

**HISTORIC PRESERVATION  
CERTIFICATION APPLICATION**

## TomRad Apartments

Property Name

24 Thomas Street, Charleston SC 29403

### Property Address

NDS Office Use Only

Project Number:

#### 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 or 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 facade, and at the rear is a narrower porch with a low hipped roof.

The building retains much of its early twentieth century historic fabric, including beaded board siding, 6/1 wood sash windows, beaded board and paneling, 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 Most of the early wood and glass paneled exterior doors remain, although several at the rear have been replaced by modern doors.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 TomKad 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

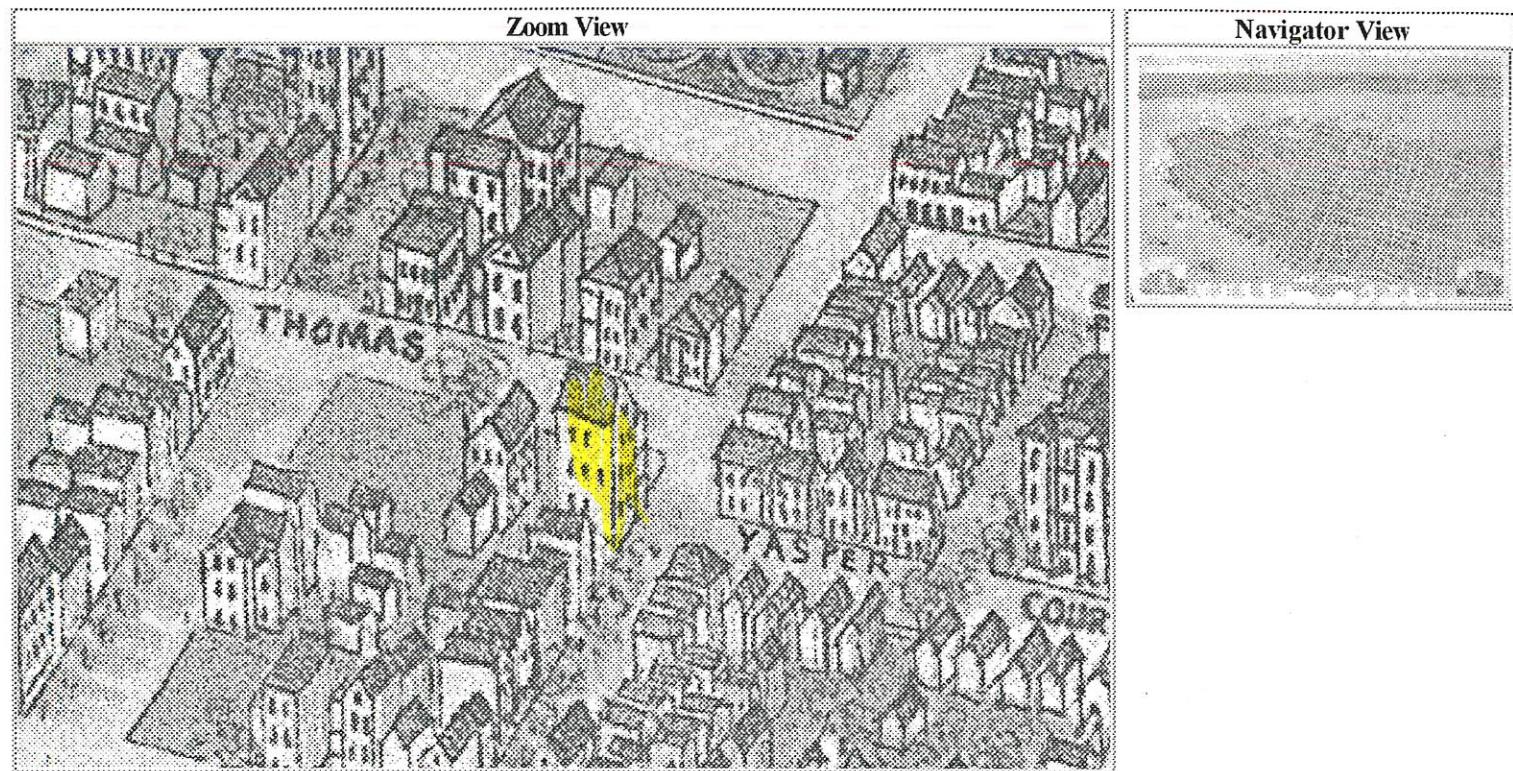
Continuation sheets attached:  yes  no



CHARLESTON HISTORIC DISTRICT  
Charleston County, SC  
National Register Boundaries as of 3/27/86

## 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 In      Zoom Out

[Full Image](#)

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

This imagery was compressed with MrSID Publisher. View [more information about the MrSID compression technology](#).

