

The neighborhood of Radcliffeborough derives its name from Thomas Radcliffe, whose estate was subdivided into lots in 1814. Among these lots were three large parcels located on the northern side of Warren St. (between Coming and Thomas Streets). (Refer to 68 Warren St. research.)

The central parcel (approximately 100' X 153') was acquired by James Gabeau, who built a large plantation-style house on the easternmost portion of his lot, c. 1816.

Mr. Gabeau, a cooper, owned several properties on Hudson, Queen and Wentworth Streets, but sold or leased them prior to his acquisition of the Warren Street property. However, there is no written record of Gabeau living at the Warren Street address. Upon James Gabeau's death, the lot was subdivided in 1853 into two parcels. The plantation house (60' X 153') was sold to Henry Walker and the western portion (40' X 153') was acquired by James McGibbon, who subsequently built a substantial single house on the land.

The 170' X 100' parcel to the east of the Gabeau house remained vacant until the 1870's when it was owned by S.F.S. Wilson. Apparently, based on tax assessments, there were no buildings located on the land in 1871. In 1874, tax records show the property as being subdivided into two parcels. C. A. Cammann acquired the easternmost lot measuring 60' X 100' and Michael Kennedy bought the western portion measuring 110' X 100'.

In that year, the assessment on Cammann's property was \$3,200.00 which would indicate that a building had been built on the property. The tax records of 1876 show a three-story wood frame structure on the land (the present building at 54 Warren). Mr. Kennedy, by 1874, evidently had built two, two-story wood frame structures on his substantial lot. These appear to be the houses located at 60 and 62 Warren. He also built the houses at 56 and 58 Warren in 1877 or 78 according to tax records.

64 Warren

It appears that James Gabeau consolidated his land holding south of Calhoun Street in the years preceeding 1816 and built his new home on Warren Street sometime in 1816. This date would make the home the oldest on the street and one of the oldest in Radcliffeborough.

Gabeau plantation style home was apparently built on the easternmost segment of a large lot (approx. 100' X 153"). Upon Gabeau's death, his estate in 1853 subdivided the lot into two parcels.



HISTORIC CHARLESTON FOUNDATION

51 MEETING STREET

CHARLESTON, SOUTH CAROLINA 29401

James Gabeau built his handsome plantation house on Warren Street, the earliest house on the street, in 1816, on a pleasant-size lot with a frontage of 110 feet, building the house up to the easter property line. Both of the adjoining lots - to the east and west - were unusually large, which made a spacious setting for such a very fine building. His lot was not subdivided until some time after his death and the lots to either side were subdivided at about the same time. So it has been our desire to acquire and restore this earliest of the Warren Street houses and give it as appropriate a setting as possible.

The Foundation has been interested in Radcliffeborough and in the outstanding house at 64 Warren Street for a number of years, and has for the last ten years made efforts off and on to purchase the building. We considered Warren Street key to the Radcliffeborough area, just as Charlotte and Chapel Streets are key, in our opinion, to Wraggborough; and that this plantation house at 64 Warren, properly restored, could be a dramatic keystone, much as 44 Charlotte and 36 Chapel have proved to be.

Our first Warren Street purchase was made in 1973, and our total gross investment on the three crucial residential blocks of Warren Street is \$400,000, so you must realize that we not only have a deep commitment to that area, but have made exhaustive studies of the area as well.

A year ago we were finally able to buy a property package from the Anderson family consisting of 64 Warren Street, the James Gabeau House, and 62 Warren Street, a tenement house in poor condition which had been tightly inserted into the block in 1874, and altered and lengthened c. 1900. The neighbors had urged the Foundation to purchase 62 because of problems associated with some tenants of the house, with the police required to make frequent visits and occasional arrests. We were also anxious to control 62 as it visually encroaches on its fine neighbor at 64, and a disadvantageous use of the building would have tremendous adverse impact on the Gabeau House, listed in Category 2 on the Architectural Inventory.

We have been working on the project since its acquisition - on measured drawings - on development plans - on feasibility studies of the basic structures - on estimates for rehabilitation. We have determined that as an optimum goal the Gabeau House should be sold as a single family residence, but as it contains 4,700 feet of floor space, this may be impractical; so the second, but acceptable solution, is that it be developed into several units, but never more than three. This restriction will be under our covenants.

The house at 62, not listed on the Architectural Inventory, presents a grave problem. We determined that if it was kept it must be a single-family, owner-occupied house. It could of course be developed in two units - but not without detracting from the building. Even as a single family house it does not work out well. Staircases present a problem in a house so narrow. The insertion of the central staircase in its original location would again create a string of awkward, small rooms. Studies to place the staircase elsewhere all proved impractical. We also had plans to remove the northern section, the rear portion, which now resembles an ill-mated string of railroad cars, unsound and termite-ridden.

We have determined to our satisfaction that no matter how much (or how little) money or labor is expended on the house, the results would not justify the excessive renovation costs. Conditions include:

- No footings under the foundation or chimneys;
- Extensive termite damage to the sills and joists, some of which rest on the ground;
- Not one room has a level floor;
- All original partitions have been moved, revealing cut and unevenly patched floors;
- Original mantels have been removed and replaced with 20th Century mantels. Most of the baseboards and door surrounds date from later alterations;
- Porches are severely deteriorated, partly enclosed, and awkwardly appended.

We have had the building gone over by two contractors, who have both estimated that \$90,000 would be a conservative figure for rehabilitation. The City Building Inspector's Report is attached. A study of conditions by R.F. Cole is attached. Our own examinations confirm the above. We also feel that it would add little to neighborhood housing, while at the same time it would detract significantly from the architectural quality of the street, as it crowds the streetscape.

But even more than the conditions and cost involved, as professional planners and as an organization which has been active in area rehabilitation for thirty years, we feel that for the greater good of the area this building should be removed and a small open space created, which would become part of #64 and give the Gabeau House a side garden and a better setting. This space would be permanently secured with no building upon it by protective covenants which will be made part of the deed of title of 64 Warren Street.

We therefore respectfully submit our application to demolish 62 Warren Street.