

107 TRADD STREET

The property at the corner of Legare and Tradd Streets was originally Lot #264 on the Grand Model of Charleston. In 1720 goldsmith Solomon Legare owned Lot 264, where he built his house, and Lot 224, on Legare Street. His parcel measured about 210' on Legare Street and 320' deep along Tradd Street, extending half the distance between Legare and King streets.

Solomon Legare conveyed the property to his son, also Solomon, in 1740, but retained the right to use and occupy his house until his death (in 1760).

At his death in 1774, Solomon Legare, Jr., bequeathed his father's town lots to his sons in three parcels. Surveyors divided the land from north to south. The Legare house stood on the northwest corner, 100' deep on Tradd Street, which was left to the third Solomon Legare, called "the Younger." The middle part of the property, 118' on Tradd Street (and 108' on the back line), was left to Daniel Legare. The easternmost section was left to Thomas Legare (1732-1801), who was an established Johns Island planter.

The Legares were typical of the French Huguenot tradesmen and professionals in early Charleston. As they prospered in town, they invested in land outside Charleston, gradually turning all their efforts to plantation management.

The land Thomas Legare inherited from his father in 1774 was 102' along Tradd Street, and 94' along the back line. As the surveyor's measurements indicate, the dimensions of Charleston's early town lots often had to be reconsidered – which leaves the story of Thomas Legare's land somewhat incomplete. A thorough exploration of all the pre-1790 conveyances between Thomas and his brother Daniel is beyond the scope of this study.

Like his father Solomon Legare, Jr., Thomas was both a planter and a "currier" (a leather tanner), and operated the family business behind his father's dwelling house. Yet the middle portion of the property, site of the tannery buildings, was bequeathed not to Thomas, but to Daniel Legare, a merchant. Several explanations are possible. It might be that Thomas Legare had already built his house (at today's 109 Tradd Street), on the east portion of the lot. The tanning business was a noxious enterprise, generating heat, noise, and filth, and would be abandoned a few years later. With Daniel having already established his residence in Ansonborough, he might have been the appropriate heir to a parcel best-suited for sale or redevelopment. Thomas Legare himself might have been intended to buy the middle section from his brother, although it does not appear that he did so.

In 1780, Thomas Legare was one of the patriots considered dangerous by the occupying British. After confinement on the prison ship *Torbay* in Charleston Harbor, he was exchanged in May 1781 and was among those required to relocate to Philadelphia. After his return in 1783, he was known strictly as a Johns Island planter, and he sold a portion of his Tradd Street property. 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.

Although the 1788 Phoenix Fire-Insurance Map of Charleston does not show a house on 107 Tradd Street, in 1790 this was the residence of Mrs. Ladson. Whether she had the brick kitchen house constructed, or whether it served an earlier rental house owned by Legare, has not been determined. 18th and 19th century documents are always incomplete regarding dependency buildings.

In late 1790, Mrs. Ladson sold her residence to Josiah Pendarvis for £600. (Property prices in the post-Revolutionary period are difficult to compare. The 1783 purchase price of £652 was in "sterling money of Great Britain" while the 1790 price was £600 "current money of South Carolina.")

Pendarvis was a planter, one of many who lived in this section of Charleston. How long he lived here is not certain; by some means the property had come into the possession of Josiah Bedon, a Beaufort planter, by 1804.

In 1804 Josiah Bedon sold the property for £700 to Robert J. Turnbull, who was to hold it in trust for Mrs. Caroline S. Thayer. 107 Tradd Street was held for rental income until after the Civil War.

Caroline Sinclair Heyward (1775-1836) married New England merchant Ebenezer Thayer (1767-1824) in 1793, and had at least six children. Money for the purchase of 107 Tradd Street seems to have come from Mrs. Thayer: a conveyance to a trustee would protect the ownership of a married woman - otherwise any property titled in her name became her husband's outright. In 1826, her husband having died, Mrs. Thayer had 107 Tradd Street transferred from the trustee to herself. Mrs. Thayer died in 1836 at her Tradd Street residence, west of Legare Street. That house, like 107 Tradd, provided her children with rental income for years.

