

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 – EVALUATION OF SIGNIFICANCE

NPS Office Use Only  
NRIS No:

MAR 14 2003

NPS Office Use Only FEB 10 2003  
Project No: 11120 SC Department of  
Archives & History

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

1. Name of Property: Cunningham-Gordon House and Kitchen House

SCDAH # 2003-007

Address of Property: Street 29 Charlotte Street

City Charleston County Charleston State SC Zip 29403

Name of historic district: Charleston Old and Historic District

National Register district  certified state or local district  potential district

2. Check nature of request:

certification that the building contributes to the significance of the above-named historic district (or National Register property) for the purpose of rehabilitation.  
 certification that the structure or building, and where appropriate, the land area on which such 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 historic 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. Project contact:

Name Sarah Fick

Street PO Box 525 City Charleston

State SC Zip 29402 Daytime Telephone Number 843-723-4675

4. Owner:

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

Name Sally H. Rhoad Signature Sally Rhoad Date January 29, 2003  
Organization \_\_\_\_\_

Social Security or Taxpayer Identification Number XXXXXX

Street 29 Charlotte Street City Charleston

State SC Zip 29403 Daytime Telephone Number 843-723-1993

NPS Office Use Only

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

contributes to the significance of the above-named district (or National Register property) 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.

Date

3/19/03

National Park Service Authorized Signature

See Attachments

HPS/TPS

National Park Service Office/Telephone No.

202-354-2032

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 – EVALUATION OF SIGNIFICANCE

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- 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. Project contact:

Name Sarah Fick

Street PO Box 525

City Charleston

State SC

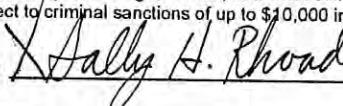
Zip 29402

Daytime Telephone Number 843-723-4675

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Name Sally H. Rhoad

Signature 

Date January 29, 2003

Organization

Social Security or Taxpayer Identification Number XXXXXXXXXX

Street 29 Charlotte Street

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- 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:

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- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
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- does not appear to qualify as a certified historic structure.

Date

National Park Service Authorized Signature

National Park Service Office/Telephone No.

See Attachments

**HISTORIC PRESERVATION  
CERTIFICATION APPLICATION –**

**PART 1**

Cunningham-Gordon House and Kitchen House

Property Name

29 Charlotte Street, Charleston SC 29403

Property Address

NPS Office Use Only

Project Number:

**5. Description of physical appearance:**

29 Charlotte Street is a three-and-a-half story Charleston single house, two bays wide with a two-tier piazza and a two-story rear extension. The main building was constructed of locally-made "Charleston gray" brick laid in Flemish bond, while the rear wing is laid in English bond. The raised basement has arched openings at the main house and brick pillars supporting the piazza.

The hipped roof, with hipped dormers at façade, east, and rear and east elevations, is clad in slate. Exterior ornamentation is restrained, limited to the sawtoothed brick cornice, jack arches and brownstone sills at the openings, a pronounced water table, and stuccoed bands below the chimney corbels.

The deep piazza with Tuscan columns is a fine example of a locally characteristic architectural feature. The entry is set in a screen wall at street level, with the open second level topped by a paneled wood parapet. Inside the entry is a wood stair to the piazza deck. Ceilings are paneled at the first level and flashboard at the upper level. The screen wall and entry were reworked ca. 1990 in a Federal style, replacing an earlier replacement of the original. The existing picket balustrade was also installed ca. 1990.

The house retains a high degree of exterior integrity. Alterations have been limited to the piazza entry and a twentieth century frame enclosure, one bay deep, at the second level rear piazza. Ca. 1990 a multilight single-sash window was installed at the rear dormer, which was reworked with a gable roof.

The interior retains its historic floor plan intact and a great deal of early fabric. The principal entry from the piazza has double paneled doors with a four-light transom. At the upper level is a single six-panel door with three-light transom. Similar transoms are found at the first level french doors to the rear wing (kitchen) and south piazza. Heart-pine flooring and paneled doors remain in good condition throughout the interior. The first and second floors have molded cornices, and deep baseboards with caps are carried through all four levels. Cornices are more elaborate in the front rooms, and the bases more complex at the three primary floors. Mantel pieces have wide thin shelves, delicate entablatures, and applied Neoclassical-style ornament.

