

**HISTORIC PRESERVATION
CERTIFICATION APPLICATION –**

PART 1

TomRad Apartments

Property Name

NPS Office Use Only

Project Number:

24 Thomas Street, Charleston SC 29403

Property Address

5. Description of physical appearance:

#24 Thomas Street is a three-story apartment house of frame construction set on a low brick foundation. The corner building's placement along the property lines on both streets (it is also addressed as #55 Radcliffe Street) reflects the traditional siting of Charleston residences, and continues the line of the earlier facades to the south and east.

The exterior of 24 Thomas Street is characterized by a symmetrical design, its massive appearance lightened with shallow projections at the center bays of both side and rear elevations. The main roof is hipped, with gabled projections at all four sides. A wide porch is recessed into the west façade, and at the rear is a narrower porch with a low hipped roof.

The building retains much of its early twentieth century historic fabric: weatherboard siding, 6/1 wood sash windows, beaded board at porch ceilings and exterior stairways, wood columns with cast-iron railings, clay tile roofing, and red-brick chimneys. Most of the early wood and glass paneled exterior doors remain, although several at the rear have been replaced by modern doors. The rear porch has replacement posts, and areas of the stairways and ceilings have been patched with modern materials.

The six apartments, each running front to back through one side of the building, were laid out and finished identically. Character-defining interior features are the textured plaster wall finishes, wood picture rails and baseboards, transoms, mantelpieces, french doors at arched cased openings, and built-in cabinetry. Kitchens have typically been modernized, but without altering the floorplans.

The multi-car garage was built at about the same time as the six-unit apartment building. Its street end is detailed with a wood parapet concealing the gable roof of the open building. The rear (east) and south walls are constructed of hollow clay tiles, and the interior walls and ceiling are clad in beaded board. The roof has been extended as an overhang at the open west side. The rear yard is paved in concrete.

Date of Construction: ca. 1931 Source of Date: Deeds & City Directories

Date(s) of Alteration(s): _____

Has building been moved? ☐ yes ☒ no If so, when? _____

6. Statement of significance:

#24 Thomas Street is a good example of twentieth century Charleston architecture. Built in about 1931 as an apartment house, its design and materials reflect American tastes of the era while its size and placement respect the traditional Charleston architecture of the neighborhood. The building retains integrity of location, design, setting, materials, workmanship, feeling, and association, and contributes to the significance of the Charleston Old and Historic District. The garage is a contributing component of the property.

Historical background

24 Thomas Street replaced an earlier house at 55 Radcliffe Street. The earlier building, which appears on the 1872 Bird's Eye map of Charleston, was used as a rental property during the early twentieth century. It was apparently demolished after its sale by the heirs of John and Ida O'Rourke to J. Freeman Williams of Charleston in 1931. Williams added a small strip of land taken from 22 Thomas Street (to the south), and constructed this six-apartment building. By 1932 the TomRad Apartments were fully occupied by young white couples, most if not all of them Charleston natives.

