

RECEIVED

MAY 23 1985

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE

JUL 18 1985

NPS Office Use Only

Project Number:
0439-85-SC

ARCHIVES & HISTORY

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Use typewriter or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: Westendorff BuildingAddress of property: 25 Warren/114 St. Phillip StreetsCity Charleston County Charleston State SC Zip Code 29403Name of historic district: Charleston Old and Historic District National Register district certified state or local district potential historic district

2. Check nature of request:

- certification that the building contributes to the significance of the above-named historic district for the purpose of rehabilitation.
- certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
- certification that the building does not contribute to the significance of the above-named district.
- preliminary determination for individual listing in the National Register.
- preliminary determination that a building located within a potential historic district contributes to the significance of the district.
- preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

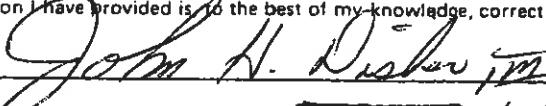
3. Authorized project contact:

Name Preservation Consultants, Inc. Title ConsultantStreet: P. O. Box 1112 City CharlestonState SC Zip 29402 Telephone Number (during day): (803) 723-1746

4. Owner:

Name 114 St. Phillip Street, A PartnershipStreet 80 Cumberland Street City CharlestonState SC Zip 29401 Telephone Number (during day): (803) 577-4115

I hereby attest that the information I have provided is to the best of my knowledge, correct, and that I own the above-named property.

Owner's Signature Date 5/21/85Social Security Number or Taxpayer Identification Number ██████████ (John H. Disher, III, Partner)

NPS Office Use Only

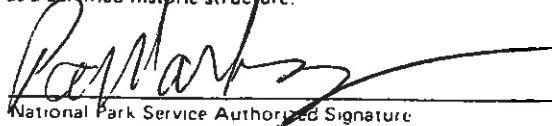
The National Park Service has reviewed the "Historic Preservation Certification Application – Part 1" for the above-named property and hereby determines that the property:

- contributes to the significance of the above-named district and is a "certified historic structure" for the purpose of rehabilitation.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
- does not contribute to the significance of the above-named district.

Preliminary Determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
- does not appear to qualify as a certified historic structure.

July 5, 1985



Date

National Park Service Authorized Signature

SOUTHEAST REGION
75 SPRING ST., S.W.
ROOM
ATLANTA, GA. 30303
National Park Service Office

Westendorff Building

Property Name

25 Warren/114 St. Phillip Streets, Charleston SC 29403

Property Address

114 St. Phillip Street, A Partnership/ (John H. Disher, III, Partner)
Owner Name/Social Security or Taxpayer ID Number

HISTORIC PRESERVATION
CERTIFICATION APPLICATION-

PART 1

NPS Office Use Only

Project Number:

0439-85-SC

5. Description of physical appearance:

The Westendorff Building is an irregularly shaped, stuccoed three-story brick structure with a low-hipped metal roof. Interior brick chimneys, with corbelled caps, are located flush with the north, east, and south walls. Elongated hipped dormers are found on each of the roof slopes. A decorative pressed metal cornice extends around the east, north, and west walls of the structure at the roofline. A corbelled stucco string course runs parallel to and below the cornice.

The three bay Warren Street (north) and five bay St. Phillip Street (west) elevations of the building serve as principal facades. A corner storefront extends across the west bay of the north elevation and the two northern bays of
(See Continuation Sheet)

Date of Construction: 1914 Source of Date: Property & Tax Records

Date(s) of Alteration(s): n/a

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

6. Statement of significance:

The Westendorff Building was constructed in 1914 by Sires and Westendorff, a commercial fuel oil and gasoline company, with two residential apartments above. The site of the former Benjamin Warren residence, the property at 25 Warren/114 St. Phillip Streets was purchased from Annie A. Warren by A. D. Sires and C. W. Westendorff on 24 September 1914. Sires and Westendorff /Climax Oil Co. is listed at the property for the first time in the 1916 Charleston City Directory.

The partnership of Sires and Westendorff was dissolved in 1922 and the property was acquired by C. W. Westendorff, who continued to operate an oil and gasoline retail business at the site. The Westendorff Building continues to be occupied and operated by the Westendorff family as a heating system supply outlet.

