

NATIONAL PARK SERVICE

STATE REVIEW SHEET

NPS Project Number

Historic Preservation Certification Application — Part 1

Name of Property: Westendorff Building 27 1985

Address of Property: 25 Warren/114 St. Phillip Streets, Charleston, South Carolina

Name of Registered Historic District: Old & Historic Charleston

5/28/85 date initial application received by State date additional information requested by State

5/28/85 date complete information received by State 6/24/85 date of this transmittal to NPS

Inspection of property by State staff? X no yes date:

1

The following information is enclosed:

- X photos of facades and streetscapes X photos of interiors
X signed, completed application X map locating structure within historic district
X additional State comments on attached sheet

2

For Evaluating Significance within Registered Historic Districts: Complete section (1), (2), or (3) according to which of the Secretary's "Standards for Evaluating Significance within Registered Historic Districts" applies.

- (1) The structure contributes to the historic significance of this district in:
 location design setting materials workmanship feeling and association
Briefly explain how this structure relates to the significant qualities and characteristics of the district as described in the National Register nomination form or district documentation on file.

- (2) The structure does not contribute to the historic significance of this district because:
 it does not add to the district's sense of time and place and historical development;
 the location, design, setting, materials, workmanship, feeling and association have been so altered or have so deteriorated that the overall integrity of the property has been irretrievably lost.
Briefly explain this recommendation:

- (3) For structures less than 50 years old:
 the historical merits of the district are documented in the National Register form or district documentation on file as less than 50 years old, justifying the certification of this structure's contribution.
 the strong historical or architectural merit of this structure as described in the National Register nomination form or district documentation on file justifies its certification as contributing.
 there is insufficient justification to consider this structure contributing on the basis of its individual architectural or historical merits or the significance of the district
Briefly explain how Standard (3) applies to this structure's individual merits or its significance in relationship to the significant qualities and characteristics of the district:

3

For preliminary determination that building is a potential certified historic structure:

A. Nomination status of property:

- ☒ Nomination has already been submitted to State review board and, if reviewed by the board, property will be nominated within a reasonable period of time. (Draft nomination attached).
- ☐ Nomination was submitted to the National Register on _____.
- ☐ Nomination will be submitted to the State review board within the next twelve months.
- ☐ Nomination process is expected to be completed within thirty months.
- ☐ Other; explain: _____

B. Evaluation of property. (Complete 1, 2, 3, or 4, as appropriate.)

- ☐ 1. Property is a building which is *individually eligible*; it meets National Register Criteria for Evaluation: ☐ A ☐ B ☐ C ☐ D; Exceptions: _____
- ☒ 2. Property is located within a district which is a potential registered historic district; the district meets National Register Criteria for Evaluation: ☐ A ☐ B ☒ C ☐ D; Exceptions: _____
- ☐ 3. Building is located in a registered historic district, is outside the period or area of significance as documented in the National Register nomination, and;
☐ Appears to contribute to the significance of the district. The State expects to submit revised nomination documentation to NPS on _____
☐ Does not appear to contribute to the significance of the district.
- ☐ 4. Building should be denied a preliminary determination that it could qualify as a certified historic structure for the following reason or reasons: _____

C. Statement of significance of the building and the district or expanded district, if applicable. Include a description of how the building contributes to the significance of the district or expanded district, if applicable.

The Charleston Old & Historic District is defined by significant concentrations of 18th, 19th and early 20th century residential, commercial, and warehouse buildings; these buildings feature sophisticated design, high quality workmanship, and distinctive detailing. The three-story Westendorff Building, constructed ca. 1914, is an elegant and intact specimen of the mixed-use commercial-retail buildings of the city in the first part of the 20th century.

4

State Official Recommendation:

This application for the above-named property has been reviewed by John E. Wells, a professionally qualified architect, architectural historian, or historian on my staff.

- ☐ The structure is included within the boundaries of a Registered Historic District, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.
- ☐ The structure is included within the boundaries of a Registered Historic District, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
- ☐ The structure does not contribute to the significance of the above-named district.
- ☐ The structure appears to meet the National Register Criteria for Evaluation and will likely be nominated.
- ☐ The structure does not appear to meet the National Register Criteria for Evaluation and will not be nominated.
- ☒ The structure appears to contribute to the significance of a:
☒ Potential historic district which appears to meet the National Register Criteria for Evaluation and will likely be nominated.
☐ 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. Nomination or district documentation will likely be revised.
- ☐ The structure should be denied a preliminary determination that it could qualify as a certified historic structure.
- ☐ Insufficient documentation to evaluate structure. State's written request for documentation is attached.

