



PHASE ONE CULTURAL RESOURCE ASSESSMENT
HOLLINGS JUDICIAL CENTER ANNEX

CULTURAL RESOURCE ASSESSMENT

PRESERVATION CONSULTANTS INC.

P.O. BOX 1112
CHARLESTON, SOUTH CAROLINA
(803) 723-1746

89 Broad Street
Charleston County
Charleston, South Carolina 29401

Present owner: Moore Properties
Present use: Commercial/residential

Recommendation of eligibility: The building is a certified historic structure, a contributing property to the National Register Charleston Old and Historic District. This determination was made in 1984, and there have been few if any alterations since that time.¹

Significance: #89 Broad Street is a late eighteenth century masonry building that was Victorianized about 1890 and returned to an approximation of its original appearance in 1978. Its three-bay facade and metal-clad hipped roof are compatible with the surrounding district in size, mass, orientation and material. Its mixed commercial/residential usage is typical of Broad Street land-use patterns from the eighteenth century to the present.

¹ Paul B. Hartwig, Chief, National Register Programs Division, National Park Service SERO, letter to 89 Ltd., 13 August 1984.

I. Statement of Significance and Architectural Description

#89 Broad Street is a late eighteenth century masonry building that was Victorianized about 1890 and returned to an approximation of its original appearance in 1978. In its size, scale, mass, design and fabric the building contributes to the streetscape of the south side of Broad Street, and to the integrity of the National Register Charleston Old and Historic District. Its mixed commercial/residential usage is typical of Broad Street land-use patterns from the eighteenth century to the present.

1) Context: Charleston Old and Historic District

The subject building is within the National Historic Landmark section of the National Register Charleston Old and Historic District. From the eighteenth century to the present, the eastern end of Broad Street has been primarily commercial and the blocks west from King Street primarily residential. The section of Broad Street between Meeting and King Streets has historically contained mixed residential-commercial construction: first level shops or offices with upper level living spaces. The variety of uses has not disturbed the rhythm of the streetscape with its two and three-story brick and stucco buildings of regular size and scale.

The regular rhythm of the street reflects the "Grand Modell" of 1670, a plan for the new Charles Towne. The Grand Modell called for large blocks separated by straight streets centering around a public square at today's Broad and Meeting streets. Blocks were evenly subdivided into rectangular Town Lots. Most of these were granted in the 1680s and 1690s, but some lots were not granted until the 1700s, while residences or investment buildings were gradually being erected. Principal buildings were placed directly on the street, with narrow drives or service alleys accessing the long rear lots and outbuildings.

The Town Lots drawn on the Grand Modell were large: only three lots on the south side of Broad Street between King and Meeting streets. In May 1694 No. 103 (at King Street) and No. 104, each one-half acre, were laid out and granted to Anthony Borau, a gunsmith. Right away he began to subdivide the lots and sell portions of them; various parcels were sold and resold during the next decades, with residences or investment buildings gradually being built. #89 Broad Street stands on part of Lot No. 104.

2) Narrative history of the property

There was a dwelling house and kitchen on this site as early as 1748, when Jacques Vouleaux conveyed it to Paul Smyser. The present building is believed to have been built sometime after 1786 by Smyser's son-in-law Stephen Lee, a watchmaker, factor and planter. He and his wife Dorothea were living here in 1790 and she remained in the house after his death in 1807. The property passed to their daughter Caroline (Mrs. Joshua Lockwood Jr.), and remained in the Lockwood family until 1871 when it was acquired by Mrs. Clementine H. Bernard. It was later owned by Dr. Joseph Maybank, whose medical office was at the ground floor into the early 1920s.

City directories show that the ground floor was used as two separate offices at least from 1902 until 1950. The upstairs residence was often vacant and 1928 is the first year that a (white) resident is listed for the outbuilding, 89-1/2 Broad Street. The building is used today for mixed

89 Broad Street, Charleston, South Carolina
Phase One Cultural Resource Assessment
Proposed Hollings Judicial Center Annex

commercial-residential purposes: ground floor business, upper level residence, with a separate residence in the renovated outbuilding.²

² National Park Service, "Historic Preservation Certification Application - Part 1, 89 Broad Street" (Charleston and Columbia: Preservation Consultants, Inc., and SHPO, 1984). Sanborn Company Insurance Maps, 1884, 1888, 1942. City Directories, various dates. News and Courier, 9/8/80.

