

Historic Preservation Certification Application

State Historic Preservation Office Review & Recommendation Sheet

Significance – Part 1

Project number: _____

1

Property: 28 Queen Street
Historic District: Charleston Historic District
 NR District
 Certified State or Local District

Preliminary Done
A&H number: 2006-016

2/16/06 Date application received by State
____, ____ Date(s) additional information
received by State

2/16/06 Date complete information received by State

3/8/06 Date of transmittal to NPS

Property visited by State staff? yes no

SHPO REVIEW SUMMARY

- Fully reviewed by SHPO
- No outstanding concerns
- Owner informed of SHPO recommendation
- In-depth NPS review requested
- Recommendation different from applicant's request

2

STATE RECOMMENDATION


Andrew W. Chandler, Architectural Historian, who meets the Secretary of the Interior's Professional Qualification Standards, has reviewed this application.

The property 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 property 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 Internal Revenue Code.

The property does not contribute to the significance of the above-named district.

Insufficient documentation has been provided to evaluate the structure.

This application is being forwarded without recommendation.

Preliminary determinations:

The property appears to meet National Register Criteria for Evaluation and will be nominated.

The property does not appear to meet National Register Criteria for Evaluation and will not be nominated.

The property appears to contribute to the significance of a:

potential historic district that appears to meet the National Register Criteria for Evaluation and will likely be nominated.

registered historic district but is outside the period(s) or area(s) or significance as documented in the National Register nomination or district documentation on file with the NPS.

The Property is located in a proposed historic district and:

The Property does not appear to contribute to the significance of the proposed historic district.

The proposed historic district does not appear to meet the NR criteria for Evaluation and will not be nominated.

3/7/06
Date

Mary T. Edwards
State Official Signature

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE

FEB 16 2006

NPS Office Use Only
NRIS No:

NPS Office Use Only
Project No:

SC Department of
Archives & History

NPS

MAR 13 2006

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.

AGH-2006-016

1. Name of Property: Not named

Address of Property: Street 28 Queen 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

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 KATHLEEN H. RIVERS Signature Kathleen H. Rivers Date 02/06/06

Organization

Social Security or Taxpayer Identification Number X 252-78-3040

Street 28 Queen Street City Charleston

State SC Zip 29401 Daytime Telephone Number 843-722-3680

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

National Park Service Authorized Signature

National Park Service Office/Telephone No.

See Attachments

3/15/06 Lentino Aguilar HPS/TPS
202-354-2032

**HISTORIC PRESERVATION
CERTIFICATION APPLICATION —**

Not Named

Property Name

28 Queen Street, Charleston SC 29401

Property Address

PART 1

NPS Office Use Only

Project Number:

5. Description of physical appearance:

The building at #28 Queen Street is the westernmost of a row of four tenements today called Johnson's Row. The stuccoed masonry buildings are three stories in height, three bays wide under the broad side-gabled roof system, and each has two gabled dormers at front and rear. The buildings share two large chimneys.

The entire range features a cornice of brick dentilwork and masonry string courses between the main floor levels. 28 Queen Street is further elaborated with masonry quoins at the front and rear of the building, and an iron balcony across the second floor, originally the principal level of the residence. A similar, smaller, balcony was later added above the west elevation entry.

The ground floor of the facade was reconfigured during a 1940s renovation, with a garage door installed at the east side, and a large multilight window to the west. These openings have been unchanged since 1944, when the row was photographed for *This is Charleston*. Tall window openings at the facade second level have 9/9 double-hung sash above jib doors. At the third and dormer levels are shorter openings with 6/6 sash.

An alley along the west elevation provides access to a centered first-floor entry. At the rear, the building is connected to its early kitchen house by an infill wing. Shown as one story on 1880s Sanborn maps, the hyphen was later enlarged to two stories. In the garden, a two-story dependency that stood along the rear property line was ruined by the 1886 earthquake and removed.

The interior of 28 Queen Street was originally configured as a one-bay deep shop space entered from the street, with the residence above entered from the west side. The principal building retains its historic plan, with a center stair hall dividing front and rear rooms. Finishes have typically been replaced, but the modern material is consistent with the historic fabric. Some of the early interior paneling was salvaged and used for a first floor partition wall, and flooring is of early heart pine. Modern kitchen and bathroom spaces are accommodated within the kitchen and infill wings.

The kitchen house is a gable roofed two-story building of unstuccoed brick with tile roofing. Three bays deep and two bays wide, it is connected to the main building by a hyphen at its south elevation. A wood-and-glass door system with a copper hood at the west elevation is a 20th century alteration. Other openings have been repaired and reworked over time, but generally retain their historic appearance.