The two-story wooden house at 107 Tradd Street was noted in the Tax Assessor's Ward Books for the 1850s, and in the 1861 census of the City of Charleston. On the eve of the Civil War, it was occupied by Henry Missroon.

Caroline Thayer's estate was not completely settled until after the Civil War. In 1866, thirty years after her death, 107 Tradd Street was sold to Melvin B. Wilbur for \$3350. Less than two years later, he sold it to Madeline M. Gatewood for \$3300.

Ward Books for the 1870s continue to show a 2-story wood house, now owned by Gatewood, at 107 Tradd Street. By 1872 city directories show Mrs. Gatewood living there; she died at home, age 55, in July 1873.

After Mrs. Gatewood's death, members of her family lived at 107 Tradd Street at least through 1877. The property was then sold in 1882 as a "lot with buildings and improvements." The sale price of \$2625 indicates a respectable house on the lot – by comparison, between 1879 and 1884 three frame buildings on Gadsden, Rutledge, and Society streets sold for amounts ranging from \$2500 to \$3200; the masonry building at 25 Legare Street sold for \$2500 in 1883.

George H. Swan, a mariner and pilot boat captain, bought 107 Tradd Street in 1882, and his family moved in the same year. City directories afterward show the Swans continuously in residence.

Yet 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 (20' X 18') building, then replaced entirely before 1888. A photograph of the second house on the lot (torn down in 1968) shows a Victorian dwelling with a bay window on the façade and double piazza along the west side.

In 1948, Julia M. Swan conveyed 107 Tradd Street as a lot with buildings to Gordon Realty Company (C. P. Pope, president). That company held the property for 20 years before selling it to Edwin H. and Joan Poulnot. Almost immediately, the Poulnots applied for approval from the city's Board of Architectural Review to demolish the 1880s dwelling. The board approved the application on the advice of Samuel G. Stoney, author of *This is Charleston*, who said that it was "the servants' quarters in the rear that is of value and not the main house." Soon afterward, the building was razed.

The Poulnots then petitioned to have the lot subdivided as three building lots. Responding to strong neighborhood opposition, that application was denied. They returned with a petition to subdivide into two townhouses. After months of legal battles, in late 1970 this proposal too was denied.

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 paved parking area in front of the Westmoreland house was replaced by a garage.

THOMAS LEGARE'S PARCEL 102' ON TRADD

50' his own residence: 109 Tradd

45' to Jane Ladson, eventually to Thayer-Gatewood-Swan: 107 Tradd Street

In 1790 Thomas and Elizabeth Legare resided at 50 Tradd Street; Jane Ladson was at 49 Tradd

THOMAS LEGARE'S RESIDENCE LOT

This parcel, about 50' along Tradd Street, occupied today's 109 Tradd Street and the driveway and greenhouse on the Sword Gate House lot

1790-1801 *City Directory*: Thomas Legare, planter, 50 Tradd Street

1798 Catherine Legare, daughter of Thomas, married Isaac Stockton Keith [pastor of Congregational Church; died 1813 age 59]

2/9/1801 death of Thomas Legare Esq. of Johns Island., age 66. *Will Book 28*, p. 97: To my daughter Catherine the Wife of Dr. Isaac Keith, my house and lot of land in Tradd Street wherein I now live with all other the buildings thereon erected.

Catherine Legare Keith predeceased her husband; he remarried Jane Huxham.

12/16/1813 Friends, congregation and acquaintances of the Rev. Dr. Keith invited to attend his funeral, from his late residence, Tradd Street (*Courier*)

Will Book 32, p. 758: Isaac Stockton Keith. To my well-beloved and very dear wife Jane, 1/2 of my estate: 5/6 of the half outright, 1/6 of it as long as she remains my widow, then that portion to the Congregational Church. Other legacies to Jane's sisters; and to my esteemed friends the brothers of my late wife Catherine, whose memory I cherish with affectionate respect, namely to James Legare & Thomas Legare, I bequeath 1/2 of the remaining half of my estate (that is, 1/4 of the estate to the Legare brothers) to be divided into equal shares for the benefit all the living children of Catherine's brothers and sister. The final 4th of the estate to be divided among the sisters of Keith's first wife Hannah Sproat ("whose memory continues to be deservedly dear to me"); Keith's own sisters; and the Presbyterian and Congregational Churches.

