | | Attest |
| 9. | | Keeper |
| | | Attest |
| 10. | | Keeper |
| | | Attest |

The following amends the verbal boundary description for the Charleston Historic District and replaces item number 35 on the continuation sheet Item #10, page 16:

(35) Thence east along the center line of Calhoun Street to the prolongation of the western property line of the Francis Marion Hotel; thence north along the western property line approximately 160 feet; thence east along a straight line to the center line of King Street; thence as before.

The Francis Marion Hotel, located on the corner of King and Calhoun Streets, immediately adjacent to the Old and Historic Charleston National Register district, is significant as one of Charleston's earliest and finest skyscrapers. Constructed in 1924, the hotel is a thirteen-story steel-frame building with Beaux-Arts influenced ornamentation in brick, limestone, and terra-cotta.

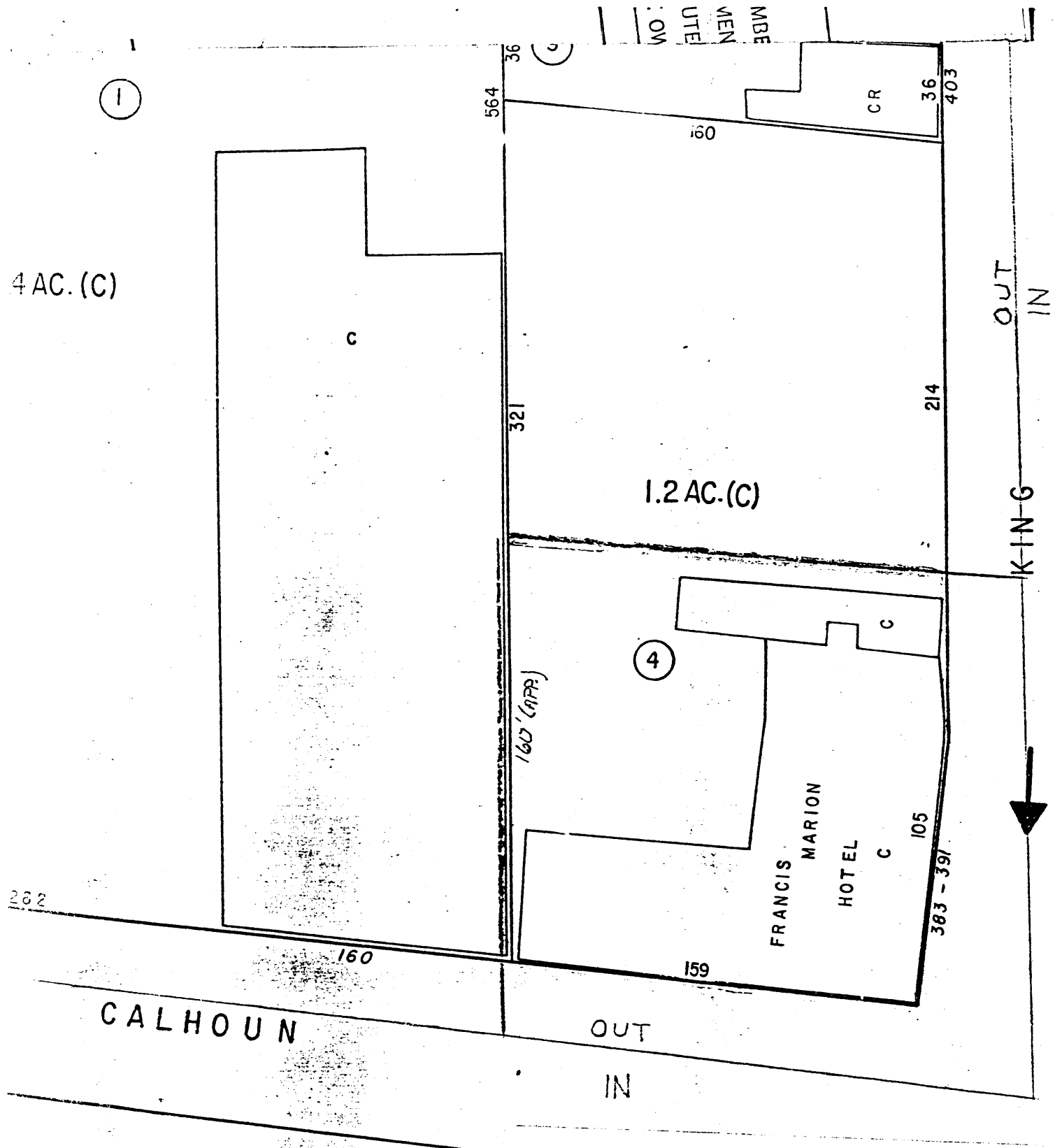
The Francis Marion was designed by W.L. Stoddart, a specialist in hotel design. When it was completed, the hotel was one of the largest in the Carolinas and its construction illustrates Charleston's growth and development particularly as a tourist center.

