

P+C

HISTORIC PRESERVATION CERTIFICATION APPLICATION- PART ONE

NPS Office Use Only

Project Number

Named

Property Name

74-76 Market Street, Charleston, South Carolina 29401

Property Address

5. Description of Physical Appearance:

74-76 Market Street is a rectangular two-story commercial structure with a low-pitched gable metal roof. The upper level is frame clad with asbestos shingle siding and the first level is stuccoed brick. The principal south elevation is four bays wide with rectangular cargo openings in the three western bays of the first level and a rectangular paired pedestrian entrance to the east. The central cargo entrance has been infilled with a frame and corrugated fiberglass partition and the two outer cargo entrances have recent wood and metal doors. The pedestrian entrance retains historic paired entrance doors with a rectangular transom above, but appears to have been relocated to this position in recent years. Four double windows are located at the upper level corresponding to the first floor entrances. The two western windows have been infilled with corrugated fiberglass panels. The eastern windows retain 6/6 sash windows with some replacement sash. An oversized

(See Continuation Sheet)

Date of Construction: c. 1870 Source of Date: Property and Tax Records

Date (s) of Alteration (s): c. 1910, c. 1955

Has building been moved? ☐ yes ☒ no. If so, when? n/a

6. Statement of Significance:

74-76 Market Street was originally constructed as a 1-story brick warehouse building in the mid-19th century. The 1873 Bird's Eye Map of Charleston shows this smaller structure as do the 1884 and 1886 Sanborn Company Insurance Maps. The present frame second level of the building was added ca. 1910. The upper level was historically clad with non-ornamental sheet metal which was completely removed when the existing asbestos shingle siding was installed in the 1950s.

Due to the substantial change in the building's exterior appearance that has resulted from the removal of the historic second level cladding and its replacement with incompatible modern material, and due to the loss of most of the building's historic entrance doors and alterations to many of its windows, 74-76 Market Street has lost its essential integrity of material and appearance. It therefore no longer contributes to the overall sense of time and place of the Market Street area of the Charleston Old and Historic District. 74-76 Market Street is not rated in the 1973 Historic Architecture Inventory of Charleston by Carl Feiss and Russell Wright.

7. Photographs and Maps.

Attach photographs and maps to application.

Continuation sheets attached: ☒ yes ☐ no

CONTINUATION/AMENDMENT SHEET

Historic Preservation Certification Application

Not Named

Property Name

74-76 Market Street, Charleston, South Carolina 29401

Property Address

This sheet: ☒ continues Part 1 ☐ continues Part 2 ☐ amends project NPS Project Number _____

5. Description of Physical Appearance, Continued:

rectangular louvered vent extends across the attic level.

The first floor level of the east elevation is divided into five bays as follows: two single 6/6 sash windows to the south, a paired 6/6 window, a cargo entrance, and a paired 6/6 window to the north. Six 6/6 sash windows extend across the upper level. The cargo entrance has a simple recent wooden cargo door and many of the existing sash are recent replacements. The north and west elevations are obscured by adjacent buildings.

The interior of 74-76 Market Street generally reflects its simple utilitarian commercial use. The first floor level remains as open warehouse space with exposed structural supports and ceilings. A concrete slab floor was added in recent years. The upper level has been divided into two sections: the eastern section has been partitioned in recent years into a series of small offices and the western room remains as open warehouse space. The interiors of 74-76 Market Street and the adjacent warehouse to the north were connected in 1955 for use by a sheet metal works. The rear (north) wall of the building was partially removed at that time.

Exterior changes have included the removal of all of the historic siding material from the frame upper level of the building. This material, an unpatterned (nonornamental) sheet metal, reflected the utilitarian, almost temporary, nature of the upper level addition. The siding was completely removed c. 1955 and replaced with incompatible asbestos shingles. All existing cargo doors are recent replacements or have been infilled. In addition, many of the windows have had replacement sash installed or have been infilled.

Name: Amherst Development Company Signature: _____ Date: _____

Street: 780 NW Broad Street City: Southern Pines

State: North Carolina Zip: 28381 Daytime Telephone Number: (919) 692-9800

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- ☐ The National Park Service has determined that these project amendments meet the Secretary of the Interior's "Standards for Rehabilitation"
- ☐ The National Park Service has determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation"

Date _____ National Park Service Authorized Signature _____ National Park Service Office/Telephone No. _____

☐ See Attachments