3) Architectural description

#89 Broad Street is a three and one-half story building with a three-bay north facade and standing seam metal hipped roof with gabled dormers on north, east and south slopes. Construction is of Charleston grey brick laid in Flemish bond. Exterior walls are stuccoed except at the east elevation, where a passageway accesses the second level entry to the residence above. A dentilled cornice extends around the facade and east elevation. Hurricane bolts are visible above first and second levels at east and west elevations.

The facade was extensively altered ca. 1890 with added false gable, round-headed third level windows, cornices at second floor windows, and 1/1 sash. The Victorian elements were removed in 1978 when the facade was reworked to closely approximate a late-eighteenth century appearance. 6/6 and 9/9 windows to match those at the east elevation replaced the late nineteenth century 1/1 sash at the facade, and the plate-glass storefront was reworked with smaller 9/9 windows and a Colonial Revival style doorway.

The west elevation abuts the adjacent building. The east elevation, which accesses the residence and rear buildings, retains unstuccoed brick, modest string course, dentilled cornice, and historic 9/9 and 6/6 sash at the southern two bays of the upper levels. The rear elevation is obscured by two-story wood and frame infill and the infilled third level of the piazza.

In plan the building is a Charleston single house: one room wide, two rooms to a floor, with a central stair hall and chimneys rising along the west wall. The ground floor commercial area and storefront have been extensively altered over time, with very little historic fabric remaining. The upper levels retain the original plan and a great deal of late eighteenth century fabric, including stairway trim, mantelpieces, window and door surrounds, chair rail and cornices.

The rear (south) Kitchen House is a two-story structure built in the mid-nineteenth century of Charleston grey brick laid in common bond. Narrower than the main building, its half-gable or flounder-style roof with metal roofing slopes from west to east. The Kitchen House was first connected to the main building by a one-story frame structure ca. 1884; this infill section was enlarged over time to two stories of brick and frame.

4) Summary of significant features and non-contributing elements

Exterior: The facade is a 1978 replacement of a late-nineteenth century facade. Stuccoed finish, Colonial Revival entry and 9/9 wood sash windows, wood sills, string course and dentilled cornice are modern treatments compatible with the building and surrounding district. The east elevation retains earlier (ca. 1790) unstuccoed brick and dentilled cornice; the west elevation abuts #91 Broad Street, and the rear south elevation has been altered with frame and brick additions. Although not historic, the design and material of the facade enhance the visual aspects of the building and streetscape. At the east elevation, ground floor openings have been infilled over time, and upper level openings in the northern bays have been altered. The two southern

bays retain a great deal of significant historic fabric. The second level entry with transom has been infilled from the interior. Dormers have replacement 6/6 sash.

In plan the building is a Charleston single house above a ground floor commercial shop. The residence was accessed by a second level entry at the east elevation. The present ground floor commercial area, accessed by a single center entry, has no historic partitions or fabric. This level has been extensively altered over time.

The original circulation plan of the upper levels remains. The stair from the second to third level was reworked in the late nineteenth century, with a plain newel post and scrolled stringers. The upper flights retain the slender newels, unadorned stringers and paneled wainscot of the late-eighteenth century. Late-eighteenth century window and door surrounds remain throughout the second and third levels. The principal north parlor on the second level retains historic flooring and baseboards, a its paneled chimney breast with fine Adam-style wood mantel, wood cornice with dentil work, wainscot and chair rail. At the attic or fourth level the two garret rooms have batten doors and walls and ceiling of wide beaded board, and 6/6 windows at the dormers.

The rear additions comprise an infilled piazza and the connectors extending to the Kitchen House. Windows at the third level of the piazza are 2/2 double-hung sash installed in the twentieth century. The first and second levels have been enlarged into the two-story brick infill addition and its frame addition to the east. At the east elevation is a first level entry into the frame addition; its second level is accessed from the south by a concrete stair rising along the Kitchen House wall. Interior spaces of the infilled former piazza and the connectors are used for kitchen, baths and closets, and have all modern finishes. The piazza and late nineteenth century infill retain little exterior integrity, and no significant historic fabric is visible at the interiors.

The Kitchen House was built between 1852 and 1881, and joined to the main house by a one-story frame extension at least by 1884. After 1888 the infill was enlarged, and by 1942 was two stories of brick extending the width of the Kitchen House. The infill was enlarged at the east, nearly to the width of the main house, with a frame two-story extension after 1942, and a small concrete-block shed room was added to the rear (south) elevation. Exterior integrity of the outbuilding has been affected by the two-story connector at the north wall, rear shed room, changes to window openings at south and east elevations (particularly the use of a picture window and Colonial Revival entry surround), and repointing the south wall and parts of the east wall. The interior of the outbuilding has been reworked several times, and presently features mid-twentieth century finishes: sheetrock walls and ceilings, stock wood trim at baseboard, door and window openings, stock staircase details. Even with the exterior alterations and loss of interior integrity, because of its size, scale, and placement with respect to the main house, the Kitchen House at 89-1/2 Broad Street is significant as a remaining late-nineteenth century outbuilding.