The Old and Historic Charleston National Register district nomination recognizes the importance of Charleston's twentieth century commercial architecture. Professional error led to the exclusion of the Francis Marion from the district when the district extension was prepared in 1975.

Because the Francis Marion Hotel is immediately adjacent to the Old and Historic Charleston National Register district boundaries, the UTM coordinates for the district will not change. A map showing the new boundaries of the district is attached as is a continuation sheet amending the verbal boundary description.

Charles E. Lee 6/26/84

Signature of State Historic Preservation Officer Date




Charleston Old & Historic District
Francis Marion Ramada Hotel

Charleston County Tax Map #460-16-4
Scale: 1" = 50'

The following amends the verbal boundary description for the Charleston Old and Historic District and replaces item number 38 on the continuation sheet Item #10, page 16:

38) Thence north along the western property line of 12 Vanderhorst Street to the center line of Warren Street; thence east along the center line of Warren Street to the eastern property line of 25 Warren Street; thence south along the eastern property line of 25 Warren Street to the northern property line of 12 Vanderhorst Street; thence as before.

Charles E. Lee (C&F)
6/13/85

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Expires 10-31-87

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

# National Register of Historic Places Inventory—Nomination Form

For NPS use only
received 7/29/85
date entered 8/13/85

Continuation sheet | Item number | Page

The Westendorff Building, located at the corner of Warren and St. Philip Streets, immediately adjacent to the Old and Historic Charleston National Register district, is significant as being a fine and uniquely intact example of an early 20th-century Charleston commercial/residential structure. A three story stuccoed brick building with a hipped metal roof and pressed metal details, the Westendorff Building was constructed in 1914 as a retail space, with two residential apartments above, by Sires and Westendorff, a commercial fuel oil and gasoline company. The building is similar in design, material, and workmanship to several other 19th-century mixed use structures located throughout the Charleston historic district.

In addition to the Westendorff Building, the property includes two additional structures: a 19th-century Charleston "single house" and a mid-20th century garage. The single house is typical of other smaller vernacular 19th-century residential structures found throughout the immediate neighborhood. The existing garage structure is a non-contributory concrete block structure.

The Old and Historic District National Register district nomination recognizes the importance of Charleston's twentieth century architecture. Professional error led to the exclusion of the Westendorff Building from the district when the district extension was prepared in 1975.

Because the Westendorff Building is immediately adjacent to the Old and Historic Charleston National Register District boundaries, the UTM coordinates for the district will not change. A map showing the new boundaries of the district is attached, as is a continuation sheet amending the verbal boundary description.

