

CharlestonWISE Impact Project Historic House Information

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 Historic Charleston Foundation
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Location Address: The Charles Warham House
 17 Tradd Street
 Charleston, SC 29401

House Data Sheet

Construction Date: 1754

Sq. Ft.: 2,512
 (heated & cooled in
 main house)

No. of Stories: 2

Bldg. Orientation: Tradd St
 façade faces N

HCF Easement /
Covenant Property: Yes



System	Material / Type	Notes
Exterior Walls	Brick & Stucco	
Roof	Metal, standing seam	
Framing	Wood	
Windows	Wood, double-hung	Mostly 9/9, with some fan lights; storm windows
Foundation	Brick	Low, appears level with street; assume small crawlspace if any
Piazza / Porch	Wood	Small 2nd story porch on rear façade

Sanborn Maps:

The 1884 Sanborn map shows a 3-story long, rectangular dwelling house with a piazza on its rear elevation. The structure's north elevation fronts on Tradd Street and the building occupies the entire width of the narrow lot. On the 1888 map, the structure is now only 2 stories in height, but retains the rear piazza. In 1902, the dwelling is still a 2-story structure, and the rear piazza is labeled as 2 stories in height as well. The 1944 and 1951 Sanborn maps show the building in the exact same configuration.

Additions / Alterations:

As stated on the National Register Part 1 Certification form: "Originally the building consisted of two rooms on each floor, with a stair hall between. Sanborn maps from the late nineteenth century show that there had been a two-story piazza on the south side, or rear, of the building that predated the existing additions. During the third quarter of the twentieth century, however, a one-story stuccoed brick dining room and kitchen addition with an elaborate colonial revival doorway opening onto the rear yard was constructed onto the rear of the structure. This was followed by a one-room wood frame addition at the second-story level constructed on top of the previous kitchen addition, and a further one-room extension of the kitchen addition at the ground floor level perhaps to accommodate a mud room or laundry room." In 2001, the owners requested the replacement of the HVAC rooftop units. The Board of Architectural Review approved this change as long as the units were not visible from the public right-of-way.