7. Photographs and maps.

Attach photographs and maps to application

Continuation sheets attached: ☐ yes ☐ no

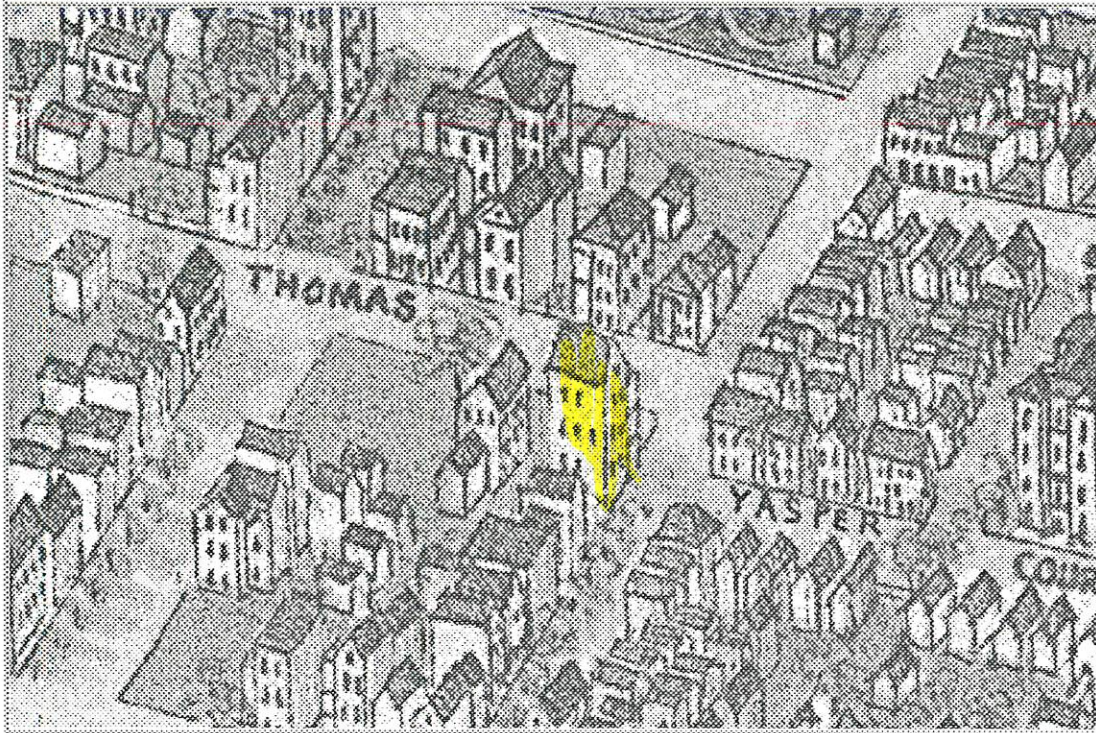


CHARLESTON HISTORIC DISTRICT
 Charleston County, SC
 National Register Boundaries as of 3/27/85

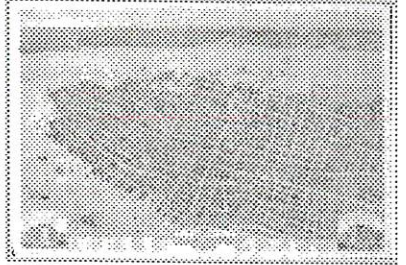
Bird's eye view of the city of Charleston, South Carolina 1872.

To change view, select desired zoom level and window size from the options below the Zoom View window and then click on the image. The display will be centered where you click. To move up, down, left, or right within a zoom level, click near the edge of the image in the Zoom View or select an area in the Navigator View. The red box on the Navigator View indicates the area of the image being viewed in the Zoom View.

Zoom View



Navigator View



Zoom In ☐ ☐ ☐ ☐ ☐ Zoom Out

[Full Image](#)

Window size ☐ 256 x 256 ☐ 400 x 400 ☐ 600 x 400 ☐ 640 x 480 ☒ Initial (652 x 430)