The Westendorff Building is a good example of an early 20th century commercial/residential structure. Typical of many such structures throughout the Charleston Old and Historic District, the Westendorff property has retained
(See Continuation Sheet)

7. Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: yes no

CONTINUATION SHEET

Westendorff Building

Property Name

25 Warren/114 St. Phillip St., Charleston SC 29403

Property Address

114 St. Phillip Street, A Partnership/ (John H. Disher, III, Partner)
Owner Name/Social Security or Taxpayer ID Number

Historic Preservation
Certification Application

NPS Office Use Only

Project Number:

0439-85-SC

This sheet: continues Part 1 continues Part 2 amends Project.

NPS Project Number: _____

5. Description of Physical Appearance, Continued:

the west elevation. The storefront retains its original corner column and decorative pressed metal cornice. Remaining bays on the first floor level of the north elevation include: an original wooden 1/1 light double hung sash window and a single rectangular entrance; each opening has a decorative pressed metal hood. Similar bays on the west elevation have been altered over time. All openings on the upper floors of the north and west elevations have wooden 1/1 light double hung sash windows with decorative pressed metal hoods.

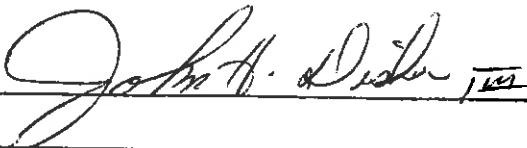
The three bay wide east elevation is similar to the north elevation and has 1/1 sash windows on the upper levels with decorative pressed metal hoods. Openings at the first floor level have been infilled over time.

A deteriorated three-tier piazza extends across the entire south elevation. The first floor level includes paired entrance foyers, with staircases leading to the second and third floors respectively, at the west end and storage space for the first floor commercial area to the east. The east end of the upper levels of the piazza has traditionally been infilled by frame piazza enclosures. Remnants of the original piazza columns and balustrade remain in severely deteriorated condition. Openings in the south elevation include centrally placed entrances with transoms and sidelights on each level, flanked to the west by 1/1 sash windows.

The exterior of the Westendorff Building retains the integrity of its early-20th century design. Changes have been limited to the reversible infill of certain first floor openings and the deterioration and partial collapse of the south piazza.

(Continued on Reverse Side)

Owner's Signature X



Date 5/21/85

NPS Office Use Only

- 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

CONTINUATION SHEET

Westendorff Building

Property Name

25 Warren/114 St. Phillip St.,

Property Address

114 St. Phillip Street, A Partnership/ (John H. Disher, III, Partner)

Owner Name/Social Security or Taxpayer ID Number

Historic Preservation

Certification Application

Charleston SC 29403

NPS Office Use Only

Project Number:

0439-85-SC

5. Description of Physical Appearance, Continued:

The interior of the first floor of the Westendorff Building remains in use as a commercial space. Existing original detailing includes only the remnants of a deteriorated pressed metal ceiling. The second floor contains a central hallway running from north to south flanked on either side by rectangular parlors, bedrooms, kitchens, and bathrooms. Typical details include: panelled doors with molded surrounds, mantelpieces with mirrored overmantels, panelled wainscoting in the dining room, hardwood floors, and baseboards. Interior detailing reflects the simple decorative style of the early 20th century. The third floor is similar to the second floor. The central stairhall is partitioned to create an entry foyer and to allow for a staircase that leads to the attic. Several intrusive partition walls were added to the second and third floor levels ca. 1945. The interior of the Westendorff Building is in fair condition with the upper levels having suffered extensive moisture-related deterioration in recent years as a result of a leaking roof.

6. Statement of Significance, Continued:

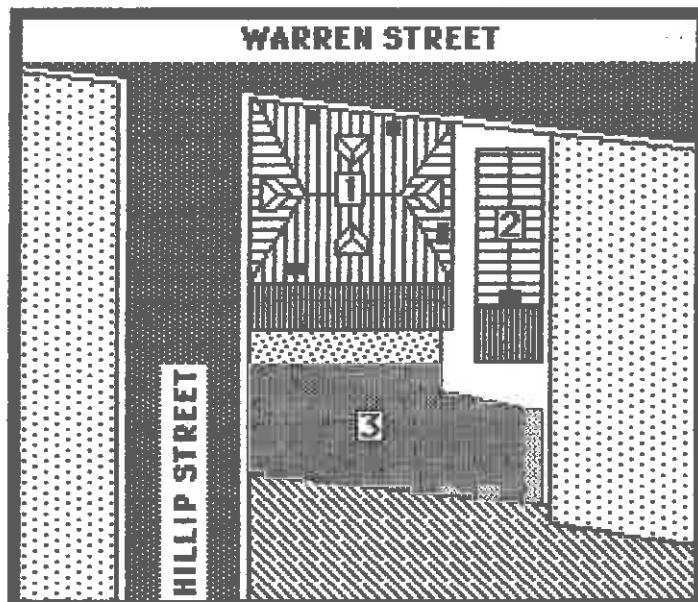
this mixed use for its entire history. The building is visually compatible with its surrounding structures and is contributory to the district's sense of time, place, and historical development.

