

107 TRADD STREET – SUMMARY HISTORY

Westmoreland House (1973), Lombard Garage (2003) and Jane Ladson Kitchen House (ca. 1790)

First built as a kitchen house with slave quarters above, the dependency building at 107 Tradd Street has shared the property with three primary residences.

The first dwelling was built by 1790 for Mrs. Jane Ladson, who had bought this lot from Johns Island planter Thomas Legare. Legare's own town house was just to the west, on the parcel now occupied by 109 Tradd Street and by part of the Sword Gate House property.

Thomas Legare (1732-1790) was the grandson of goldsmith Solomon Legare, who built the first house on today's Sword Gate property. His lot extended 320' along Tradd Street, from today's 105 Tradd to the corner of Legare Street. Solomon Legare, Jr., who died in 1774, divided the property among his three sons Solomon Legare the Younger, Daniel Legare, and Thomas Legare. At that time, a tannery business operated behind the family home, where part of the present Sword Gate House and its outbuildings stand today.

Although Thomas Legare operated his father's tannery for awhile, he abandoned the enterprise and its site was eventually forgotten. The business might have been discontinued even before the Revolution, but it was certainly not re-established afterward. The Legares were ardent patriots, and in 1780, during the British occupation of Charleston, Thomas was identified as one of the city's dangerous men. After confinement on the prison ship *Torrey*, he was exchanged in May 1781 but required to relocate to Philadelphia. After his return in 1783, he sold a portion of his Tradd Street property.

Jane Ladson, who purchased this lot in 1783, built a two-story frame residence and the brick dependency now used as a guest house and office. She lived here only briefly, selling the property to James Pendarvis in 1790.

In 1804, 107 Tradd Street was purchased in trust for Mrs. Caroline Thayer, a member of the Heyward family. Mrs. Thayer, and then her children, held the house as a rental property until after the Civil War. In 1866, 107 Tradd Street was sold for \$3350; less than two years later, Madeline M. Gatewood paid \$3300 for the house and its brick outbuilding.

After Mrs. Gatewood's death in 1873, members of her family lived at 107 Tradd Street at least through 1877. The property was sold in 1882 to George H. Swan, a mariner and pilot boat captain, as a "lot with buildings and improvements."

The early house at 107 Tradd Street was replaced after the 1886 Earthquake by a second two-story house, also of wood frame. 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.

The Swan family lived here for years, and finally sold the property in 1948. For about 20 years, the main house and dependency were again used as rental units.

In 1968, Edwin H. and Joan Poulnot purchased the property. Almost immediately, they 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 residence was razed.

The Poulnots then petitioned to have the lot subdivided as three building lots. In the face of 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 rejected.

In 1973, General William C. Westmoreland and his wife Katherine bought 107 Tradd Street, vacant except for the brick dependency building. The Board of Architectural Review easily approved their plans for a new two-story house.

The only doubts were expressed by the Preservation Society of Charleston. The society opposed the landscaping plan for the property, which included a paved parking lot between the house and the street. The absence of a visual separation from the sidewalk would interrupt the regular streetscape of this block. The parking plan was approved, however, and for years the paved area in front of the house gave this property the look of a suburban business.

In 2004, the present owners constructed a garage in front of the house, replacing the 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 house and its setting compatible with the historic district.

The contemporary detailed art gallery is sited on the Prioleau Street façade to form the background for a small urban park. This space provides relief from the grid of similarly scaled buildings and streets to give a sense of place to the neighborhood. The large brick inset panels give continuity to the residential buildings that flank the gallery while providing decorative detail and texture. The waterfront façade of the gallery, located on axis with the Pineapple fountain, is distinguished by large glass windows that provide natural illumination for the display area. Both the east and west facades employ gabled pediments that acknowledge more traditional architectural periods.

One Vendue Range is a collection of buildings that successfully integrates historic elements with compatible details of contemporary expression. The careful attention to the architectural vocabulary of the historic streetscape and the use of quality materials and details give the project a strong sense of place as an extension of the existing historic fabric.

The project was developed by Schmitt & Walker Architects and completed by Trident Construction, Dolphin Architects and Builders, and Designworks, LLC. The property is owned by Vendue / Prioleau Associates, LLC.

