

# The State of South Carolina,

THIS AGREEMENT, made and concluded at Charleston in the State aforesaid,  
by and between Historic Charleston Foundation as party of the first part,  
and Kerry W. Koon and Carol H. Koon party of the second part:

WITNESSETH, That the party of the first part agrees to sell and the party of the second part agrees to buy, subject to the rights of tenants, the real estate described as follows, upon the terms and conditions set forth below:

## DESCRIPTION OF PROPERTY

ALL that piece, parcel or lot of land, with the buildings and improvements thereon, lying on the South side of Laurens Street in the City of Charleston, County of Charleston and State aforesaid, known and designated as Lot #41.

## TERMS OF SALE

1. Sales price to be SEVENTEEN THOUSAND AND 00/100 (\$17,000.00) DOLLARS.
2. Sale to be contingent upon the purchaser's ability to secure Eighty (80%) per cent conventional financing for the purchase and restoration of the aforesaid property on a loan amount of THIRTY THREE THOUSAND AND 00/100 (\$33,000.00) DOLLARS, (Construction Loan)
3. Title to pass at closing of construction loan; construction loan to close within 60 days.
4. Purchaser and seller hereby agree that the property shall be restricted according to the protective covenants attached hereto.
5. Sales price to include all loose brick and masonry to be found on the property.

upon the delivery of a good and marketable title to the property above described.

The parties hereto agree that all taxes upon the real estate or to be levied in the calendar year, in which the deed is delivered, be pro-rated to date of delivery of deed as if levied for calendar year in which deed is delivered.

The parties hereto agree that the sum of FIVE HUNDRED (\$500.00) ----- Dollars, has been paid by the party of the second part to the party of the first part on account of the purchase price of the above described property it being expressly agreed that this amount shall be forfeited to SELLER should default be made in the payment of the balance of the purchase price upon the terms and conditions aforesaid.

The parties further covenant and agree, that this written instrument expresses the entire agreement between the said parties, and may be enforced by either by specific performance and there is no other agreement oral or otherwise varying or modifying the terms of this agreement.

WITNESS our Hands and Seals, this 13 day of September A.D. 1970  
IN THE PRESENCE OF:

Oliver Rudolf

Kerry W. Koon (L.S.)  
Carol H. Koon (L.S.)

James R. Edmunds Director

## PROTECTIVE COVENANTS

The premises above described are hereby conveyed subject to the conditions, restrictions and limitations hereinafter set forth, which shall be considered as covenants running with the land, which the grantee, his heirs and assigns covenant and agree, in the event the premises are sold or otherwise disposed of, will be inserted in the conveyance or other instrument disposing of the premises, namely:

1. That with respect to the exterior of the buildings located on said premises, no alteration, no physical or structural change and no change in the color or surfacing shall be made or changed or altered without the written approval of Historic Charleston Foundation, which approval shall be evidenced by a Consent thereto duly executed by the Foundation under its corporate seal and signed by its duly authorized officers, nor shall any additional structure be constructed or permitted to be built upon the premises unless the plans and exterior designs for such structure have likewise been consented to in writing by Historic Charleston Foundation.

2. In the event of a violation of the above restrictions, Historic Charleston Foundation may institute a suit to enjoin such violation and for damages by reason of any breach thereof.

3. The grantee agrees that before he accepts any offer to purchase the property he will advise the Director of Historic Charleston Foundation by registered mail, return receipt attached, of his intention to accept the said offer, giving the name and address of the purchaser and the Director of Historic Charleston Foundation shall have 96 hours after personal receipt of the registered letter (but the said Director shall not unreasonably delay receipt thereof and this time period in any event shall not exceed eight (8) days) to match the offer and the grantee agrees not to sell the property unless he gives Historic Charleston Foundation the opportunity to purchase same on the same terms and conditions as set out in the offer within the ninety-six (96) hours as aforesaid.

4. The above restrictions number (1) through (3) shall be binding on the parties hereto, their heirs, successors, and assigns for a period of seventy-five (75) years from the date hereof, but Historic Charleston Foundation reserves the right to modify or cancel any or all of the foregoing restrictions. It also reserves the right to change the same with the consent of the grantee, his heirs and assigns.

5. Building at 41 Laurens Street to be used as Single Family Dwelling

Use to specify the number of dwelling units into which a property may be divided.