☐ Detailed NPS review recommended ☐ Precaution-setting case ☐ Forwarded without recommendation

Date

State Official Signature

STATE REVIEW SHEET
Historic Preservation Certification Application -- Part 1

NPS Project Number _____

Name of Property: 25½ Warren StreetAddress of Property: 25½ Warren Street, Charleston, South CarolinaName of Registered Historic District: Old & Historic Charleston5/28/85 date initial application received by State _____ date additional information requested by State5/28/85 date complete information received by State 6/24/85 date of this transmittal to NPSInspection of property by State staff? ☒ no ☐ yes date: _____

1

The following information is enclosed:

- ☒ photos of facades and streetscapes ☒ photos of interiors
☒ signed, completed application ☒ map locating structure within historic district
☒ additional State comments on attached sheet

2

For Evaluating Significance within Registered Historic Districts: Complete section (1), (2), or (3) according to which of the Secretary's "Standards for Evaluating Significance within Registered Historic Districts" applies.

- (1) _____ The structure contributes to the historic significance of this district in:
_____ location _____ design _____ setting _____ materials _____ workmanship _____ feeling and association
Briefly explain how this structure relates to the significant qualities and characteristics of the district as described in the National Register nomination form or district documentation on file.

- (2) _____ The structure does not contribute to the historic significance of this district because:
_____ it does not add to the district's sense of time and place and historical development;
_____ the location, design, setting, materials, workmanship, feeling and association have been so altered or have so deteriorated that the overall integrity of the property has been irretrievably lost.
Briefly explain this recommendation:

- (3) _____ For structures less than 50 years old:
_____ the historical merits of the district are documented in the National Register form or district documentation on file as less than 50 years old, justifying the certification of this structure's contribution.
_____ the strong historical or architectural merit of this structure as described in the National Register nomination form or district documentation on file justifies its certification as contributing.
_____ there is insufficient justification to consider this structure contributing on the basis of its individual architectural or historical merits or the significance of the district
Briefly explain how Standard (3) applies to this structure's individual merits or its significance in relationship to the significant qualities and characteristics of the district:

3

For preliminary determination that building is a potential certified historic structure:

A. Nomination status of property:

- ☒ Nomination has already been submitted to State review board and, if reviewed by the board, property will be nominated within a reasonable period of time. (Draft nomination attached).
- ☐ Nomination was submitted to the National Register on _____.
- ☐ Nomination will be submitted to the State review board within the next twelve months.
- ☐ Nomination process is expected to be completed within thirty months.
- ☐ Other; explain: _____

B. Evaluation of property. (Complete 1, 2, 3, or 4, as appropriate.)

- ☐ 1. Property is a building which is *individually eligible*; it meets National Register Criteria for Evaluation: ☐ A ☐ B ☐ C ☐ D; Exceptions: _____
- ☒ 2. Property is located within a district which is a potential registered historic district; the district meets National Register Criteria for Evaluation: ☐ A ☐ B ☒ C ☐ D; Exceptions: _____
- ☐ 3. Building is located in a registered historic district, is outside the period or area of significance as documented in the National Register nomination, and:
- ☐ Appears to contribute to the significance of the district. The State expects to submit revised nomination documentation to NPS on _____
- ☐ Does not appear to contribute to the significance of the district.
- ☐ 4. Building should be denied a preliminary determination that it could qualify as a certified historic structure for the following reason or reasons: _____

C. Statement of significance of the building and the district or expanded district, if applicable. Include a description of how the building contributes to the significance of the district or expanded district, if applicable.

The Charleston Old & Historic District is primarily defined by significant concentrations of 18th, 19th, and early 20th century urban residences, public buildings, and commercial buildings. The two-story building at 25½ Warren Street is a typical Charleston single house, the representative and distinctive urban house form that developed in Charleston and which characterizes many of its residential neighborhoods.