Inventory Book E, p. 224: Personal effects of Isaac Stockton Keith include the goods in his residence. The rooms are: Front Room Below, Back Room, Back Room Closet, Passage [with stair], Pantry, Front Bed Chamber, Back Bed Room, Study, Back Attic Chamber, Upper Closet, Front Room Upper Story. Also Kitchen with kitchen & wash room furniture, pots, kettles, tubs, etc; 4-wheeled carriage, a pair of sorrel carriage horses, and 13 negroes. [This is an effective description of Thomas Legare's residence at 109 Tradd Street]

1/25/1816 Thomas Hunt, commissioner in equity, to Jane Keith of Charleston, \$6000. All that valuable house and lot in Tradd Street, No. 50 Tradd, butting and bounding west on land of Mr. Steinmetz, east on Mr. Thayer. Measuring 50' on Tradd Street, 46' on back line X208'. Devisees of Rev. Dr. Isaac Keith petitioned to sell the property, "all that valuable house and lot" to effect a partition. (Deed Book P8, p. 281)

7/30/1816 Jane Keith of Charleston, widow, to Christiana Cotton, widow of James Cotton, of Charleston, \$6000. That valuable house and lot in Tradd Street, known as #50 Tradd, 50' on Tradd, 46' on back line, 208' or 210' deep. Butting and bounding west on W. Steinmetz, east on Mrs. Thayer. (Q8, p. 212) [ca. 1848 death of Jane Keith. last codicil to her will dated 5/15/1848; proved 2/16/1849. (*Will Book 45*, p. 479)]

4/1818 Christiana Cotton to Marks Lazarus of Charleston, \$6200. (V10, p. 514)

3/7/1836 Sheriff John B. Irving to Rachel Lazarus. Re. the will of Marks Lazarus, Benjamin D. Lazarus executor: Rachel has judgment of \$26,659. Levy upon a certain wooden house and lot of land. Auction and sold to Rachel Lazarus, \$5300, all that certain house and lot, 50' on Tradd, 46' on the back line, 210' deep; butting and bounding now or late west on Steinmetz, east, Mr. Thayer; formerly known as No. 50, now No. 93. (L10, p. 433)

12/21/1838 Rachel Lazarus to Henry Sollee, \$8150. House and lot on south side of Tradd, description as above (Y10, p. 19)

8/12/1853 Henry Sollee to William Adger, \$5500. Lot, piece or parcel of land, 50' on Tradd, 46' on back line, 210' deep; butting and bounding east on Thayer, west on William Adger (A13, p. 273) [This returned Thomas Legare's residence parcel to the Sword Gate property]

In 1959 Henry Gaud received permission to subdivide the Sword Gate property, and designated a lot behind the house, with a 20' wide drive to Tradd Street. Not until 1967 did they sell this lot. The Graham Reeves family sold their half of the subdivided Sword Gate house, and bought the smaller property, where they built the present house at 109 Tradd Street.

TODAY'S #105 TRADD STREET

Today's 105 Tradd Street might have been part of Thomas Legare's holdings, but this seems doubtful. In 1774 he inherited 102' along Tradd Street: 50' was his own dwelling lot, 45' became 107 Tradd Street. Seven feet is unaccounted for here.

Today's 107 Tradd is only 40' wide, leaving 12'... it seems unlikely that these differences created the 40' lot that is 105 Tradd Street.

In 1783, Thomas Hamilton owned the lot just east of 107 Tradd Street.

The Buildings of Charleston (p. 283) offers no clues, citing 103 Tradd as the ca. 1797 Eckhard House, and 101 Tradd as the ca. 1778 Jane Thomson House.

1866-82 deeds to 107 Tradd cite the property to the east as "now or late Mrs. Watson."