December 22, 1986

Kerry W. Koon, Esquire  
Attorney at Law  
145 King Street - Suite 409  
Charleston, SC 29401

Re: Sale of 41 Laurens Street

Dear Mr. Koon:

Thank you for your letter informing us that you intend to sell 41 Laurens Street to Ann Coggin, pursuant to the Foundation's right to repurchase in the Restrictive Covenants.

We hereby approve the sale of the property to Ms. Coggin and waive our right to repurchase the property at this time. This is with the understanding that Ms. Coggin intends to use the building as a single-family residence and that all other covenants will be honored by the purchaser. We would remind you that these covenants must be inserted in the Deed of conveyance. We are enclosing a copy of same for your convenience.

We are certain that Ms. Coggin will be a welcome addition to the Ansonborough neighborhood. If you have any further questions, do not hesitate to contact us.

Sincerely yours,

R. Angus Murdoch  
Director

RAM:ss  
Enclosure

KERRY W. KOON  
*Attorney at Law*  
KING & QUEEN BUILDING  
145 KING STREET - SUITE 409  
CHARLESTON, SOUTH CAROLINA 29401

December 20, 1986

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Director  
Historic Charleston Foundation  
51 Meeting Street  
Charleston, SC 29401

RE: Offer to Purchase 41 Laurens Street

Dear Sir:

My wife and I have received an offer to purchase 41 Laurens Street from Ann W. Coggin, 6 Wasbee Range, Charleston, South Carolina, 29401, for the sum of \$165,000 cash at closing, to close on or before February 28, 1987. Pursuant to the requirements of the deed of conveyance from Historic Charleston Foundation to ourselves, we offer the property to the Foundation on the same terms, to be accepted within ninety-six hours of the receipt of this letter.

With kindest regards, I am

Very truly yours,



Kerry W. Koon

KWK:rb

41 Jones

December 6, 1976

Mr. Kerry W. Koon  
960 Morrison Drive  
Charleston, South Carolina 29403  
Dear Mr. Koon:

We are delighted that you have purchased 41 Laurens Street and look forward to welcoming you into the Ansonborough neighborhood and also to helping you in any way that we can with the restoration of your house.

You will be interested to know that we have some very valid prospects for 43 Laurens Street. I think it would be a good plan as soon as you are ready, to put up markers to designate the property lines.

Looking forward to working with you in the future.

Sincerely,

Mrs. S. Henry Edmunds  
Director  
Historic Charleston Foundation  
FE:SM

LAW OFFICES  
BARNWELL, WHALEY, STEVENSON & PATTERSON

ONE HUNDRED TWENTY MEETING STREET  
CHARLESTON, SOUTH CAROLINA  
29402

NATHANIEL B. BARNWELL, 1877-1950  
BEN SCOTT WHALEY  
NATHANIEL L. BARNWELL  
NORMAN W. STEVENSON  
ROBERT A. PATTERSON  
SAMUEL J. CORBIN, 1907-1976  
WILLIAM C. HELMS, III

TELEPHONE 577-7700  
POST OFFICE DRAWER H  
ASSOCIATE  
N. ELLIOTT BARNWELL  
W. JEFFERSON LEATH, JR.

December 2, 1976

In Re: Historic Charleston Foundation to Kerry W. Koon  
No. 41 Laurens Street

Mrs. S. Henry Edmunds  
Historic Charleston Foundation  
51 Meeting Street  
Charleston, South Carolina 29401

Dear Frances:

You will please find enclosed check of First Federal Savings and Loan Association payable to the order of Kerry W. Koon and Carol H. Koon in the sum of \$16,017.22, which check has been endorsed to the order of Historic Charleston Foundation by the Koons. Also, I enclose statement of closing, which is self-explanatory. Please note that the pro rata taxes were substantial, amounting to \$430.08.

With best wishes, I am

Faithfully yours,



Ben Scott Whaley

BSW:mb  
Enclosures

Historic Charleston Foundation

To BARNWELL, WHALEY, STEVENSON & PATTERSON, Jr.  
Counselors at Law  
P. O. Drawer H 120 Meeting St.  
Charleston, South Carolina 29402

EMPLOYER'S IDENTIFICATION  
NO. 57-0120408

In Re: Historic Charleston Foundation to Kerry W.  
Koon - No. 41 Laurens Street

Conference with purchaser, Kerry W. Koon; preparation  
of deed and attending closing and collecting  
proceeds.

