

Owner & Occupant	Material		Dimensions		Condition of Walls				Condition of Chimneys or Flues	Damages by Earthquake (\$)	
	Building	Roof	Ft. Long	Ft. Wide	Ft. High	North	South	East	West		
E. Collins, Store & Dwelling	Brick	Tin	50	39	25	Good	Good	Good	Good	Good	\$125

What should be done to make it  
safe

Remarks

Anchor building from  
North to South

15 Tradd St.

Cite as: *Record of Earthquake Damages, 1886*. On microfiche, Historic Charleston Foundation Archives.

HISTORIC CHARLESTON FOUNDATION  
HURRICANE HUGO DAMAGE ASSESSMENT FORM

Date of Survey: 10-16-89

Video: Reel/Frame

Camera:

Slides: [  ]

B.& W.: [  ]

Survey Team: M. BARNES, E. TOLSON  
Members: L. HARING, B. GUILLIAMS

Name of Property: (if any)

Street Address: 15 TRADD ST.

Tax Map Number: ~~44~~ 458-13-1-44

Current Owner:

DESCRIPTION

Principal Building [  ] Dependency [ ] Other [ ]

No. of Stories: Basement [ ] 1 [ ] 2 [  ] 3 [ ] 4 [ ]

Attic or Half Story [ ]

Material:

Structure: Brick [  ] Wood Frame [ ] Stone [ ] Metal [ ]  
Other [ ]:

Surface Covering: Stucco [ ] Wood Siding [ ] Other [ ]:

Roof Covering: Slate [ ] Metal [ ] Tile [  ] Asphalt [ ]  
Other [ ]:

Piazza: Foundation: Brick [ ] Stone [ ] Wood [ ]  
Other [ ]:

Main Piazza: Brick [ ] Wood [ ] Other [ ]

Roof Covering (if different from main building):

Chimneys: Brick [  ] Brick & Stucco [ ] Stone [ ] Other [ ]

Comments:

10/16/89

458-13-1

Address: 15 TRADD ST,

Tax Map No.: 44

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## Damage Assessment

None

Minor

Major

%

## Exterior Features

Walls: Foundation/Basement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1st Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2nd Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3rd Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4th Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shutters	<input checked="" type="checkbox"/>		
Piazza/Portico	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Downspouts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gutters	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cornice	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parapet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof Covering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dormers (Number: )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chimneys (Number: 2)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Other Visible Damage

Garden Walls/Fences	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gates	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walkways/Paving	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sidewalks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mechanical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10 90

# 15 TRADD STREET  
HENRY SALTUS'SOUT-BUILDING  
BEFORE 1748

This charming small house has been skillfully enlarged, and converted from the kitchen out building of a house which may have perished in the great fire of 1778.

S.C. Hist.  
and Gen. Soc.  
Magazine  
Vol. IX, p.16

It stands upon the western limit of lot # 6, as laid out in the "Grand Modell" of 1671.

RMCO  
V, p.149

Will of  
Andrew Allen  
Book 3, p.221

Apparently about 1717, one Andrew Allen acquired lot # 6, with a water lot in front of it being granted in that year. He, apparently within a few years at most, divided it into smaller lots, and built houses on them, at least two units of which were occupied by children and their children. Andrew Allen, a successful merchant, had ~~among~~ other children, a daughter, Elizabeth, born in 1707, who married first George Smith, son of the second landgrave, and then Benjamin Savage, another successful merchant. No children survived from her marriage to Savage, although she left three daughters by Smith.

Andrew Allen died in 1735, and his estate was administered by his eldest son, John, who died about 1748. His <sup>(John's)</sup> widow married, in 1749, John Savage, nephew of Benjamin, whose executor and principal heir he was, in 1750.

RMCO  
R.p.290

A conveyance of the adjacent lot to the west in 1737 names this lot as being "formerly, <sup>in</sup> the possession of George Ducat". George Ducat was a shipwright who came ashore and turned house carpenter very successfully, about 1709. He owned lot # 52, including present #'s 54 through #64 Tradd Street, and his possession of this lot remains a mystery to me, but he may have acquired it from Andrew Allen by conveyance or lease.

The fire of 1740 undoubtedly did great damage in this area, and I am reluctant to think that this house can be any earlier, in any event.

RMCO  
AA, p.287

Ibid  
p.512

The next reference I find, is a mortgage (which was satisfied) of the same lot in 1744, which refers to the former possession by Ducat; again the following year, 1745, the conveyance of the lot where stands now # 17 Tradd Street refers to Ducat's possession formerly of this lot.

RMCO  
DD, p.258

The first deed of ownership after Andrew Allen which I find of this lot, however, is when Rawlins Lowndes, Provost Marshall, sold, in 1747, after judgement following foreclosure of a mortgage given by Henry Saltus to Henry Peronneau, both deceased, to Benjamin Savage, this lot, which then measured 33'6" on Tradd Street. (It formerly had four more feet to the west, and therefore about four more to the east as well.)

There has been found no deed conveying this property to Henry Saltus, but the price of £1395 currency proves that there was a building here at the time.

RMCO  
H, p.27

As for the possible three individuals named Henry Saltus, I have found that in 1697, one gave his children John and Providence all his personal estate.

RMCO  
H, p60

In the same year Henry Saltus gave to John and Providence part of a lot "opposite to where John Alexander, merchant, dwelleth" together "with an Indian Boy...". Henry had been drowned in a hurricane at Jamaica years earlier, i.e. 1713, as attested by Alexander Parris, who subscribes the deeds when they are recorded, which is not until 1729.

This seems unlikely to have been the Henry Saltus whose mortgage was foreclosed at # 15 Tradd Street. Was he the son of John and grandson of the first Henry?

Another Henry Saltus witnessed the will of William Donning, Esq. on 28 September 1731.

S.C. Hist.  
Soc. Magazine  
Vol, p.

Yet Another Henry Saltus was living in St. George Parish in 1767. (Near old Dorchester)

The late Samuel Gaillard Stoney believed that this building, <sup>the Kitchen of a house</sup> long gone, had survived the fire of 1778, and I, of course, agree.

Therefore I have "assigned" the house to Henry Saltus, and its date to "before 1743", which is the year in which Henry Peronneau died, since he must have received the mortgage in his lifetime.



L. Louis Green III

29 October 1968