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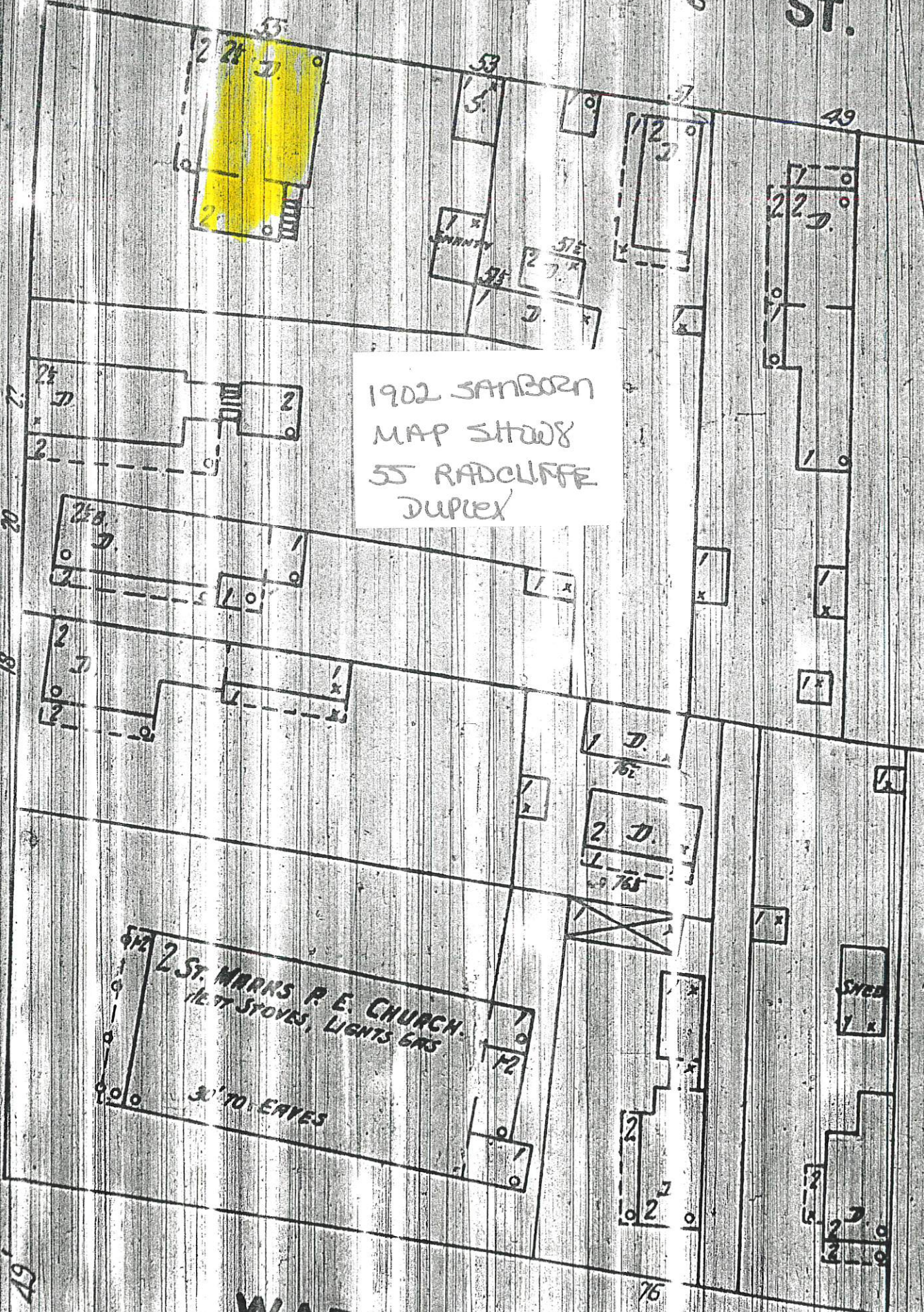
RADCLIFFE

ST.

THOMAS ST. N

1902 SANBORN
MAP SHOWS
55 RADCLIFFE
DUPLEX

2 ST. MARKS P. E. CHURCH.
12 ST. STOVES, LIGHTS GAS
30' TO EAVES



48'

4-15-73 W. P. P. 43

PIPE

TOM RAO *APR 23*

1941 SANBORN
MAP SHOWS
TOMRAD APTS

ST. MARKS
EPISC. CHURCH
HEAT HOT AIR DUCTS &
GAR. GATES

WARREN

ST. W

Notes, 24 Thomas Street
Deeds and City Directories

1909 H. W. Mitchell, Master in Equity, to John F. O'Rourke: lot with buildings at southeast corner of Thomas & Radcliffe, 75' X 83'8", 77' on south line (W23:248)

1919 55 A & B Radcliffe, duplex apartments, T. A. F. Sydow/ vacant
1927 55 A & B Radcliffe, Hatchell/Carter
1927 Crawford/Sullivan
1930 Johnson/vacant

1931 Estate John F. O'Rourke (d. 3/1925) to John Freeman Williams of Charleston. O'Rourke left widow Ida (d. 8/1930) & four adult children. Children to Williams, \$2000 (G36:181).

1922 - 1934 (at least) Mrs. M. L. Easterby at 22 Thomas Street.
1931 Mary Easterby to J. Freeman Williams, \$50: triangular parcel with buildings, north portion of 22 Thomas Street (E36:311)

1932 No 55 Radcliffe Street. 26 Thomas TomRad Apartments: Gerald Carter (clerk) and wife; Harry Mendelsohn (clerk in family dress shop) and wife; Daniel B. Vincent (clerk) and wife; David Solomon (I & D Solomon pawn and bikes) and wife; Samuel Sedletzky and wife.

1934 The TomRad Apartments, 55 Radcliffe Street

1962 Cecile Williams, widow of John (d. 1941) to Julius and Maxine Zucker (H78:85).

1974 Zuckers to G. E. Lanier (V103:43).

A black and white photograph of a large, multi-story white house. The house features a prominent chimney on the left side and a covered porch area on the right. The facade is covered in white siding, and there are several windows visible, some with dark shutters. A large tree stands in front of the house, and a driveway or path leads to the porch. The overall style is that of a traditional American home.