\$75.00

OK [Signature]

Historic Charleston Foundation

BSW:mb

SELLER'S STATEMENT TO  
HISTORIC CHARLESTON FOUNDATION  
Seller

RE: SALE OF NO. 41 LAURENS STREET  
CHARLESTON, SOUTH CAROLINA

-to-

KERRY W. KOON AND CAROL H. KOON

December 1, 1976

Sales Price		\$17,000.00
<u>Less:</u>		
Down payment	\$500.00	
11 months City and County combined 1976 taxes	430.08	
Stamps on deed	52.70	
	<u>\$982.78</u>	<u>982.78</u>
Net to seller		\$16,017.22



Date of Inspection  
02-27-07

**REPORT OF ANNUAL INSPECTION**  
**EASEMENT/COVENANT PROPERTIES  
OF HISTORIC CHARLESTON FOUNDATION**

1. Address: 41 Laurens
2. Name of Property: William Burmester House
3. Owner: Adrienne Cleere
4. Have there been any alterations or changes to the exterior of the building without permission?  
Yes \_\_\_\_\_ No X If yes, describe below.
5. Have there been any changes to the use or density of the property?  
Yes \_\_\_\_\_ No X If yes, describe below.
6. Have there been any subdivisions or construction of any buildings on adjoining grounds?  
Yes \_\_\_\_\_ No X If yes, describe below.
7. Have there been any other changes without permission as prohibited in the easement/covenant document?  
Yes \_\_\_\_\_ No X If yes, describe below.
8. Comments: Excellent condition.

Signature of inspecting officer:



Rick Rockwell

Reviewed by:

W.H.

Winslow Hastie  
Director of Preservation



February 6, 2004

Ms. Adrienne Cleere  
41 Laurens Street  
Charleston, SC 29401

RE: Annual Visual Inspection

Dear Ms. Cleere and Ms. Thompson:

As we begin the new year I want to take the chance to inform you that 2003 saw the continued success and growth of our easement and covenant program, including the donation of easements on some very significant structures and interiors. We have also focused our efforts on improving the lines of communication between the Foundation and the property owners. We hope this will enable the program to become more efficient and better serve you the homeowner. We look forward to continued and improved success in all aspects of our program, from communication to technical service in 2004.

Enclosed is a copy of your 2003 annual inspection report that has been reviewed by Jonathan Poston, director of preservation initiatives at the Foundation. If I noted any conditions that you should be aware of, they are noted on the report. If you have any questions pertaining to these comments, please do not hesitate to call me at 805-6731.

Please remember to contact me whenever you are planning to carryout repairs or any other exterior work to your property. This greatly assists the Board of Architectural Review in approving the work permit process and will prevent you and/or your contractor from unnecessary delays. The Foundation is happy to help you answer questions about appropriate methods or treatments for the care and maintenance of your home. Please let us know if we can offer any assistance in the care of your property.

Your compliance in helping us maintain our ongoing obligation to the conservation of your property is greatly appreciated, as is your continuing stewardship.

Best regards,

Kristopher B. King  
Manager of Easements and Technical Outreach

enclosure

Date of Inspection

4 August 2003; 11:30 am; Conditions: clear

**REPORT OF ANNUAL INSPECTION**  
**EASEMENT/COVENANT PROPERTIES**  
**OF HISTORIC CHARLESTON FOUNDATION**

1. Address: 41 Laurens
2. Name of Property: William Burmester House
3. Owner: Adrienne Cleere
4. Have there been any alterations or changes to the exterior of the building without permission?  
Yes \_\_\_\_\_ No X If yes, describe below.
5. Have there been any changes to the use or density of the property?  
Yes \_\_\_\_\_ No X If yes, describe below.
6. Have there been any subdivisions or construction of any buildings on adjoining grounds?  
Yes \_\_\_\_\_ No X If yes, describe below.
7. Have there been any other changes without permission as prohibited in the easement/covenant document?  
Yes \_\_\_\_\_ No X If yes, describe below.
8. Comments: Maintained in good condition.

Signature of inspecting officer:

Kristopher King

Reviewed by:

Jonathan Poston  
Jonathan Poston  
Director of Preservation



May 15, 1997

Mr. & Mrs. Henry Radcliffe  
57 S. Battery Street  
Charleston, SC 29401

Re: 41 Laurens Street/Annual Inspection Report

Dear Mr. & Mrs. Radcliffe

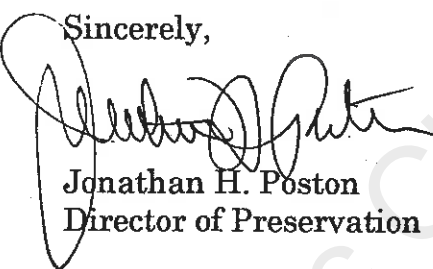
As you know, Historic Charleston Foundation holds protective covenants on the abovementioned property. We recently completed an annual record inspection of the building and the associated grounds.