Interior alterations have been minimal. A closet or powder room was built into the first floor stair hall, and the firebox, mantel, and any cornice have been lost from the second floor rear room. The rear wing and rear garret level have been reworked for use as kitchen and bathrooms. Only at these areas have most historic finishes been lost. (CONTINUED)

Date of Construction: ca. 1815-1828

Source of Date: Poston, Buildings of Charleston, p. 597

Date(s) of Alteration(s): ca. 1990

Has building been moved?  yes  no If so, when? \_\_\_\_\_

**6. Statement of significance:**

29 Charlotte Street is an excellent example of a masonry Charleston single house with piazza. It retains integrity of location, design, setting, materials, workmanship, feeling, and association, and contributes to the significance of the Charleston Old and Historic District. The kitchen house is an integral component of the property, although it is not easily visible from the street.

29 Charlotte Street was cited as "notable" in *This Is Charleston* (Carolina Art Association, 1944) and rated as Category 3: Significant in the 1973 Feiss-Wright Inventory of Charleston. Category 3 is described as "Good architectural quality. Vernacular. Of less sophistication and refinement than "Excellent." Modest, appealing, curious, interesting. To be retained and protected."

**Historical Information**

29 Charlotte Street is thought to have been built in two stages, ca. 1815 and ca. 1828. In November 1815 Richard Cunningham, a planter with a town house on the north side of Charlotte Street, bought this lot for \$1400. In September 1828 he sold it to John Gordon for \$2000 as "all that lot of land with a large unfinished three-story brick house thereon." Gordon is assumed to have completed the construction.

In 1836 Gordon conveyed the property in trust to his daughter, the wife of Francis M. Waring. Mrs. Waring's estate sold the property to William St. Julien Mazyck, Georgeotwn County rice planter, in 1851. Mazyck held it until 1873.

**7. Photographs and maps.**

Attach photographs and maps to application

Continuation sheets attached:  yes  no

## CONTINUATION / AMENDMENT SHEET

Cunningham-Gordon House and Kitchen House  
Property Name

### Historic Preservation Certification Application

29 Charlotte Street, Charleston SC 29403

Property Address

**Instructions.** Read the instruction carefully before completing. Type, or print clearly in black ink. Use this sheet to continue sections of the Part 1 and Part 2 application, or to amend an application already submitted. Photocopy additional sheets as needed.

This sheet:  continues Part 1  continues Part 2  amends Part 1  amends Part 2 NPS Project Number: \_\_\_\_\_

#### 5. Description of physical appearance, continued.

The two-story brick kitchen house is five bays across, and has a lateral gable roof with stepped gable parapet and standing-seam metal roofing. Like the rear wing of the house, the kitchen house is laid in English bond. (This may indicate a slightly later construction date, or simply a less elegant bond used on secondary construction). Openings have been reworked over time, but retain low flat segmental arches. It is not certain when the chimney(s) were removed.

The kitchen house is shown on the 1888 Sanborn map with a one-story porch. By 1902 a connecting hyphen to the main house had been added. According to the maps, this hyphen existed as late as 1955. Its removal restored the original separation between the two buildings.

As stated in the 1978 National Register nomination for Old and Historic Charleston (Extended), "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." The kitchen house at 29 Charlotte Street retains one oversized historic firebox and chimney surround. The building has been remodeled with an open interior plan, contemporary stair, and exposed ceiling beams.

Based on historic maps, the deep lot has traditionally been maintained as an open yard or garden area. A brick-lined well on the property, although safely filled with earth nearly up to ground level, is nevertheless a rare surviving example of a domestic well.

Name SALLY H. RHOADE Signature Sally Rhoad Date January 29, 2003  
Street 29 CHARLOTTE STREET City CHARLESTON  
State SC Zip 29403 Daytime Telephone Number 843-723-1993

#### 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 will meet the Secretary of the Interior's "Standard for Rehabilitation" if the attached conditions are met.
- The National Park Service had 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