4

State Official Recommendation:

This application for the above-named property has been reviewed by John E. Wells, a professionally qualified architect, architectural historian, or historian on my staff.

- ☐ The structure is included within the boundaries of a Registered Historic District, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.
- ☐ The structure is included within the boundaries of a Registered Historic District, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
- ☐ The structure does not contribute to the significance of the above-named district.
- ☐ The structure appears to meet the National Register Criteria for Evaluation and will likely be nominated.
- ☐ The structure does not appear to meet the National Register Criteria for Evaluation and will not be nominated.
- ☒ The structure appears to contribute to the significance of a:
- ☒ Potential historic district which appears to meet the National Register Criteria for Evaluation and will likely be nominated.
- ☐ 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. Nomination or district documentation will likely be revised.
- ☐ The structure should be denied a preliminary determination that it could qualify as a certified historic structure.
- ☐ Insufficient documentation to evaluate structure. State's written request for documentation is attached.

☐ Detailed NPS review recommended ☐ Precedent-setting case ☐ Forwarded without recommendation

6/21/05
Date

Charles E. Long
State Official Signature

STATE REVIEW SHEET

NPS Project Number

Historic Preservation Certification Application — Part 1

Name of Property: GarageAddress of Property: 114 St. Phillip Street, Charleston, South CarolinaName of Registered Historic District: Old & Historic Charleston5/28/85 date initial application received by State _____ date additional information requested by State5/28/85 date complete information received by State 6/24/85 date of this transmittal to NPSInspection of property by State staff? X no _____ yes _____ date: _____

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The following information is enclosed:

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X signed, completed application X map locating structure within historic district
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- (1) _____ The structure contributes to the historic significance of this district in:
_____ location _____ design _____ setting _____ materials _____ workmanship _____ feeling and association
Briefly explain how this structure relates to the significant qualities and characteristics of the district as described in the National Register nomination form or district documentation on file.

- (2) _____ The structure does not contribute to the historic significance of this district because:
_____ it does not add to the district's sense of time and place and historical development;
_____ the location, design, setting, materials, workmanship, feeling and association have been so altered or have so deteriorated that the overall integrity of the property has been irretrievably lost.
Briefly explain this recommendation:

- (3) _____ For structures less than 50 years old:
_____ the historical merits of the district are documented in the National Register form or district documentation on file as less than 50 years old, justifying the certification of this structure's contribution.
_____ the strong historical or architectural merit of this structure as described in the National Register nomination form or district documentation on file justifies its certification as contributing.
_____ there is insufficient justification to consider this structure contributing on the basis of its individual architectural or historical merits or the significance of the district
Briefly explain how Standard (3) applies to this structure's individual merits or its significance in relationship to the significant qualities and characteristics of the district:

3 For preliminary determination that building is a potential certified historic structure:

A. Nomination status of property:

- ☒ Nomination has already been submitted to State review board and, if reviewed by the board, property will be nominated within a reasonable period of time. (Draft nomination attached).
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- ☐ Other; explain: _____

B. Evaluation of property. (Complete 1, 2, 3, or 4, as appropriate.)

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- ☐ 3. Building is located in a registered historic district, is outside the period or area of significance as documented in the National Register nomination, and:
- ☐ Appears to contribute to the significance of the district. The State expects to submit revised nomination documentation to NPS on _____
- ☐ Does not appear to contribute to the significance of the district.

- ☒ 4. Building should be denied a preliminary determination that it could qualify as a certified historic structure for the following reason or reasons: The garage at 114 St. Phillip Street is within the proposed extension to the boundaries of the Charleston Old & Historic District, a district defined by elegant and sophisticated residences and public buildings of the 18th, 19th, and early 20th centuries. The garage was built ca. 1945; its design, construction, workmanship, and materials do not contribute to the architectural or historical significance of the district. It is proposed for demolition.

- C. Statement of significance of the building and the district or expanded district, if applicable. Include a description of how the building contributes to the significance of the district or expanded district, if applicable.

4

State Official Recommendation:

John E. Wells

This application for the above-named property has been reviewed by _____ a professionally qualified architect, architectural historian, or historian on my staff.

- ☐ The structure is included within the boundaries of a Registered Historic District, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.
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6/21/85
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Charles E. Wells
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