As noted on the enclosed Report of Annual Inspection, we found the property to be in very good condition, however, we did notice the presence of mildew, some minor peeling paint and a balustrade in need of repair.

As in the past, if you are contemplating any future work, we require that a Request For Alteration/Repair To Property form be completed and returned to our office. For your convenience, a copy of this form is enclosed.

This letter and the Report of Annual Inspection have become a matter of record. The Foundation appreciates your compliance with our easement and your stewardship of this historic property. If we may be of any assistance in your care of the buildings and the surrounding landscape, please do not hesitate to contact us.

Sincerely,



Jonathan H. Poston  
Director of Preservation

JHP:tm

Enclosures

**REPORT OF ANNUAL INSPECTION**  
**EASEMENT/COVENANT PROPERTIES  
OF HISTORIC CHARLESTON FOUNDATION**

1. Address: 41 Laurens Street
2. Name of Property: William Burmester House
3. Owner: Mr. and Mrs. Henry Radcliffe
4. Have there been any alterations or changes to the exterior of the building without permission?  
Yes \_\_\_\_\_ No X \_\_\_\_\_ If yes, describe below.
5. Have there been any changes to the use or density of the property?  
Yes \_\_\_\_\_ No X \_\_\_\_\_ If yes, describe below.
6. Have there been any subdivisions or construction of any buildings on adjoining grounds?  
Yes \_\_\_\_\_ No X \_\_\_\_\_ If yes, describe below.
7. Have there been any other changes without permission as prohibited in the easement/covenant document?  
Yes \_\_\_\_\_ No X \_\_\_\_\_ If yes, describe below.
8. Comments: \_\_\_\_\_  
\_\_\_\_\_  
Currently listed for sale and unoccupied  
Presence of mildew and minor peeling paint  
Piazza balustrade needs repair  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of inspecting officer: Jim Crow

Reviewed by: [Signature]  
Director of Preservation



May 28, 1996

Mr. and Mrs. Henry Radcliffe  
41 Laurens Street  
Charleston, SC 29401

Re: 41 Laurens Street

Dear Mr. and Mrs. Radcliffe:

As you know, Historic Charleston Foundation holds a conservation easement on the abovementioned property. We recently completed an annual record inspection of the building and the associated grounds.

As noted on the enclosed Report of Annual Inspection, we found the property to be in good condition, but noted the following:

Storm windows.  
Paint on frame section showing wear.  
Peeling and mildew present.  
Some Rotten spots in siding.

As in the past, if you are contemplating any future work, we require that a Request For Alteration/Repair To Property form be completed and returned to our office. For your convenience, a copy of this form is enclosed.

This letter and the Report of Annual Inspection have become a matter of record. The Foundation appreciates your compliance with our easement and your stewardship of this historic property. If we may be of any assistance in your care of the buildings and the surrounding landscape, please do not hesitate to contact us.

Sincerely,



Jonathan H. Poston  
Director of Preservation

JHP:mmf

Enclosures

Date of Inspection

3.29.96

**REPORT OF ANNUAL INSPECTION**  
**EASEMENT/COVENANT PROPERTIES**  
**OF HISTORIC CHARLESTON FOUNDATION**

1. Address: 41 LAURENS
2. Name of Property: WILLIAM BURMESTER HOUSE
3. Owner: MR & MRS HENRY RADCLIFFE
4. Have there been any alterations or changes to the exterior of the building without permission?  
Yes \_\_\_\_\_ No ✓ If yes, describe below.
5. Have there been any changes to the use or density of the property?  
Yes \_\_\_\_\_ No ✓ If yes, describe below.
6. Have there been any subdivisions or construction of any buildings on adjoining grounds?  
Yes \_\_\_\_\_ No ✓ If yes, describe below.
7. Have there been any other changes without permission as prohibited in the easement/covenant document?  
Yes \_\_\_\_\_ No ✓ If yes, describe below.
8. Comments: STORM WINDOWS  
PAINT ON FRAME SECTION SHOWING WEAR  
• PEELING & MILDEW PRESENT  
• SOME ROTTEN SPOTS IN SIDING  
STUCCO SECTION IN GOOD SHAPE

Signature of inspecting officer:

*Jim Crow*

Reviewed by:

*John D. [Signature]*  
Director of Preservation

DATE OF INSPECTION:

7/27/895

PHOTOS DID NOT COME OUT.