A black and white photograph of a three-story wooden building, likely a residential or institutional structure. The building features a gabled roof with a small dormer window. The exterior is clad in horizontal siding. Several multi-paned windows are visible on the facade. The building is partially obscured by large, leafy trees in the foreground and background. In the lower foreground, the dark silhouettes of parked cars are visible, suggesting a street or parking area. The overall scene is captured in a high-contrast, vintage style.

Facing northeast.

January 2004
Facing north along Thomas Street. Subject
(second building beyond blue house on right) at
center of photo.

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A black and white photograph of a large, multi-story house with a prominent chimney and a large tree in the foreground. The house has a complex roofline with multiple gables and a central chimney. The facade is light-colored with numerous windows, some of which are multi-paned. A large, dark tree stands in the foreground on the left side of the house. The house is situated on a street with other buildings visible in the background.

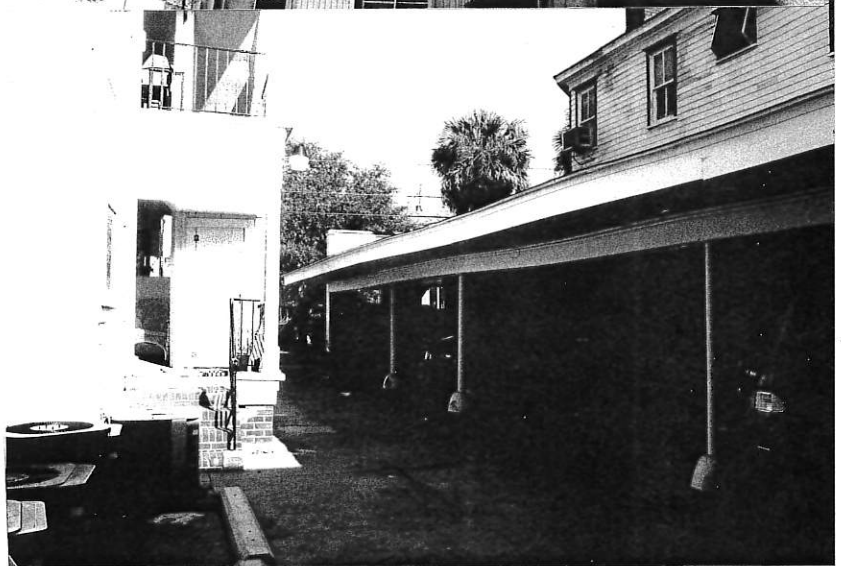
24 Thomas Street
Charleston, SC
January 2004

View southwest from Radcliffe Street. Note end wall of garage designed to match neighborhood stores and "sweet shone"



24 Thomas Street
Charleston, SC
January 2004

Garage, facing north.



24 Thomas Street
Charleston, SC
January 2004

Second level of porch. Each apartment has two front entries.



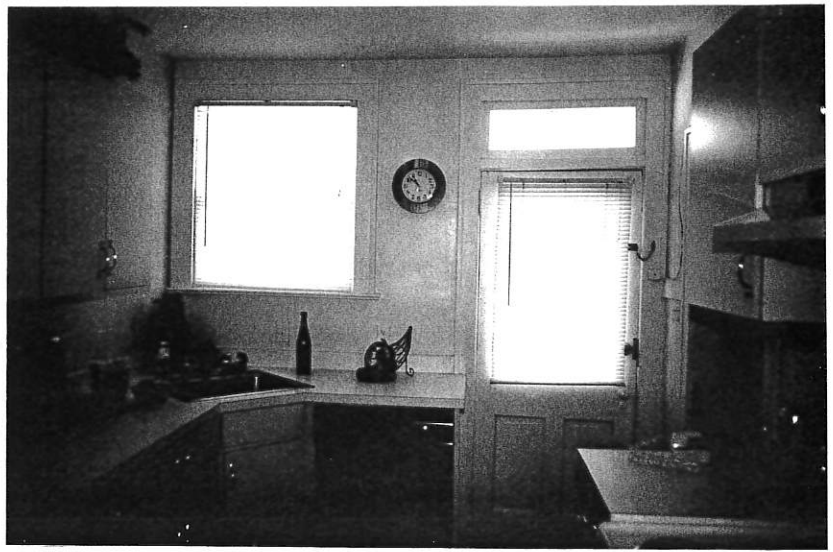
24 Thomas Street
Charleston, SC
January 2004

Apartment B (1st floor north) retains typical french doors.