107 TRADD STREET
Garage
Charlestowne

The garage at 107 Tradd Street was constructed to replace a parking area located in front of the main house that was built in the 1970s. As an auxiliary

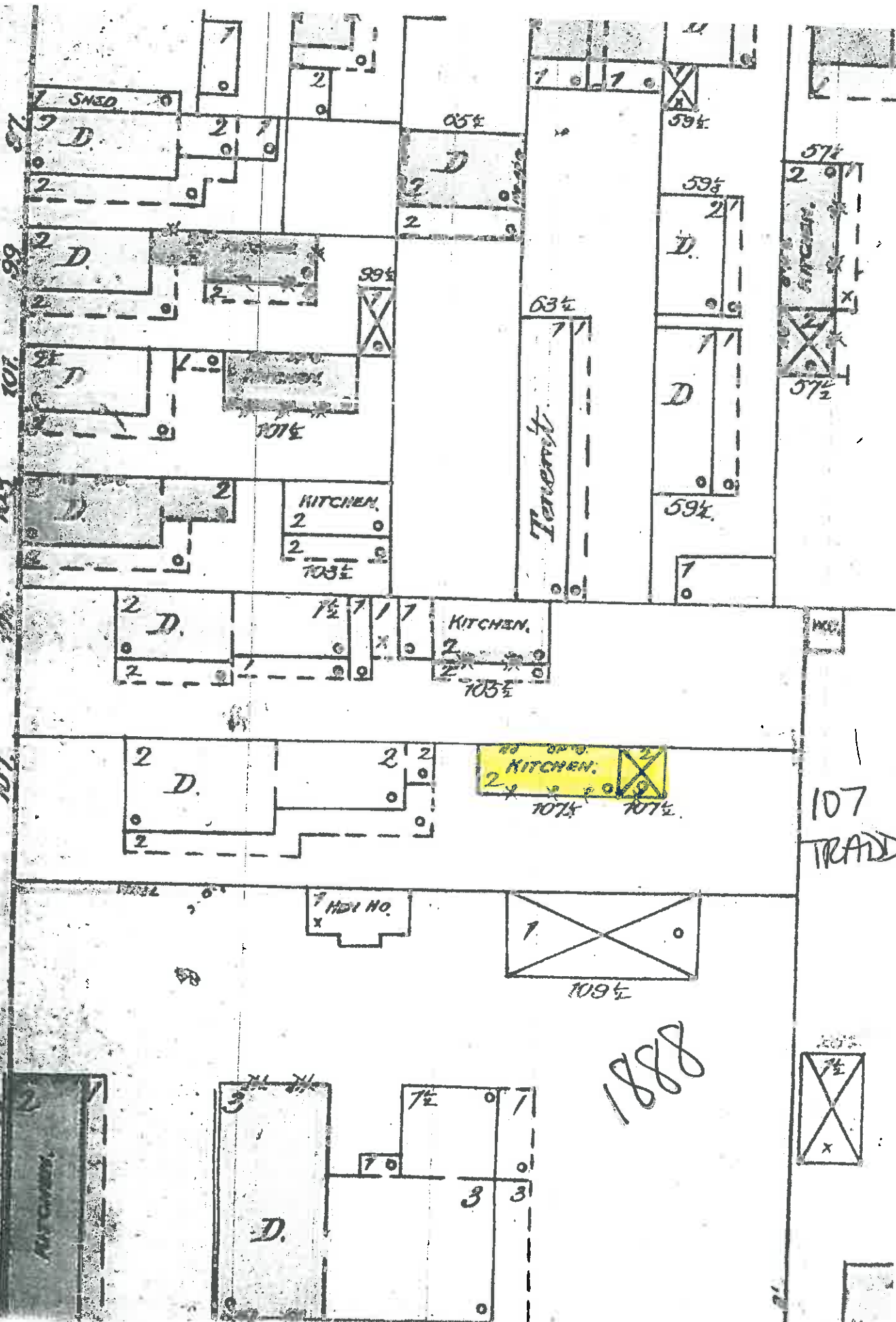
building, the garage has been an integral feature of Charleston's historic district since the early twentieth century. To create a compatible new structure, careful attention was paid to the building's height, scale, and mass as well as to its siting, which restored the traditional building location at the street edge. The architect chose traditional design elements such as the gable roof with parapet and the single pane, six over six light windows with lowered shutters to reference existing historic buildings along Tradd Street. These elements are complemented by the use of traditional materials such as wood, lime washed stucco and copper. This combination of thoughtful design and the use of quality materials have created an auxiliary building that is not only functional but contributes to the historic pattern of the streetscape. The work program was developed by Beau Clowney Design and completed by Harper Finucan. The property is owned by Jim and Pat Lombard.