The Westendorff Building is rated Group 3, "Significant," in the 1973 Historic Architecture Inventory of Charleston by Carl Feiss and Russell Wright. Group 3 is defined as: "Good architectural quality. Vernacular. Of less sophistication and refinement than 'Excellent.' Modest, appealing, curious, interesting. To be retained and protected."

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

Siteplan

Not to Scale



- 1 - Westendorff Building**
- 2 - 25-1/2 Warren Street**
- 3 - Garage**

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



#1

North and West
Elevations,
Streetscape, Facing
Southeast

Note: Chimneys with corbelled caps, pressed metal cornice, 1/1 windows with pressed metal hoods, altered storefront

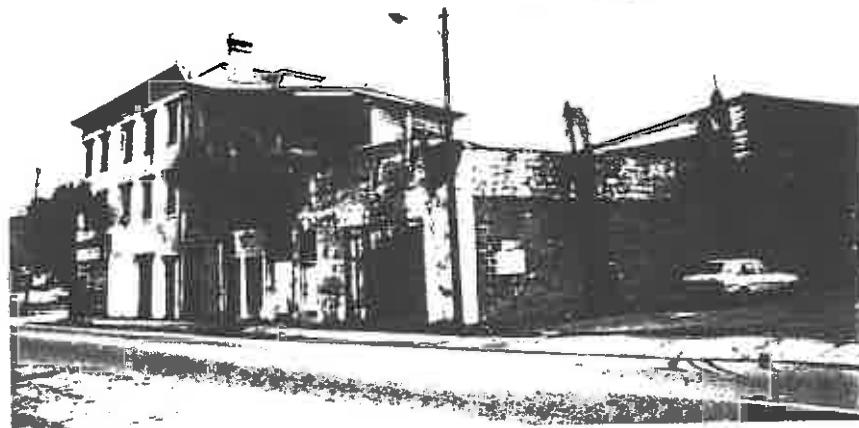


#2

West Elevation,
Facing East

Note: Pressed metal cornice, 1/1 windows with pressed metal hoods, two-tier piazza, altered storefront

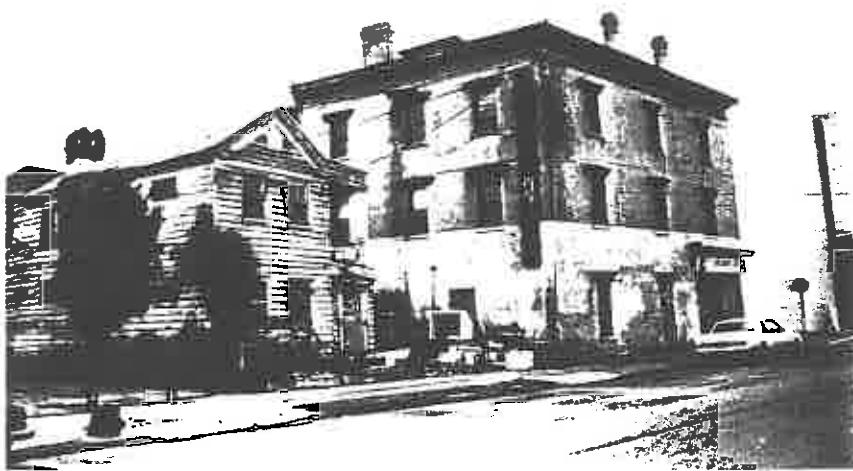
WESTENDORFF BUILDING
25 Warren/114 St. Phillip Streets
Charleston, South Carolina



*3

**West and South
Elevations, Facing
Northeast**

Note: Hipped roof with dormers, chimney with corbelled cap, pressed metal cornice, 1/1 windows with pressed metal hoods, two-tier piazza; note intrusive 20th century garage on property in foreground



*4

**East and North
Elevations, Facing
Southwest**

Note: Chimneys with corbelled caps, pressed metal cornice, 1/1 windows with pressed metal hoods, altered storefront; note single house on property at left

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



*5

Typical Interior
View, Second Floor
Parlor, Facing
Southwest

Note: Original mantelpiece



*6

Typical Interior
View, Second Floor
Dining Room, Facing
Northeast

Note: Original mantelpiece