II. Effect of undertaking

1) The principal building will be maintained as an independent property and will not be subject to the GSA lease for the Court facilities.

The Kitchen House, infill sections, and rear additions to the original house will be demolished. The removal of the Kitchen House, a small but significant structure, will have an adverse effect on the property and surrounding Charleston Old and Historic District. Loss of the infill connector and the additions to the main house will not adversely affect significant historic fabric.

2) The overall plan for the Hollings Judicial Center East Annex requires that this area south of the important Broad Street buildings be cleared. The removal of the Kitchen House and non-historic elements is supported by the City of Charleston, a Certified Local Government, and by Historic Charleston Foundation.

Appropriate mitigation will include HABS-level documentation of the Kitchen House before its removal. Archaeological work described in a separate document will include investigation of the site of the Kitchen House prior to any new construction. When built, the Courthouse Annex will be set back from the historic building, leaving a 9' strip between the two. This will serve as a visual separation between the historic site and the new construction.

III. Project Information

This Request for Determination of Eligibility has been prepared in accordance with "Scope of Work, revised January 19, 1996, for PHASE I CULTURAL RESOURCE ASSESSMENT, PROPOSED HOLLINGS JUDICIAL CENTER ANNEX, CHARLESTON, SOUTH CAROLINA." The Scope of Work is Exhibit C to the Memorandum of Agreement among Charleston Courthouse Associates, LLC; General Services Administration (GSA); The City of Charleston; and South Carolina Department of Archives and History, State Historic Preservation Office; with concurrence by The Historic Charleston Foundation. This Cultural Resource Assessment (CRA) is provided to GSA to assist in compliance with Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation regulations (36 CFR part 800).