Date of Construction: ca. 1802 Source of Date: News & Courier 8/9/76; Poston, Buildings of Charleston, p. 126

Date(s) of Alteration(s):

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

6. Statement of significance:

The building at #28 Queen Street is one of a row of four tenements built ca. 1802 and today called Johnson's Row. It is a good example of a mixed-use masonry structure of the early 19th century, retaining integrity of location, design, setting, materials, workmanship, feeling, and association. The building contributes to the significance of the Charleston Historic District.

#28 Queen Street was rated as Category 2: Excellent in the 1973 Feiss-Wright Inventory of Charleston. Category 2 is described as "High style regional architecture – fine "Charleston style" – well designed and proportioned – good detail – spirited, dignified, frequently innovative, rare, and always attractive and interesting. Of irreplaceable importance, to be preserved in situ at all costs." This is Charleston, the 1944 architectural survey, cited 22, 24, 26, & 28 Queen Street as "Post Revolutionary, Valuable to City."

Historical background

Between September 1801 and June 1803, William Johnson, Sr., and his son William Johnson, Jr., had four tenements built on Queen Street, intended as rental property. Upon completion, a deed of partition gave Johnson Jr. title to the two westernmost buildings.

Commercial rows were part of Charleston's earliest streetscapes. These might be developed gradually, each set against the side wall of the next, or developed together as abutting structures. This was the case with the four houses built by the Johnsons.

The building was designed to take maximum advantage of the commercial location near the Cooper River waterfront. The ground level provided office or shop space, with residential use above. In the dependency building were facilities for cooking, laundry, or other services, and quarters for slaves. Queen Street below Church Street was a densely-occupied area with very little vacant ground. The lower levels of most buildings housed shops, groceries, offices and storage rooms. Above and behind the commercial spaces were the residents: a mixture of building owners, tenants, and slaves. In 1861, Mrs. J. M. Rudolph owned all four of these buildings, occupying #28 Queen herself. The other buildings were in use as offices and/or residences.

Mixed uses continued to characterize the east end of Queen Street during the 20th century. With Charleston's economic decline, buildings were neglected and many became vacant. Others became "slums." Although the restoration of Rainbow Row on East Bay Street began in the 1930s, it was not until the 1940s that revitalization began on two Queen Streets tenement rows, #22-28 Queen and #23-25 Queen.

By 1959, the News & Courier was able to report: "a typical Charleston restoration. This row of houses was a slum area before it was gradually restored by individuals who renovated the tall masonry houses into modern homes... Residents have given the houses the name of 'Queen's Row.'

7. Photographs and maps.

Attach photographs and maps to application

Continuation sheets attached: yes no

The News and Courier, Charleston, S. C., Thursday, Sept. 29, 1955



Picturesque Queen Street — As Seen By Tourist's Camera

This is what goes back home in the cameras of shutter-clicking tourists who pour into Charleston. Sometimes the view is somewhat obscured by a maze of criss-crossed utility wires.



28 QUEEN STREET

1861 Census of the City. 36-42 Queen, Mrs. J. M. Rudolph. From the east: Joseph T. Saunders, office; G. B. Stoddard, R. W. Cross, office; Mrs. Rudolph.

1884 Sanborn from the east: Grocery, tenement, tenement, Fancy. All with two-story dependencies. 2-story dwelling behind today's #28.

1886 Earthquake record: 28 Queen, Mrs. Quinby store and dwelling. North wall badly cracked; south slightly cracked; west "sprung" and chimneys down. West wall to be anchored at top, chimneys rebuilt below roof. Rear building "not insurable."

1888 Sanborn: all stores first floor, tenements above. 28 Queen rear bldg "ruins"

1928 Sanborn: tenements all four buildings.

1951 Sanborn: dwellings all four buildings.

City directories

1930 22 Queen: H. Brooks (c) Pool Room Residence (c) above 24, 26: (c) residences
28: Southern Distributing Co.

1938: 22 Greenleaf Cafe (c).
24, 26: vacant
28: Vincent Chicco owner/occupant

1944-45 22: R. M. Hill owner/occupant. 22-1/2 white residents
26 & 26-1/2 same
28: 2 white residences

1948 22: Hitt residence; 22-1/2 res
24, 26: white residences
28: white duplex

1950-51 22: not listed
24: white residence
26: white owner/occupant
28: 2 apartments

195_ 22 owner/occupant
24: white resident
26: owner/occupant
28: R. F. Knoth owner/occupant

N&C 1/1/76 HCF holds Queen Street tour. 26 Queen, M/M Leonard L. Long, Jr.