

NPS NOV 17 2005

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

SC Department of
Archives & History

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NRIS No:

RECEIVED

DEC 15 2005

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Project No:

17elle

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, additional sheets or attach blank sheets.

NATIONAL PARK SERVICE
TAX INCENTIVE PROGRAM

AET-2006-002

1. Name of Property: Not named

Address of Property: Street 107 Tradd 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 Flick

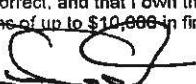
Street Post Office Box 525 City Charleston

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 James M. Lombard

Signature * 

Date 11/18/05

Organization

Social Security or Taxpayer Identification Number 

Street 107 Tradd Street City Charleston

State SC Zip 29401 Daytime Telephone Number 843-534-1161

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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.

Date 1/13/06

National Park Service Authorized Signature 

National Park Service Office/Telephone No.

202-354-2032

See Attachments

**HISTORIC PRESERVATION
CERTIFICATION APPLICATION –
PART 1**

Jane Ladson Kitchen House

Property Name

107 Tradd Street (dependency) Charleston SC

Property Address

NPS Office Use Only

Project Number:

5. Description of physical appearance:

The kitchen house at 107 Tradd Street is a two-story stuccoed masonry building with a hipped roof clad in standing-seam metal and two interior chimneys at its east elevation. There is a small two-story addition at the south (rear) end of the building. The kitchen house is set along the east property line, and it faces west toward the back yard/garden. The front west elevation is organized as five bays, with a center entry flanked by windows. There is a single window at the north elevation, facing the main house. The east elevation has two windows at the second level.

Sash are modern double-hung wood windows with 6/6 lights and operable wood exterior shutters. Entries at the front and south addition have modern doors.

Historic maps (Sanborns 1888, 1902, 1944, 1955; plats 1968, 1984) show several changes to the south addition: first seen as a two-story wing, it was only one-story in 1902, then a one-story garage. The present masonry addition reflects a 1974 renovation of the property.

The exterior walls are stuccoed, as is typical of dependency buildings throughout the Historic District. The stucco is well-maintained and does not permit inspection of the brick beneath. Records do not indicate when the building was first stuccoed. This might have been done ca. 1887 when a new main house was constructed to replace one damaged or destroyed by the earthquake.

The building stands at the rear of the property, behind a 1973 residence and 2004 garage building. A modern courtyard garden, with pool and garden house, was added south of the dependency in 2004. The modern landscaping does not affect the sense of the kitchen house as an auxiliary building within a domestic yard/garden.

Date of Construction: ca. 1790 Source of Date: deeds, city directories

Date(s) of Alteration(s): ca. 1886, 1974

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

6. Statement of significance:

The 107 Tradd Street Kitchen House is a good example of a domestic dependency building. It retains integrity of location, design, setting, materials, workmanship, feeling, and association, and contributes to the significance of the Charleston Historic District. Because the present main house was built in 1973, the property was not rated in the 1973 Feiss-Wright Inventory of Charleston.

The book *This is Charleston* (1944) cited 107 Tradd Street as "Valuable. Notable servants quarters." In 1968 author Samuel Stoney clarified the entry: it was "the servants' quarters in the rear that is of value and not the main house." Although there are now two modern buildings between this dependency and Tradd Street, the kitchen house/slave quarters retains its sense of time and place as a rear service building.

Historical Background

In 1783, Thomas Legare and his wife Elizabeth sold a lot 45' wide by 210' deep to Mrs. Jane Ladson, the widow of William Ladson, for £652 sterling. By 1790 the main house on this property was Mrs. Ladson's residence.

From 1804 until 1866, Mrs. Ladson's two-story frame residence at 107 Tradd Street provided rental income for Mrs. Caroline S. Thayer and her heirs. The dependency building housed the kitchen and quarters for slaves of the occupants.

Beginning in about 1868, 107 Tradd Street was an owner-occupied dwelling. How the kitchen house was used during the late 19th and early 20th century cannot be determined. George H. Swan, a mariner and pilot boat captain, bought the property in 1882, and his family moved there the same year. City directories afterward show the Swans continuously in residence.

During the 1880s, the early house at 107 Tradd Street was replaced by a second two-story residence, also of wood frame. The best interpretation of city maps and earthquake records is that the pre-Revolutionary house was heavily damaged, quickly repaired as a very small building, then replaced entirely before 1888. A photograph of the second house on the lot (torn down in 1968) shows a Victorian dwelling similar in plan and siting to the adjacent existing building at 105 Tradd Street.

CONTINUED

7. Photographs and maps.

Attach photographs and maps to application

Continuation sheets attached: yes no

CONTINUATION / AMENDMENT SHEET

Jane Ladson Kitchen House

Property Name

Historic Preservation Certification Application

107 Tradd Street dependency, Charleston SC

Property Address

Instructions. Read the instruction carefully before completing. Type, or print clearly in black ink. Use this sheet to continue sections of the Part 1 and Part 2 application, or to amend an application already submitted. Photocopy additional sheets as needed.

This sheet: continues Part 1 continues Part 2 amends Part 1 amends Part 2 NPS Project Number: _____

6. Historical Background, continued

In 1948, Julia M. Swan conveyed 107 Tradd Street to Gordon Realty Company. That company held the property for 20 years, using both the main house and dependency as rental units before selling it to Edwin H. and Joan Poulnot. Almost immediately, the Poulnots applied for and received approval from the city's Board of Architectural Review to demolish the 1880s frame dwelling. Soon afterward, the main building was razed. The masonry dependency was considered an important historic structure and retained.

In 1973, General William C. Westmoreland and his wife Katherine bought 107 Tradd Street, vacant except for the brick dependency building, and constructed a new residence set back from Tradd Street. In 2004, the present owners constructed a garage in front of the house, replacing the Westmorelands' open parking lot. This new building along the front property line has restored the traditional separation of a residential lot from the street, making the main house and its setting compatible with the historic district. The restoration of a typical lot configuration has enhanced the historic dependency building.

Name _____ Signature _____ Date _____

Street _____ City _____

State _____ Zip _____ Daytime Telephone Number _____

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- The National Park Service has determined that these project amendments meet the Secretary of the Interior's "Standards for Rehabilitation."
- The National Park Service has determined that these project amendments will meet the Secretary of the Interior's "Standard for Rehabilitation" if the attached conditions are met.
- The National Park Service had determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation."

Date _____ National Park Service Authorized Signature _____ National Park Service Office/Telephone No. _____

- See Attachments