

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE



HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

FEB 16 2010

NPS Office Use Only

NRIS No:

MAR 18 2010

NPS Office Use Only

Project No:

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.

2010-007

1. Name of Property: Heinsohn Building
Address of Property: Street 129 Broad Street
City Charleston County Charleston State SC Zip 29401
Name of historic district: Charleston 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 email: sfick29403@att.net
Street Post Office 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 Edward K. Pritchard Signature [Signature] Date 1/30/10
Organization 2PHE Holding, LLC
Social Security or Taxpayer Identification Number [Redacted]
Street 129 Broad Street City Charleston
State SC Zip 29401 Daytime Telephone Number 843-722-3300

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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.

3/23/10

Date

National Park Service Authorized Signature

202-354-2278
National Park Service Office/Telephone No.

☐ See Attachments

**HISTORIC PRESERVATION
CERTIFICATION APPLICATION –
PART 1**

Heinsohn Building

Property Name

129 Broad Street, Charleston SC

Property Address

NPS Office Use Only

Project Number:

5. Description of physical appearance:

The Heinsohn Building is a two-story frame mixed-use building at the southwest corner of Broad and Legare streets; like its neighbors, it is a late-19th century replacement for an earlier house burned in the fire of 1861. Clad in novelty siding, the building has a front-gable roof with standing-seam metal roofing, a two-tier piazza along the west elevation, storefront windows on both streets, and a narrow rear wing with a separate piazza. There are decorative wood brackets at the eaves, upper storefront, piazza entry, and piazza supports, and a round louvered vent in a distinctive diamond-shaped surround at the front gable end. Single ground-level entries at both piazzas have transoms, and there are transoms above the French doors at the second level main piazza. The very low foundation reflects the location on relatively high ground in an area that was historically considered one of the city's healthier neighborhoods.

The only significant exterior alterations have been to the piazzas. Although the exterior stair to the residential upper level was retained, the main west elevation piazza was enclosed (date unknown) with weatherboard siding and a mix of doors and windows, with a row of hopper windows providing light. The upper level of the smaller rear piazza has also been enclosed with novelty siding and 6/6 windows.

The interior plan of 129 Broad Street was designed as a first floor grocery store beneath a single residence. Upper level access was by the front piazza's exterior stair, or through the rear wing. The ground floor has been altered with partitions for modern office use, with the front lobby retaining its historic appearance. Ceiling heights and historic flooring have generally been retained. The upper level's original sidehall plan with double front parlors remains. Much of the historic wood detail and trim (pocket doors, door and window surrounds, fireplace mantels) remains in place. Overall, the Heinsohn Building retains a high degree of its original spatial and material integrity.

Date of Construction: 1887 Source of Date: Deeds; The News and Courier, September 5, 1887.

Date(s) of Alteration(s): _____

Has building been moved? ☐ yes ☒ no If so, when? _____

6. Statement of significance:

Eggert Heinsohn's Grocery and residence at 129 Broad Street is a good example of a late 19th century mixed-use corner building that conforms to Charleston's traditional architectural design and siting. In location, design, setting, materials, workmanship, feeling, and association, 129 Broad Street contributes to the surrounding Charleston Historic District.

Historical background

Eggert Heinsohn's Grocery and residence at 129 Broad Street was built in 1887 as a residence above the owner's ground floor business. It stands on the east end of a wide lot formerly occupied by the residence of James L. Petigru (died 1863). The Petigru house, at the corner of Broad and Friend [Legare] streets, was destroyed by the fire of 1861, and sold by Petigru's executor in 1863.

In 1868, Benjamin Mordecai, Benjamin F. Evans and Harvey Cogswell of Charleston sold the vacant parcels - the 95' wide Petigru lot and a 44' lot to its west - to William C. Langley of New York City. The land remained vacant, and in January, 1887, Langley sold the 139' wide property on Broad Street to Eggert J. Heinsohn of Charleston for \$9000. The parcel was then divided into three lots, and redeveloped as today's 129 Broad, 131 Broad, and 133 Broad Street.

Soon after Eggert Heinsohn's purchase of the Broad Street lots, he sold the center parcel to merchant Edward G. Voigt for \$2000, and the westernmost parcel to Charlotte M. Mazyck and Arabella Mazyck for \$2500. By September 1887, the News and Courier reported that Heinsohn [129 Broad] and the Mazycks [133 Broad] had both constructed new buildings, Heinsohn's costing \$3500 and the Mazycks, \$1450. [133 Broad was known as the home of attorney Arthur Mazyck. Arabella Mazyck was his mother.] The Voigt House at 131 Broad Street was completed a year or so after the neighboring structures.

The Heinsohn building is larger than the nearby dwellings, reflecting its original mixed use. Eggert Heinsohn's grocery store remained on the ground floor until the late 1920s, when the building briefly housed Pinckney's Fancy Groceries. Heinsohn's widow conveyed the property to Albert J. Knebel in 1931. Knebel moved his business and family into 129 Broad Street, which remained Knebel's Groceries until about 1949 when the ground floor was taken over by Ideal White Swan Laundry. That business finally bought the building in 1965, after Albert Knebel's death, but the upper level remained residential for several more years. (It has been used for offices since the late 1970s.) Both levels are now occupied by a single law firm, which recently rehabilitated the interior of the building.

7. Photographs and maps.

Attach photographs and maps to application

Continuation sheets attached: ☐ yes ☒ no