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[Home Page](#)

# WADCLIFFE

THOMAS ST. N.

卷之三

8

ST.

1902 SANBORN  
MAP SHOWS  
55 RADCLIFFE  
DUPLEX

512 2 ST. MARKS R. E. CHURCH.  
STOVES, LIGHTS GAS

300 ERNE

Sven

THOMAS ST. N.

48'

22 20 18 23 21 19

TOMRAD APTS

1941 SANBORN  
MAP SHOWS

TOMRAD APTS

ST. MARKS  
EPISCL CHURCH  
NEAR HOT AIR DUCTS &  
GAR GATES

1/2" N  
PIPE

6" N  
PIPE

WARREN

ST. W

ST.

49

22 20 19

22 20 19

1 0

A

1 0

A

3 CARS

APTS  
2 2 8

76

2 2

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).

24 Thomas Street  
Charleston, SC  
January 2004

Facing east: Thomas Street façade, Radcliffe Street north elevation.



24 Thomas Street  
Charleston, SC  
January 2004

Facing northeast.



24 Thomas Street  
Charleston, SC  
January 2004

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



24 Thomas Street  
Charleston, SC  
January 2004

Garage and main building.



PERFECT  
PERSPECTIVE  
H&H

PERFECT  
PERSPECTIVE

ct

24 Thomas Street  
Charleston, SC  
January 2004

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

REMAX  
145014

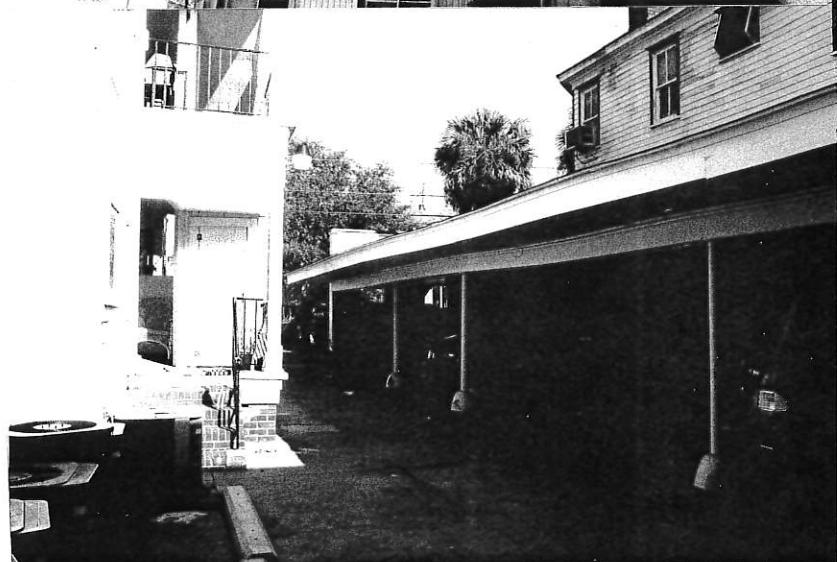


REMAX  
145014

24 Thomas Street  
Charleston, SC  
January 2004

Garage, facing north.

REMAX  
145014



24 Thomas Street  
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January 2004

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



24 Thomas Street  
Charleston, SC  
January 2004

Apartment B (1<sup>st</sup> floor north) retains typical french doors.