SOURCES

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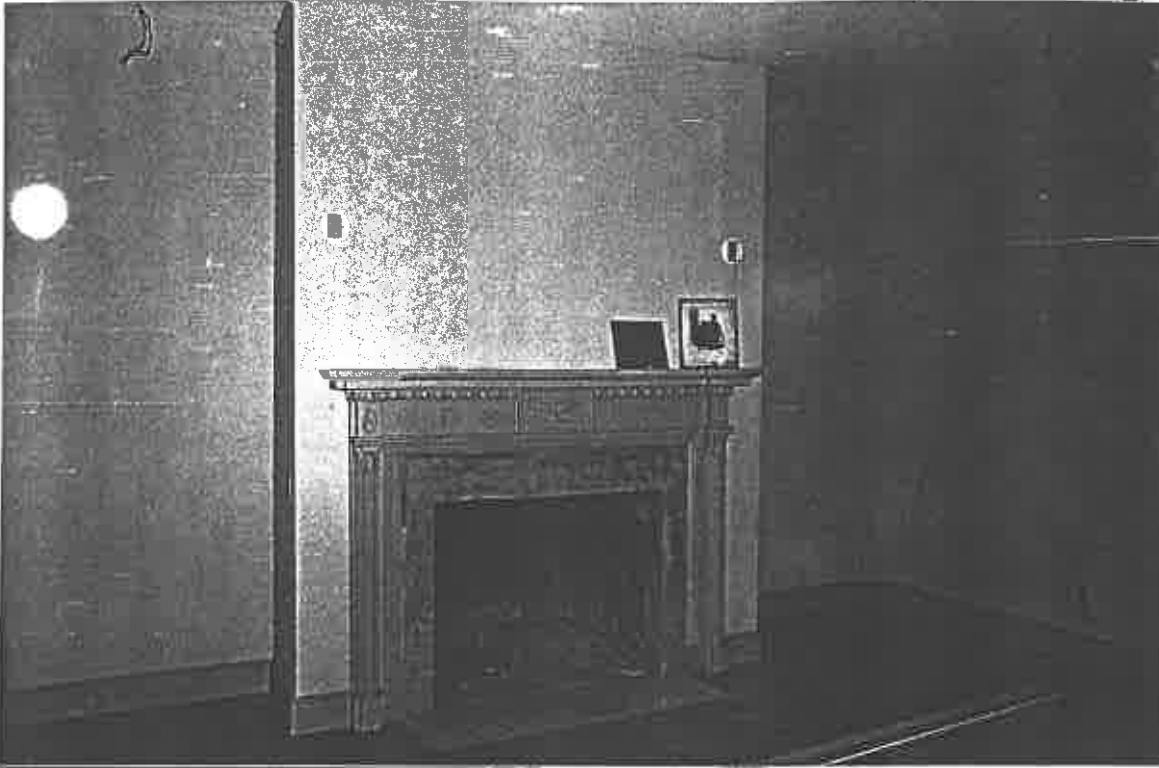
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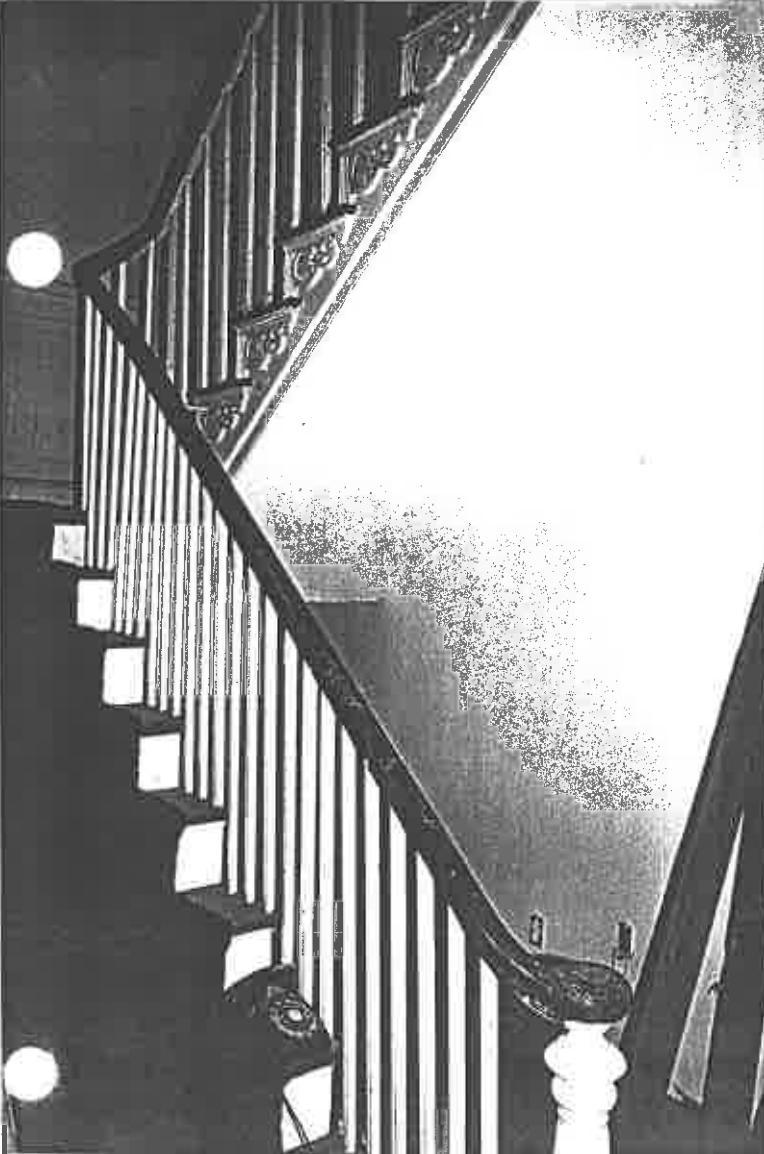