1883 City Directory: Erichsen family residence 85 Tradd Street.

1886 Earthquake report: Mrs. Erichsen, owner of frame dwelling 36' X 20', with tin roof, in good condition.

1903 City Directory: Mrs. F. A. Erichsen residence; Miss Mary Jersey school.

Notes and Sources, 107 Tradd Street

9/1783 Thomas Legare of Charleston, planter, and Elizabeth his wife, sold to Mrs. Jane Ladson, widow of William Ladson late of Toogadoo for £652/10 sterling money of Great Britain, a Lot on the south side of Tradd Street, 45' wide on the street, 38' on the back line, 210' deep; bounding south on Mrs. Rebecca Edwards, east on Thomas Hamilton, west on the said Thomas Legare. (*Deed Book H6*, p. 438.)

1788 *Phoenix Fire-Insurance Map* shows no house.

1790 *City Directory*: Jane Ladson, 49 Tradd Street. Probably this property. Charleston street addresses changed constantly until about 1888.

11/1790 Mrs. Ladson conveyed the same to Josiah Pendarvis for £600 current money of South Carolina. (*H6*, p. 441.)

1794 *City Directory*: Josiah Pendarvis, planter, 49 Tradd

CHAIN FROM PENDARVIS TO BEDON NOT IDENTIFIED.

3/30/1804 Josiah Bedon, planter of Beaufort, to Robert J. Turnbull of Charleston, in trust for Mrs. Caroline S. Thayer, £700. Lot at south side of Tradd Street, 40' on Tradd, 38' on back line; 210' deep. Butting and bounding [now or late] east on Thomas Handley, west on Thomas Legare, south on Mrs. Rebecca Edwards (*Deed Book L7*, p. 203)

1/1793 Mr. Ebenezer Thayer (1767-1824, from New England), merchant, married Miss Caroline Sinclair Heyward (1775-1836). Daughter Caroline S. (born 1796, married Edwin Gibbes), Harriet (b. 1798), Claudia G. (1802, married Rev. Paul T. Gervais), Thomas Heyward Thayer (b. 1903), Anna M. (1804), Edward Augustus (1816). ("Marriage & Death Notices from the City Gazette" in *SCHistorical Magazine* 21, p. 154. *Thayer family folder*, 30-04 at *SCHistorical Society*).

6/8/1826 Robert Turnbull, release to Catherine S. Thayer, per her request and \$1. Lot as above.

Witnesses Isaac K. Holmes, Emma G. Thayer (*T9*, p. 131)

3/20/1836 funeral of Mrs. Caroline S. Thayer from her late residence, Tradd Street 2nd door west of Friend [Legare] Street. (*Wilson & Grimes, Marriage & Death Notices from the Southern Patriot*, Vol. 2, p. 65.)

Will of Caroline S. Thayer, widow: All my property to be used for the maintenance of my three daughters Anna Maria Holmes, Mary Thayer, and Septima Thayer as long as they stand unmarried and in need of support. (*Will Book 40*, p. 422.)

4/21/1850 codicil to will of Sarah Ruth Simmons (née Lowndes) of 131 Tradd/84 Lenwood: The house & lot No. 77 Tradd Street, formerly the property of my friend and relation C. S. Thayer, which I have held under a Mortgage & judgment since the year 1830, to the three daughters of my said deceased friend: Caroline S. Gibbes, Anna Maria Holmes, and Mary Thayer. After their deaths or marriages, to Harriet L. Gibbes and Mary H. Gibbes, daughters of Caroline S. Gibbes, a widow. (*Will Book 46*, p. 184)

1852-56 Two-story wood house owned by William Holmes, Est. C. S. Thayer (*Ward Books*)

1861 *Census of the City of Charleston*: 87 Tradd Street, wood house owned by Est. Mrs. C. S. Thayer, occupied by Henry Missroon

10/11/1866 Tupper, master-in-equity, to Melvin B. Wilbur, \$3350, lot with buildings and improvements on the south side of Tradd Street nearly opposite Orange Street. 39'7" on Tradd, 39'3" on south line, 214'10" on west line, 211'10" on east Line. Butting and Bounding west on Adger, east on Mrs. Watson. (*Deed Book A14*, p. 693)

10/11/1866 ad (*Daily Courier*) recites above dimensions and bounds; lot with buildings and improvements 1866 no Gatewood in City Directory.