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Charleston, SC  
January 2004

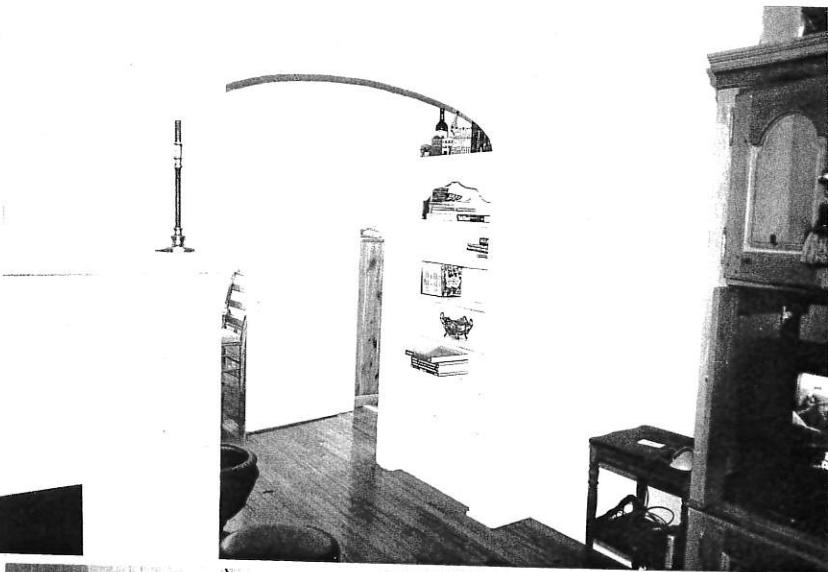
Apartment E (3<sup>rd</sup> floor south) typical kitchen with modern fixtures, historic rear door with transom.



EXPRESS  
145 013\*1

24 Thomas Street  
Charleston, SC  
January 2004

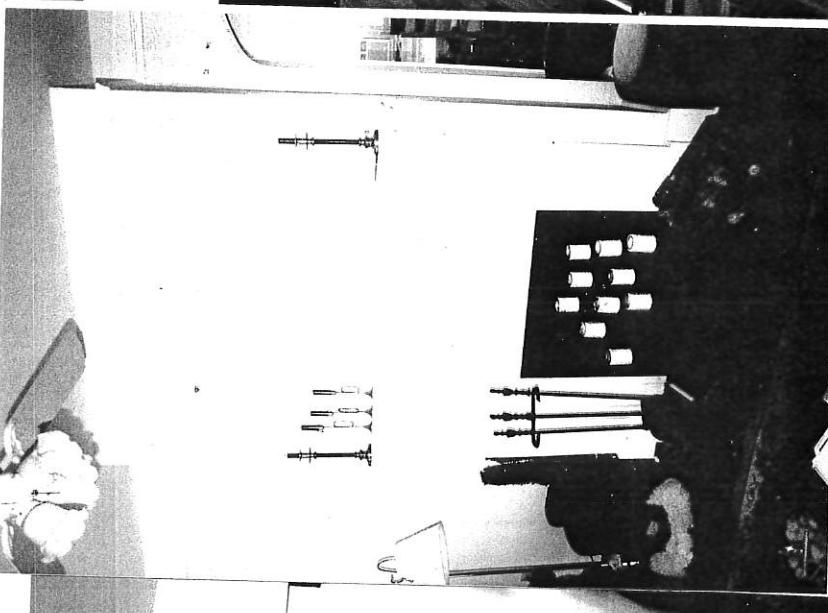
Apartment E (3<sup>rd</sup> floor south) typical narrow hardwood flooring. French doors have been lost from this opening.



EXPRESS  
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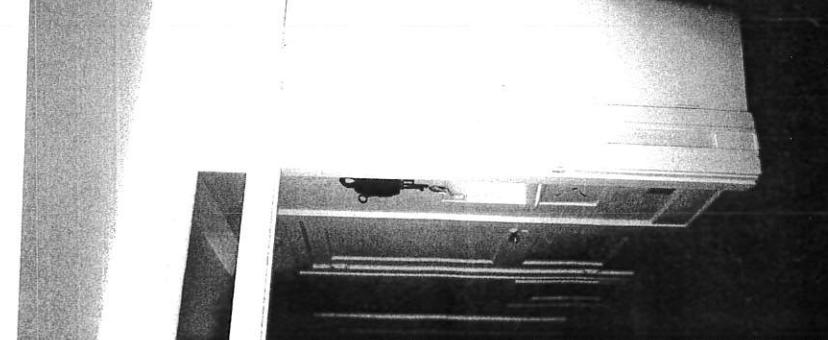
24 Thomas Street  
Charleston, SC  
January 2004