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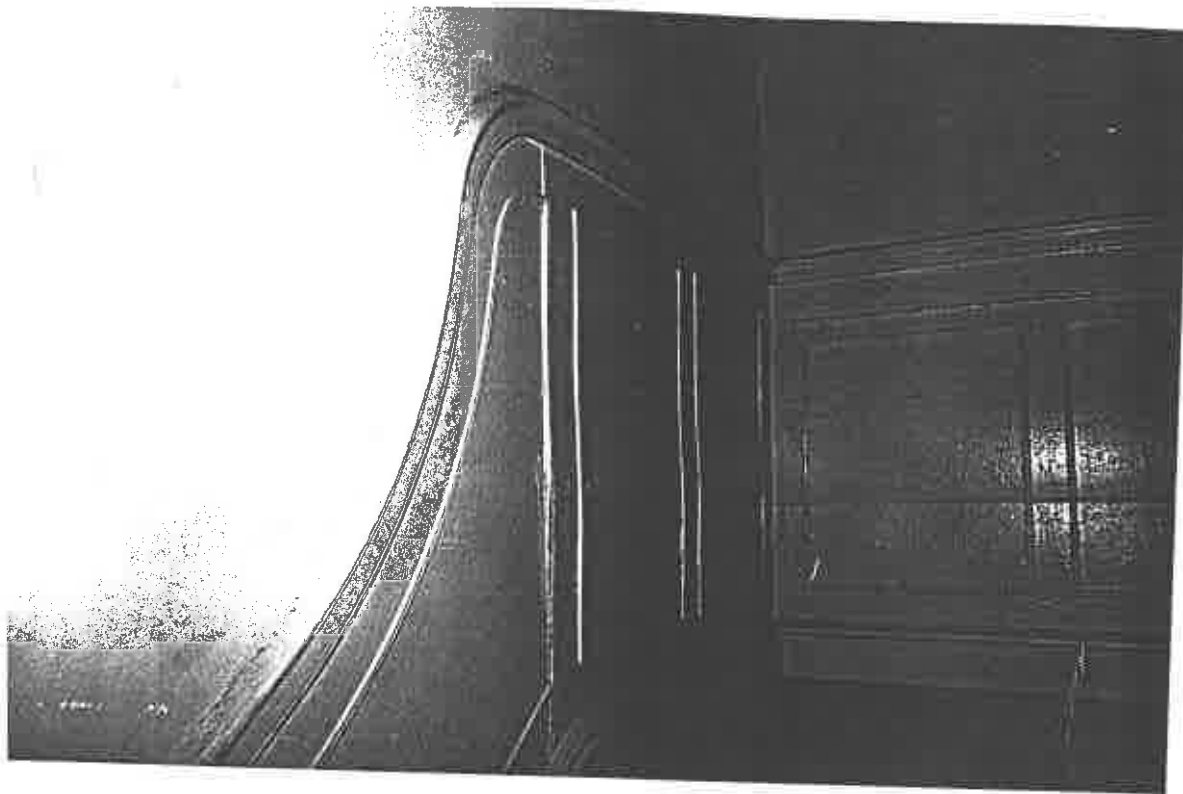
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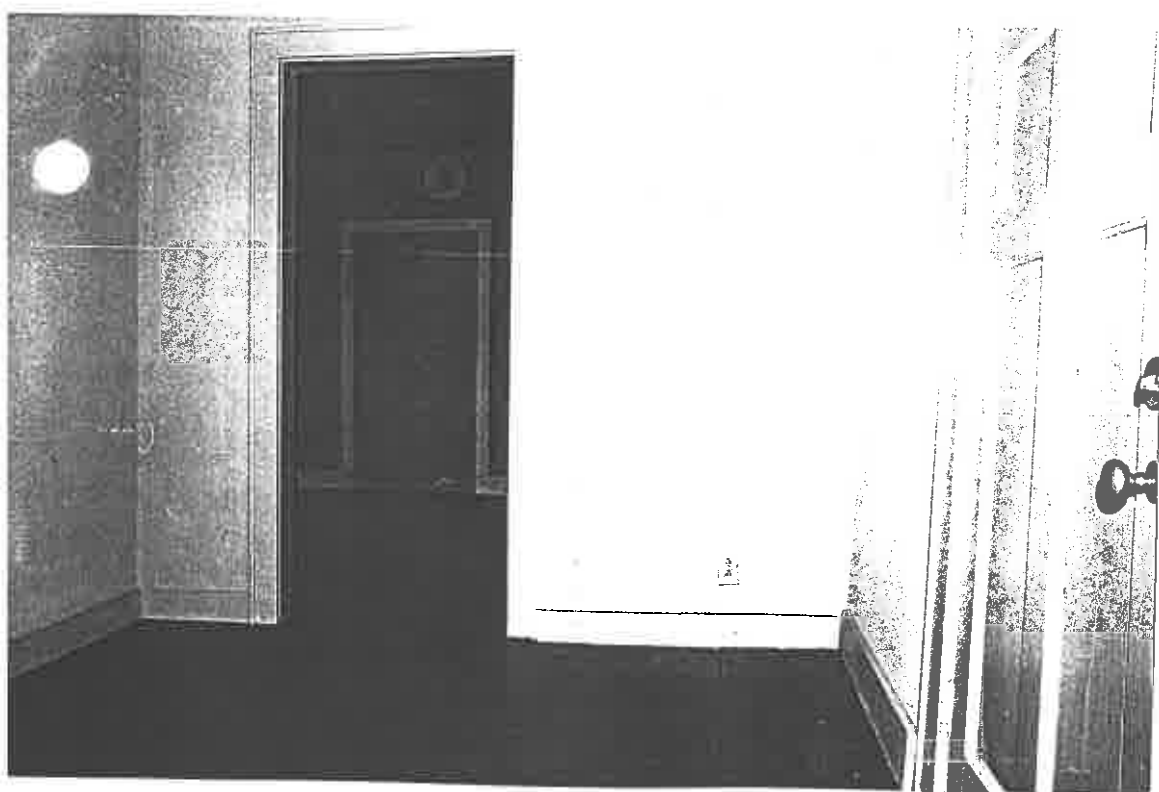
#7 Main Building
Second level
North parlor
Fireplace detail