33-35 HAYNE STREET Commercial District

The Hayne Street Inn is a 33-room hotel with meeting space for 250 people, a kitchen and a below grade parking area for 23 cars. It occupies the site of nineteenth century brick warehouses destroyed during Hurricane Hugo in 1989. The design of the inn reflects an understanding of the site and a respect for the height scale and mass of the adjacent buildings. To the east, the building adjoins the Doubletree Hotel, one of the longest continuously unbroken facades in the city. The inn's horizontal cornice lines, vertical window proportions and extensive use

FROM
CHARLOTTE AWARDS
PROGRAM, 2004
PRESERVATION SOCIETY

2004
#8 among the best



Tenement

107 TRAD

1888

1902



69

924

123

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10

100

A hand-drawn diagram of a building layout, likely a school or office. The diagram consists of several interconnected rectangular rooms and corridors. The rooms are numbered as follows:

- Room 1: Located at the bottom right, containing a desk and a chair.
- Room 2: Located at the top right, containing a desk and a chair.
- Room 3: Located in the middle right, containing a desk and a chair.
- Room 4: Located in the middle left, containing a desk and a chair.
- Room 5: Located at the bottom left, containing a desk and a chair.
- Room 6: Located at the top left, containing a desk and a chair.

The rooms are connected by a central corridor system. The diagram is drawn with simple lines and includes small circles representing doors or windows.

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W.

2

This image shows a blank, aged, cream-colored page, likely an endpaper or flyleaf of a book. The paper has a slightly textured appearance with some minor discoloration and faint smudges, characteristic of old paper. The left edge of the page is bound, showing the stitching and the inner cover material. There is no text or other markings on the page.



Services

ENCLOSURE

BLP RM

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2	2




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(LEND)

[illegible]

776

1944



57 $\frac{1}{2}$



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(VEND)

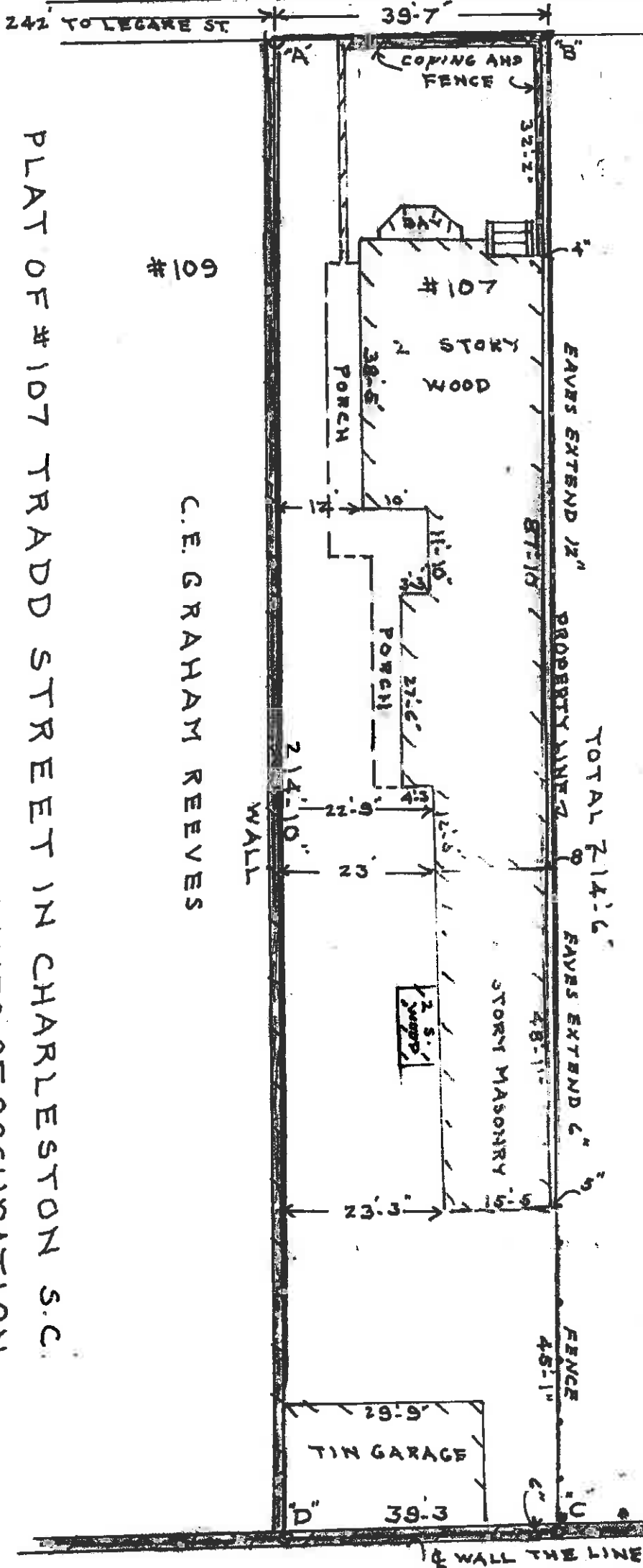
107
TRAND



1944

107
TRAD

TRADD ST.