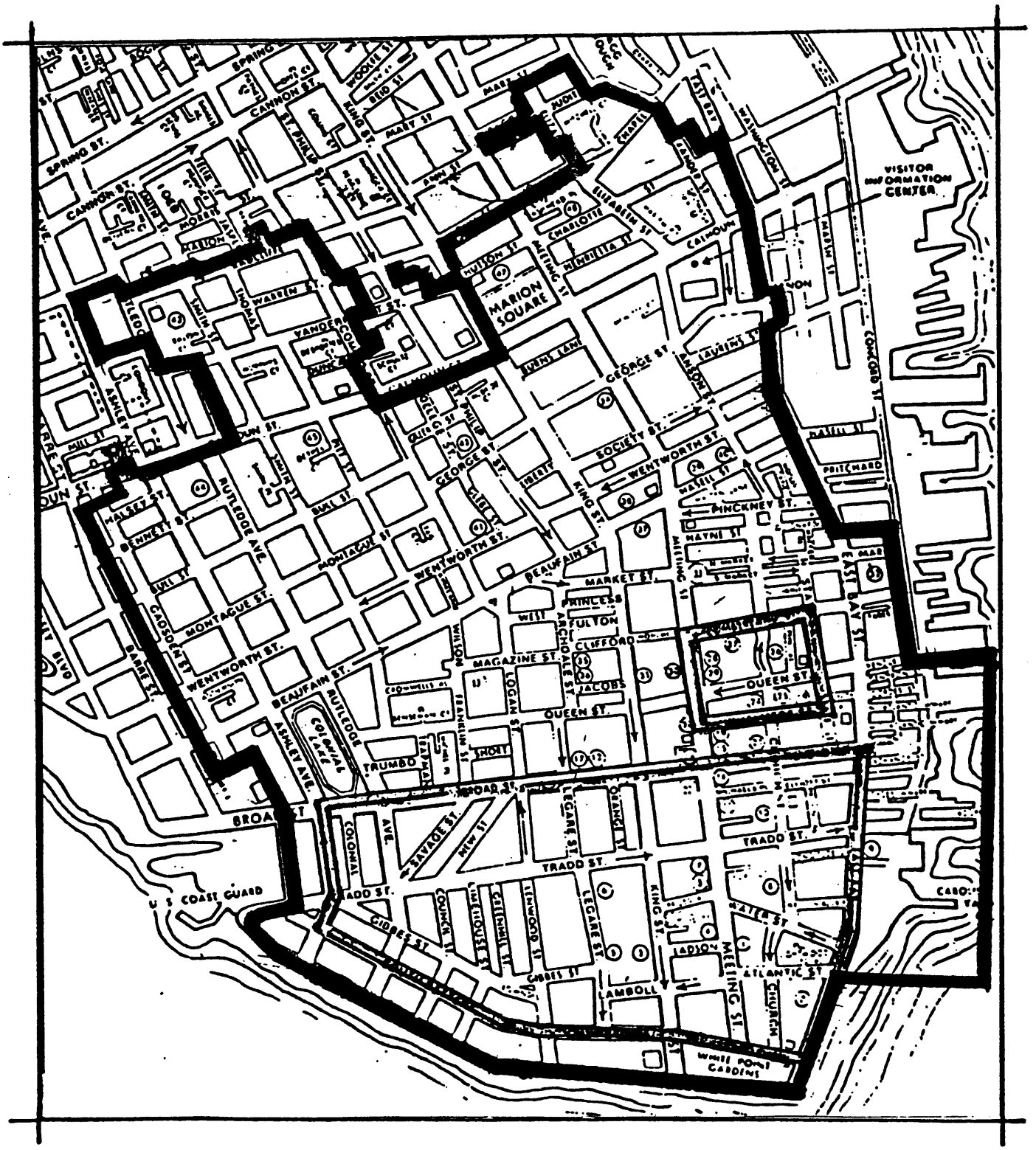
Charles E. Lee (CZF) 6/13/85

Signature of State Historic Preservation Officer Date

Entered in the National Register
Delores Byers 8/13/85
for Keeper of the National Register

# WESTENDORFF'S

**25 Warren/114 St. Phillip Streets**
**Charleston, South Carolina**




NATIONAL HISTORIC LANDMARK DISTRICT
NATIONAL REGISTER DISTRICT
WESTENDORFF BUILDING

**Preservation Consultants, Inc.**
**Charleston, South Carolina**

7/29/85

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Expires 10-31-87

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

# National Register of Historic Places Inventory—Nomination Form

For NPS use only
received 2/24/86
date entered

Continuation sheet | Item number | Page

Multiple Resource Area
Thematic Group

dnr-11

Name _____
State _____

| Nomination/Type of Review | | Date/Signature |
|---|---|---|
| 1. Charleston Old and Historic Dist. (Boundary Increase) | for Keeper | Jerome M. McPherson 3/27/86 |
| | Attest | |
| 2. | Keeper | |
| | Attest | |
| 3. | Keeper | |
| | Attest | |
| 4. | Keeper | |
| | Attest | |
| 5. | Keeper | |
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| 10. | Keeper | |
| | Attest | |

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

# National Register of Historic Places Inventory—Nomination Form

For NPS use only
received FEB 25 1986
date entered MAR 27 1986

Continuation sheet | Item number | Page

The Bainbridge Southern Building, located at the southeast corner of East Bay and Hasell Streets, immediately adjacent to the Old and Historic Charleston National Register District, is significant as a fine example of an early 20th century Charleston industrial/warehouse structure. The design of the Bainbridge Southern Building is typical of that which developed during the late 19th and early 20th centuries for industrial/commercial buildings. This new industrial style relied upon brick bearing walls and lintels to support floors and the roof. A large irregular-shaped structure, the Bainbridge Southern Building was constructed in 1921 for the Leland Moore Company, a paint and building supply manufacturer and distributor. The exterior of the structure remains virtually unaltered from the time of its construction and is significant as one of the few remaining examples of the important historical warehouse/industrial character of the area immediately along the western bank of the Cooper River.

The Old and Historic District National Register nomination recognizes the importance of Charleston's 20th century and waterfront warehouse/industrial architecture. Professional error led to the exclusion of the Bainbridge Southern Building from the district when the district extension was prepared in 1975.

Because the Bainbridge Southern Building is immediately adjacent to the Old and Historic Charleston National Register District boundaries, the UTM coordinates for the district will not change. A map showing the new boundaries of the district is attached, as is a continuation sheet amending the verbal boundary description.