1867-68 Mrs. M. M. Gatewood, 14 Meeting Street; Capt. H. Swan, 32 Archdale

4/15/1868 Melvin B. Wilbur to Madeline M. Gatewood, \$3300. Lot with buildings, south side of Tradd Street nearly opposite Orange Street, 39'7" on Tradd, 39'3" on south line, 214'10" on west line, 211'10" on east Line. Bounding east on Mrs. Watson. (*E15*, p. 465) [Gatewood gave Wilbur a mortgage, not read, G15, 257]

1869-70 no Gatewood, no Swan in City Directory

1871-75 2-story wood house owned by Est. W. C. Gatewood, lot 39'X214' (*Ward Book*)

1872-73 Mrs. M. M. Gatewood, 87 Tradd. Capt Swan, coaster, 45 East Bay

7/18/1873 Mrs. Madeline Gatewood, age 55, died at 87 Tradd (*Death Cards, public library*)

1874-75, 75-76 W. A. Gatewood, clerk w/ SC Rail Road, res 87 Tradd

1877 Miss Leonora Gatewood, boards 87 Tradd

1878-79 no Gatewood, Swan at 114 King

1879-80 no Gatewood, Swan res. Orange Street.

4/20/1882 W. D. Porter, master-in-equity to George H. Swan, \$2625, re. W. W. Workman et. al. vs. William A. Gatewood et. al.. Lot with buildings and improvements, south side of Tradd Street nearly opposite Orange Street, 39'7" on Tradd, 39'3" on south line, 214'10" on west line, 211'10" on east Line. Bounding west on Robert Adger, east on Mrs. Watson, south on Thomas Farr Capers (*Deed Book W18*, p. 50).

4/20/1882 ad (*News & Courier*) recites above dimensions and bounds; lot with the buildings and improvements thereto.

1882 George H. Swan, pilot, res. 79 Tradd

1881-82 Lot 39X214, with 2-story wood house owned by George H. Swan (*Ward Book*)

1882 *City Engineer's Block Plat* shows house with irregular form, measuring generally 25' X 62', and set back 45' from the street.

1883 George H. Swan, captain pilot boat *Frances Elizabeth*, res. 89 Tradd

1886 Earthquake report: Mrs. Swan, owner of frame dwelling 18' long X 20' wide, with tin roof, in good condition – only chimney tops down, repair estimate \$35. This suggests that only the front section of the house survived the earthquake.

1888 George H. Swan, pilot, res. 107 Tradd

1888 *Sanborn Company Insurance Map*, by comparison with the 1882 Block Plat, shows house aligned differently with neighboring structures to east and west, and with a different footprint. A portion of the Ladson-Thayer house might have survived the earthquake to be incorporated into the new construction, but it is more likely that the building was completely new.

11/29/1890 George H. Swan to Julia M. Swan [his wife & daughter were both Julia], \$3. Lot with buildings. (*Deed Book H21*, p. 7)

1903 Swan residence (*City Directory*).

1944 *This is Charleston* cites 107 Tradd Street as "valuable" with "Notable servants quarters"

1/1948 Julia M. Swan to Gordon Realty Co, \$14000. Lot with buildings, 39'7" on Tradd, 39'3" on south line, 214'10" on west line, 211'10" on east line. (*Deed Book T46*, p. 207)

1968 Gordon Realty by C. P. Pope, president, to Edwin H. and Joan Poulnot, \$32000. (*Deed Book D91*, p. 176)

1968 107 Tradd Street to be demolished (*News & Courier*, 7/5/1968)

1970 Subdivision plans denied (*News & Courier* 10/1/1970)

1973 Poulnots to Westmoreland (*Deed Book B101*, p. 303)

1973 Westmoreland plans approved (*News & Courier*, 2/2/1973)

2000 Westmoreland to Lombard (*Deed Book Z340*, p. 759)