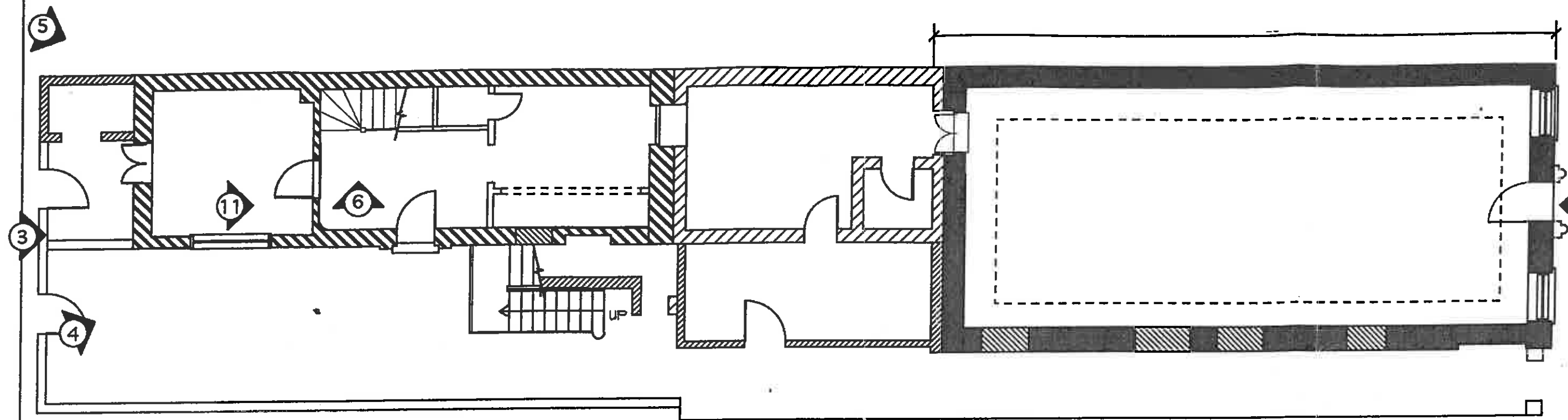
#8 Staircase
Upper flight



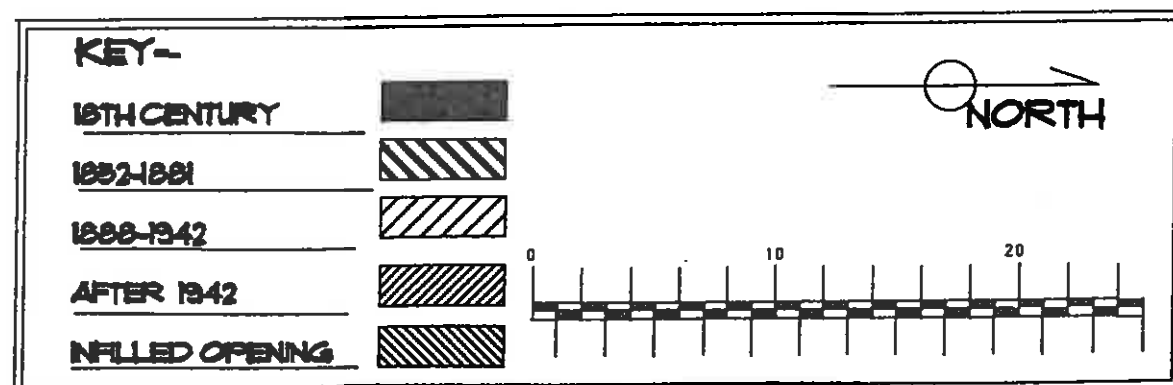
#9 Paneled wainscot



#10 Third Level
Typical view



FIRST LEVEL PLAN



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89 BROAD STREET

CHARLESTON, SOUTH CAROLINA

FIRST FLOOR PLAN AND PHOTO KEY

REVISIONS

DATE	BY
8/20/96	

DRAWN

JL

CHECKED

8/23/96

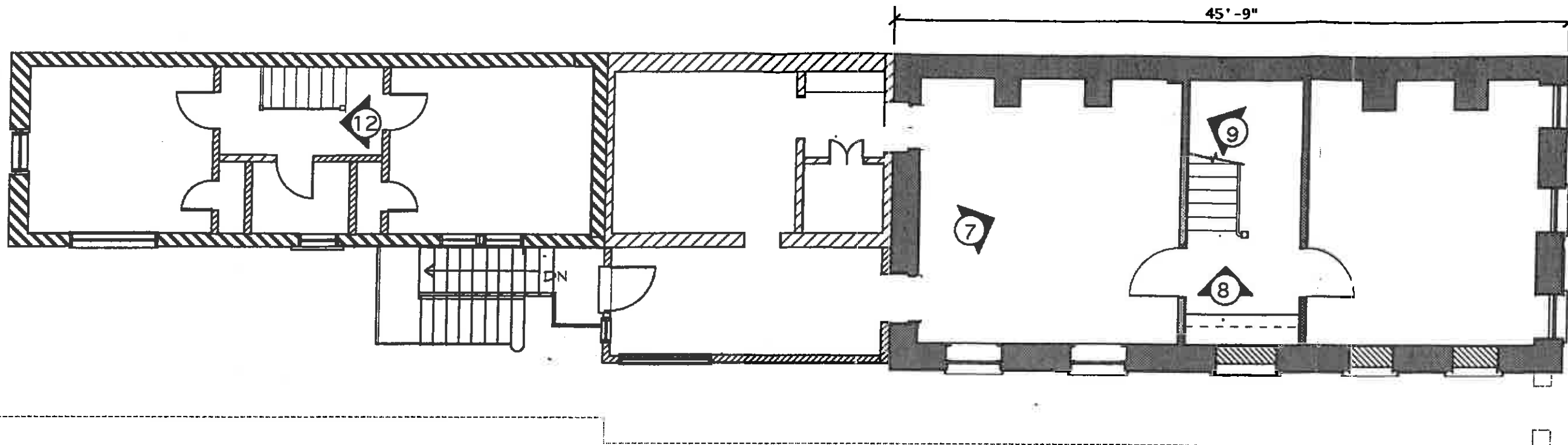
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SECOND LEVEL PLAN