Charles E. Lee

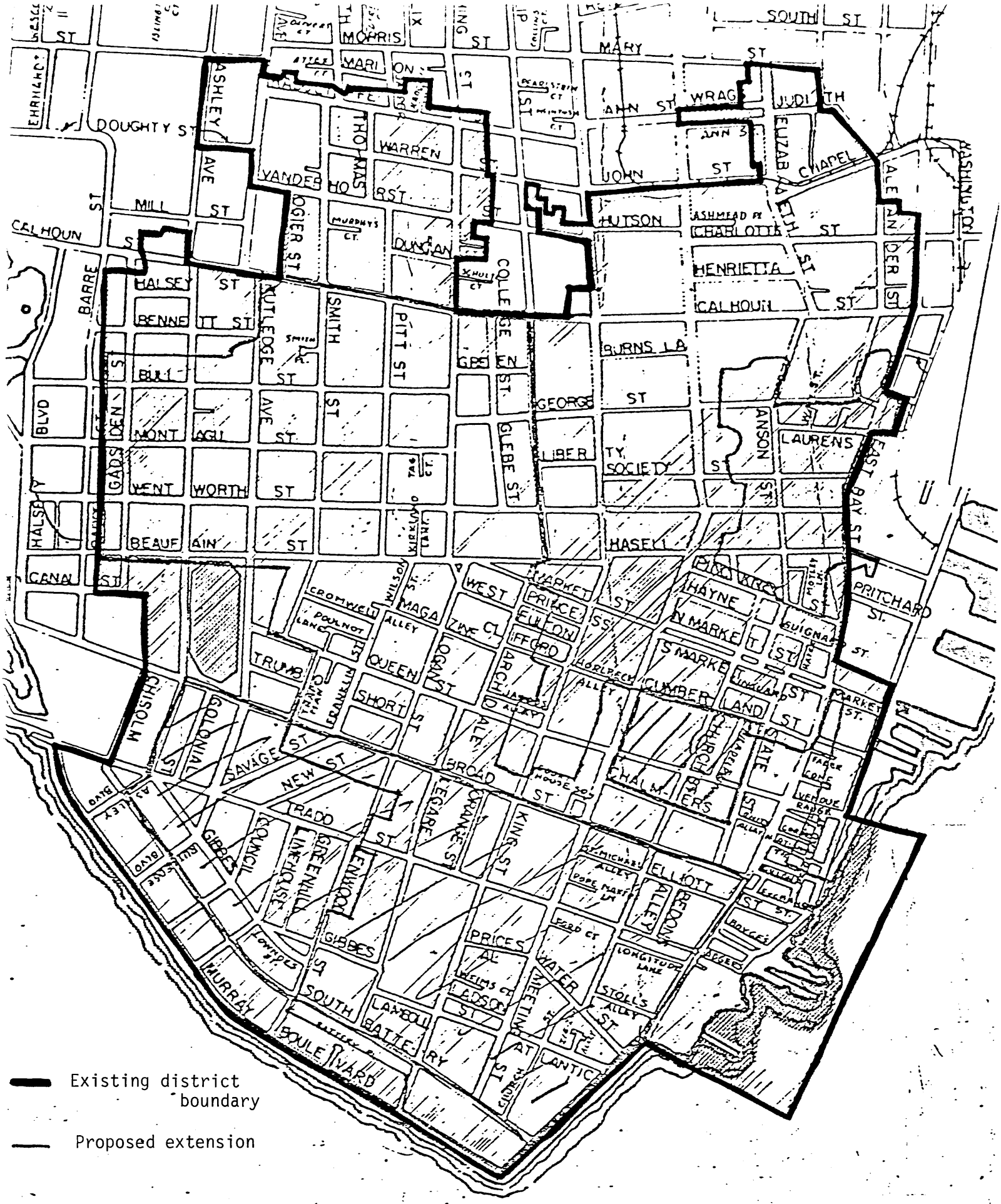
Signature of State Historic Preservation Officer

Feb. 13, 1986

Date

The following amends the verbal boundary description for the Charleston Old and Historic District and replaces item number 58 on the continuation sheet Item #10, page 18.

58) Thence west along the center line of Laurens Street to the center line of East Bay Street; thence along the center line of East Bay Street to the intersection of Hasell Street; thence eastward along the center line of Hasell Street to the eastern property line of 280 East Bay Street; thence along the eastern property line of 280 East Bay Street to the southern property line of 280 East Bay Street; thence along the southern boundary of 280 East Bay Street to the center line of East Bay Street; thence as before.




CHARLESTON OLD AND HISTORIC DISTRICT