PLAT OF #107 TRADD STREET IN CHARLESTON S.C.
SURVEYED ACCORDING TO PRESENT LINES OF OCCUPATION
AND DEEDS OF RECORD. LETTERED "A-B-C-D." ABOUT TO BE
CONVEYED BY GORDON REALTY CO. TO BURTON E. MOORE.

SCALE 1"=20'

JUNE 6, 1968

BY *George J. Smith* C.E.

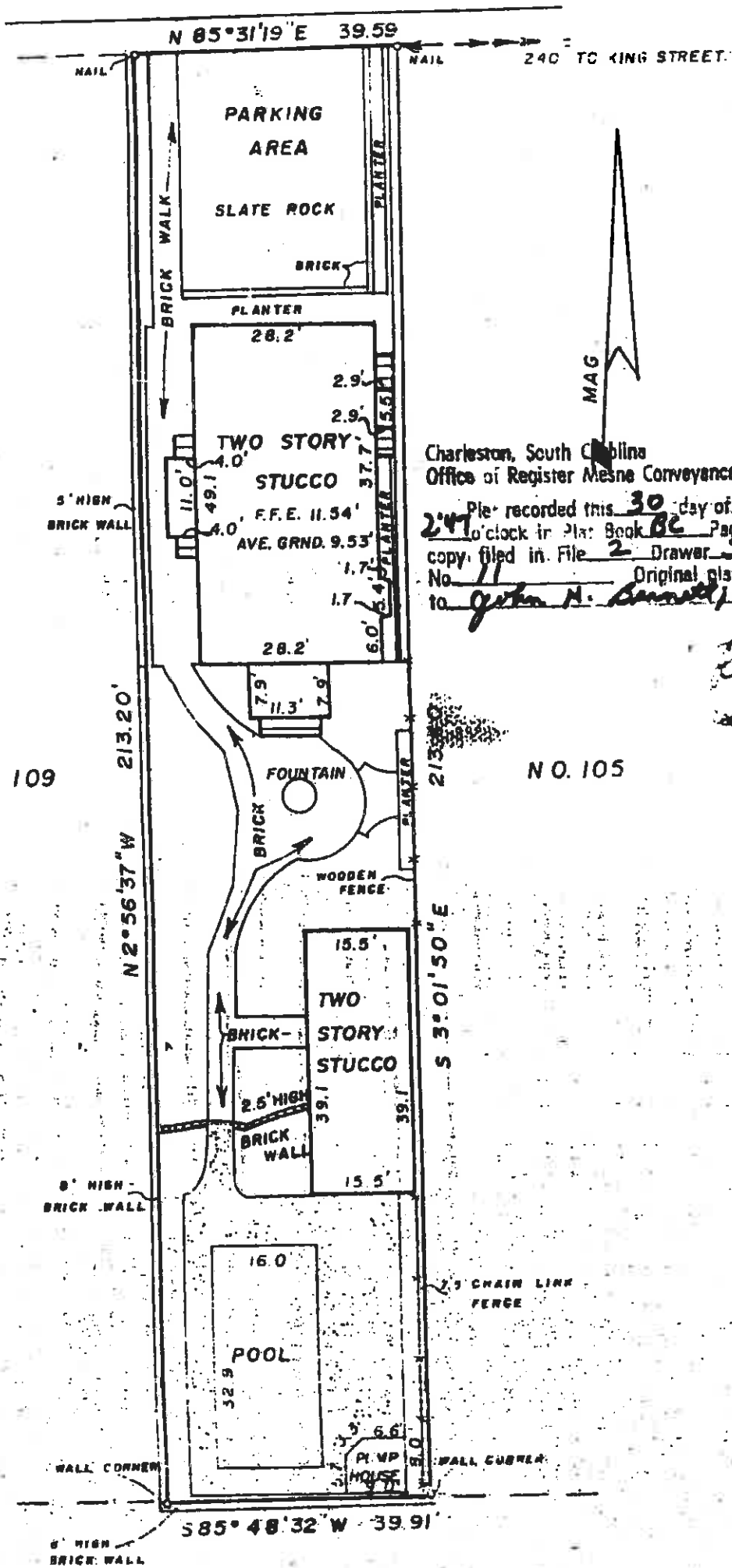
AMA VAN NOY THORNHILL

TRADD ST. (31.5' R/W)

107 TRADD

PLA
CITY

OWNE
SC



Charleston, South Carolina
Office of Register Mesne Conveyance

Plat recorded this 30 day of Nov 1984 at 2:47 o'clock in Plat Book 86 Page 61 and tracing plat copy filed in File 2 Drawer 5 Folder 33 Drawing No. 11 Original plat or white print delivered to John H. Smith

Conrad N. Smith
Register Mesne Conveyance