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



24 Thomas Street  
Charleston, SC  
January 2004

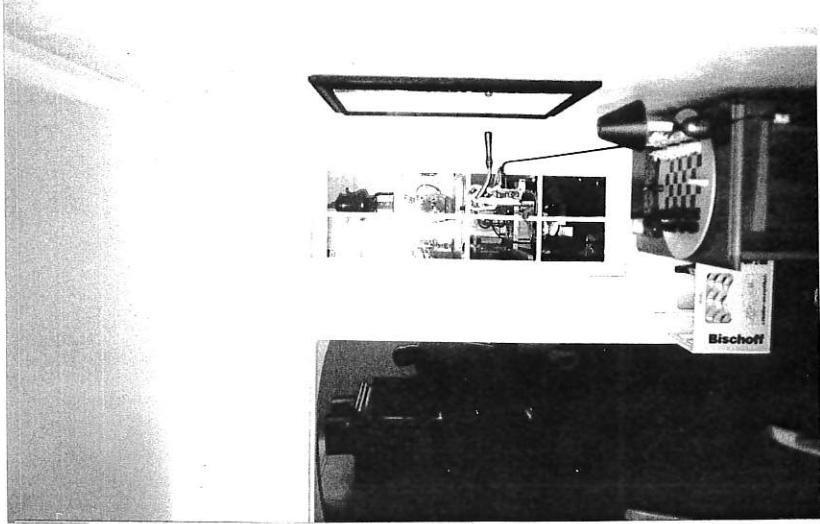
Apartment E (3<sup>rd</sup> floor south) typical front bedroom and hallway. Transom, telephone



24 Thomas Street  
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Apartment E (3<sup>rd</sup> floor south) typical built-in cabinetry.

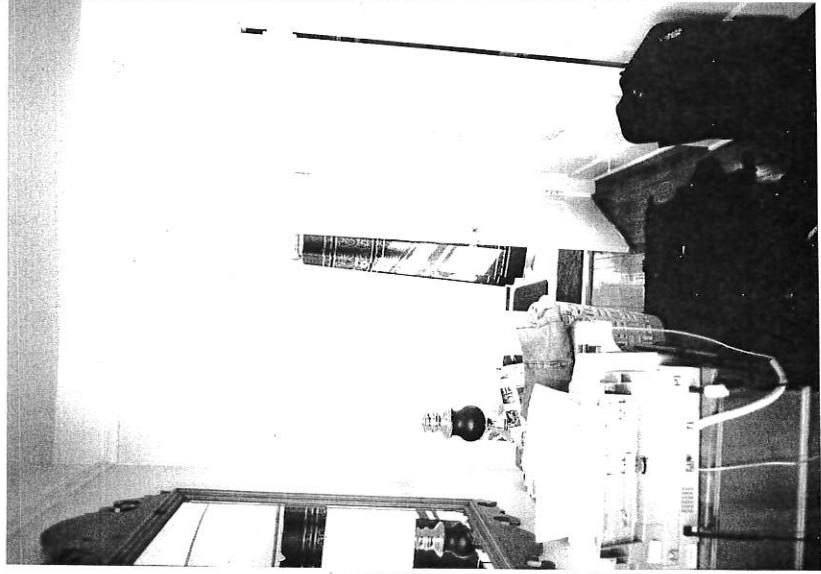
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24 Thomas Street  
Charleston, SC  
January 2004

Apartment E (3<sup>rd</sup> floor south) typical bedroom and bathroom.

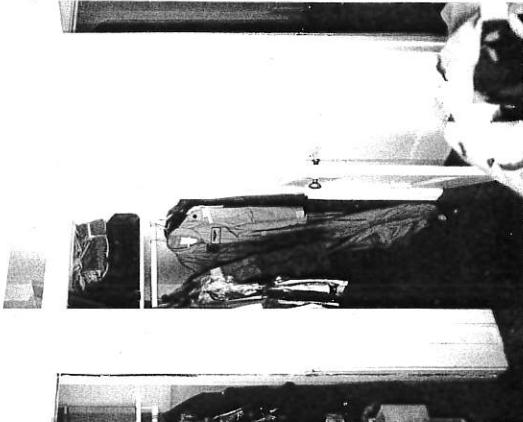
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24 Thomas Street  
Charleston, SC  
January 2004

Apartment E (3<sup>rd</sup> floor south) typical bedroom closets.

P-EXPRESS  
145 01444 1



24 Thomas Street  
Charleston, SC  
January 2004

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

SP-1  
CH-1