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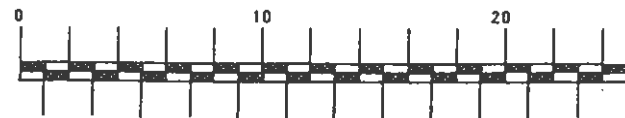
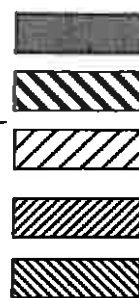
18TH CENTURY

1852-1881

1888-1942

AFTER 1942

FILLED OPENING



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SECOND FLOOR PLAN AND PHOTO KEY

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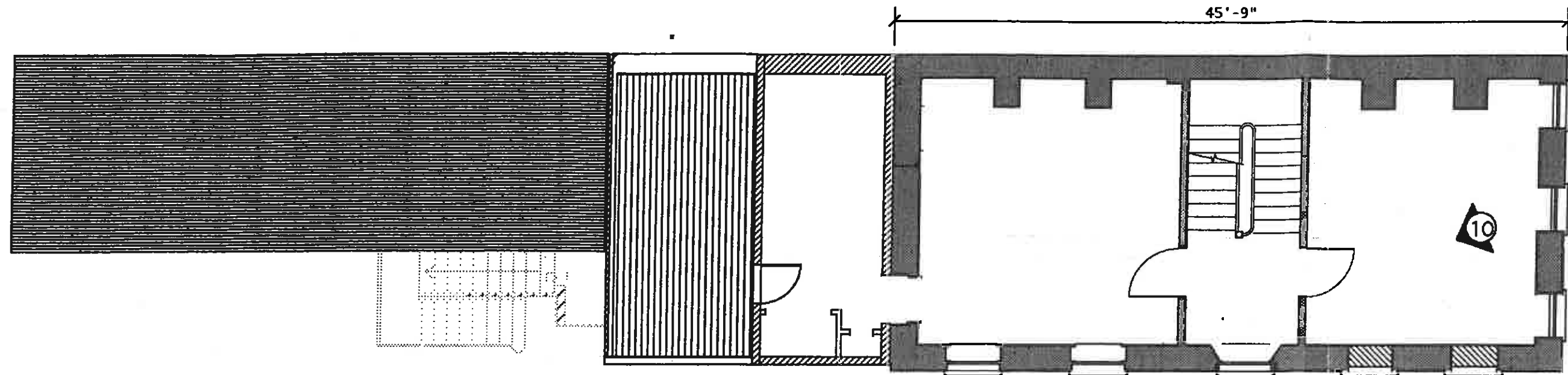
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THIRD LEVEL PLAN