24 Thomas Street
Charleston, SC
January 2004

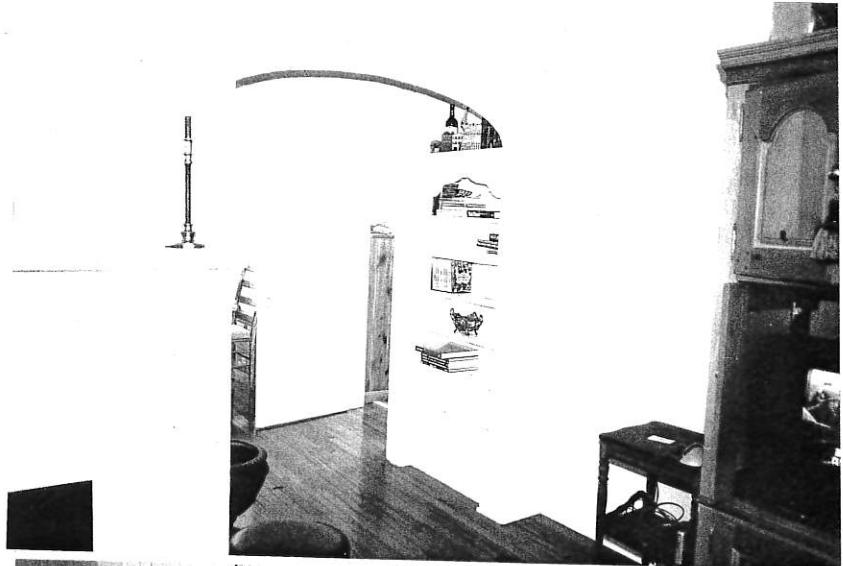
Apartment E (3rd floor south) typical kitchen
with modern fixtures, historic rear door with
transom.



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24 Thomas Street
Charleston, SC
January 2004

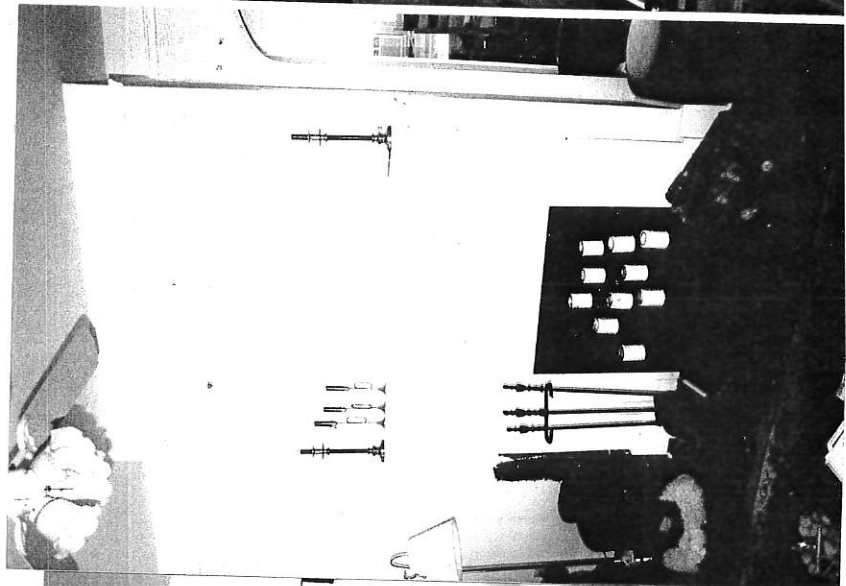
Apartment E (3rd floor south) typical narrow
hardwood flooring. French doors have been
lost from this opening.



24 Thomas Street
Charleston, SC
January 2004

Apartment E (3rd floor south) typical living
room: fireplace mantel and hearth, picture
railing.

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24 Thomas Street
Charleston, SC
January 2004

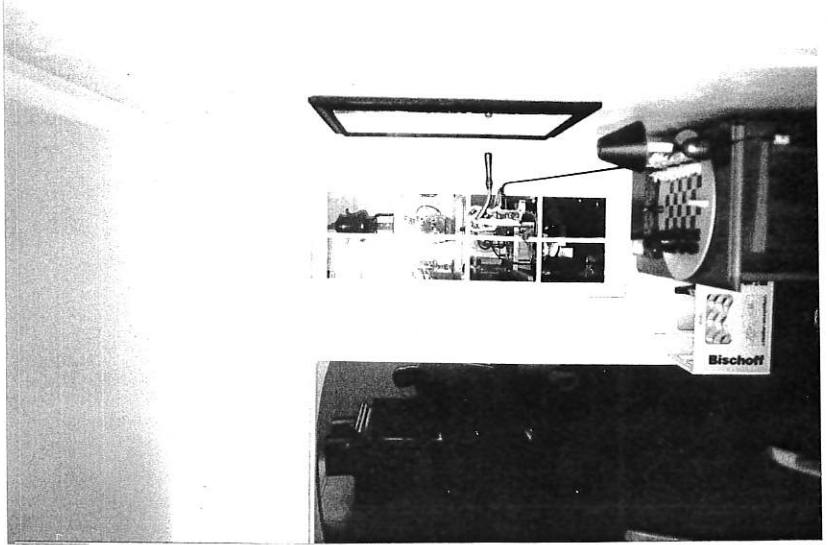
Apartment E (3rd floor south) typical front
bedroom and hallway. Transom, telephone



24 Thomas Street
Charleston, SC
January 2004

Apartment E (3rd floor south) typical built-in
cabinetry.

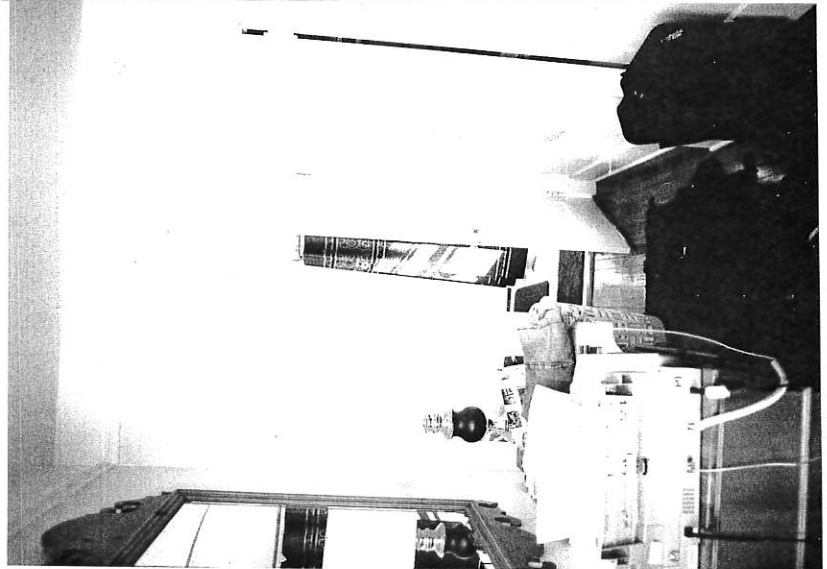
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24 Thomas Street
Charleston, SC
January 2004

Apartment E (3rd floor south) typical bedroom
and bathroom.

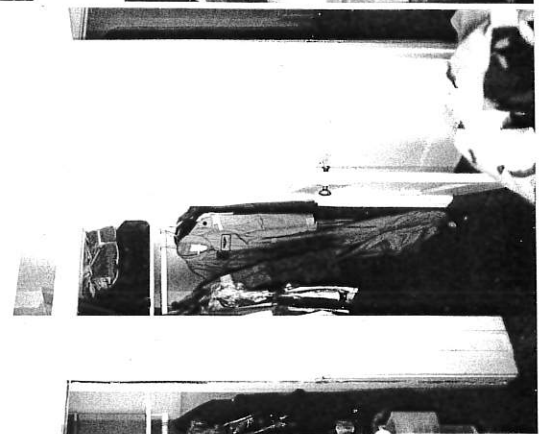
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24 Thomas Street
Charleston, SC
January 2004

Apartment E (3rd floor south) typical bedroom
closets.

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24 Thomas Street
Charleston, SC
January 2004

Apartment E (3rd floor south) mix of arched
openings and two-panel doors typical of all
units.