KEY-

18TH CENTURY



1852-1881



1888-1942



AFTER 1942



FILLED OPENING



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89 BROAD STREET

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THIRD FLOOR PLAN AND PHOTO KEY

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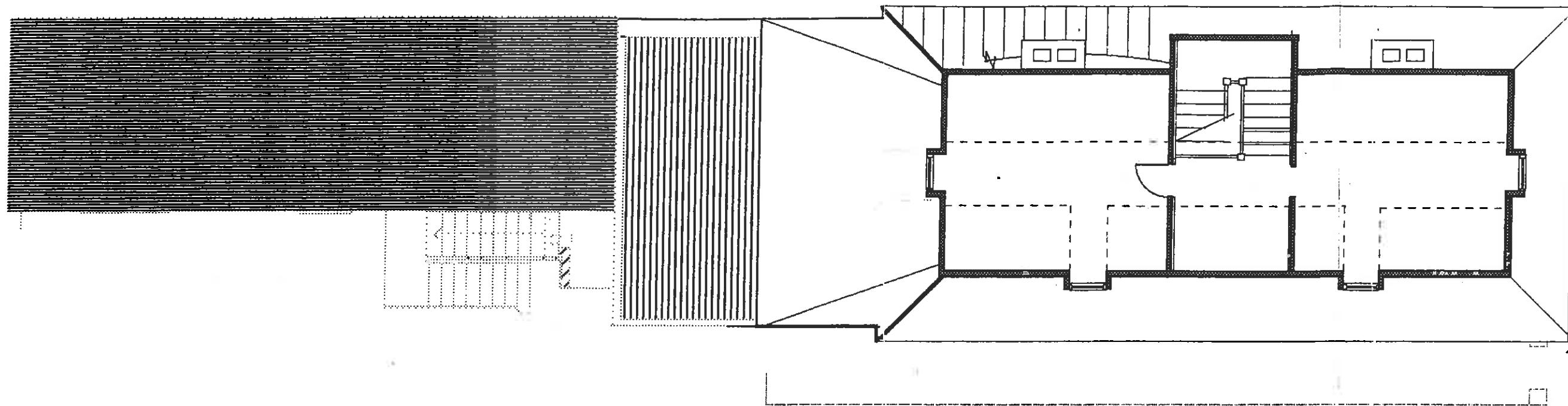
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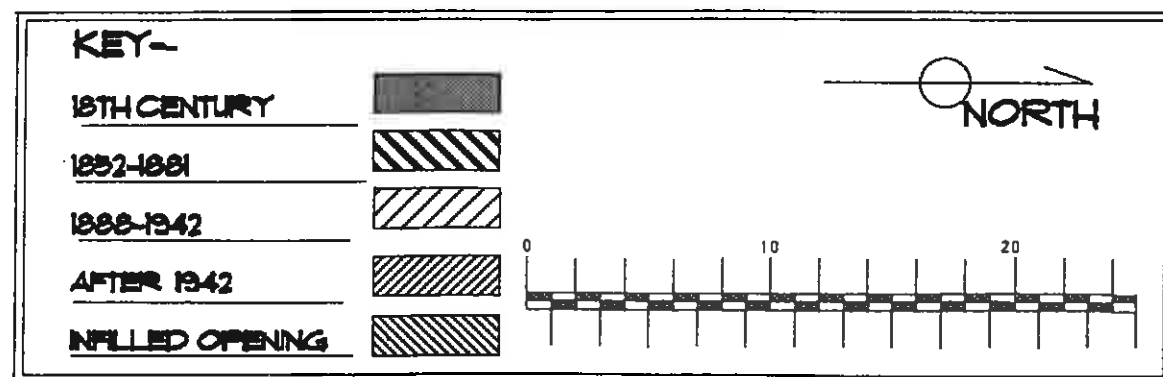
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 **FOURTH LEVEL PLAN**



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FOURTH FLOOR PLAN AND PHOTO KEY

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