REPORT OF ANNUAL INSPECTION

EASEMENT PROPERTIES OF HCF

1. NAME OF PROPERTY: \_\_\_\_\_
2. ADDRESS: 41 Laurens
3. OWNER: \_\_\_\_\_
4. HAVE THERE BEEN ANY ALTERATIONS OR CHANGES TO THE EXTERIOR OF THE BUILDING WITHOUT PERMISSION? Yes \_\_\_ No X (If yes, describe) \_\_\_\_\_
5. HAVE THERE BEEN ANY CHANGES TO THE USE OR DENSITY OF THE PROPERTY? Yes \_\_\_ No X (If yes, describe) \_\_\_\_\_
6. HAVE THERE BEEN ANY SUBDIVISIONS OR CONSTRUCTION OF ANY BUILDINGS ON ADJOINING GROUNDS? Yes \_\_\_ No X (If yes, describe) \_\_\_\_\_
7. HAVE THERE BEEN ANY OTHER CHANGES WITHOUT PERMISSION AS PROHIBITED IN THE EASEMENT DOCUMENT? Yes \_\_\_ No X (If yes, describe) \_\_\_\_\_

COMMENTS:

Check all piazza decking for rot (some recently replaced).

SIGNATURE OF INSPECTING OFFICER:

A. Herbert

DIRECTOR OF PRESERVATION PROGRAMS





October 15, 1992

Mr. and Mrs. Henry M. Radcliffe  
41 Laurens Street  
Charleston, S.C. 29401

RE: 41 Laurens Street  
Covenant Inspection

Dear Mr. and Mrs. Radcliffe:

As you know Historic Charleston Foundation as a former owner of your property holds protective covenants thereon. Although we periodically check the condition of the building, we are now pursuing a policy of annual record inspection of the building and the associated grounds. I am enclosing a copy of our Annual Report of Inspection on 41 Laurens Street.

As noted on the report, we found the property to be in good condition. We have noted on the report that the repairs completed after Hugo have all been approved.

As in the past, if you are contemplating future work, we require a completed request for alteration form be returned to our office at 11 Fulton Street. For your convenience, a copy of this form is enclosed.

This letter and the Report of Annual Inspection have become a matter of record. The Foundation is appreciative of your compliance with our covenants and your stewardship of this historic property. If we may be of assistance in your care of this building, please do not hesitate to contact us.

Sincerely yours,

  
Jonathan H. Poston  
Director of Preservation Programs

LAW:lpn  
Enclosure

DATE OF INSPECTION:

SEPT 29, '92

REPORT OF ANNUAL INSPECTION

EASEMENT PROPERTIES OF HCF

1. NAME OF PROPERTY: \_\_\_\_\_

2. ADDRESS: 41 LAURENS

3. OWNER: MR. AND MRS. RADCLIFFE

4. HAVE THERE BEEN ANY ALTERATIONS OR CHANGES TO THE EXTERIOR OF THE BUILDING WITHOUT PERMISSION? Yes\_\_\_ No ☒ (If yes, describe) \_\_\_\_\_

5. HAVE THERE BEEN ANY CHANGES TO THE USE OR DENSITY OF THE PROPERTY? Yes\_\_\_ No ☒ (If yes, describe) \_\_\_\_\_

6. HAVE THERE BEEN ANY SUBDIVISIONS OR CONSTRUCTION OF ANY BUILDINGS ON ADJOINING GROUNDS? Yes\_\_\_ No ☒ (If yes, describe) \_\_\_\_\_

7. HAVE THERE BEEN ANY OTHER CHANGES WITHOUT PERMISSION AS PROHIBITED IN THE EASEMENT DOCUMENT? Yes\_\_\_ No ☒ (If yes, describe) \_\_\_\_\_

COMMENTS: \_\_\_\_\_

SIGNATURE OF INSPECTING OFFICER: \_\_\_\_\_

  
Director of Preservation Programs



September 1, 1992

Mr. and Mrs. Henry M. Radcliffe  
41 Laurens Street  
Charleston, S.C. 29401

RE: 41 Laurens Street, Former Property of Historic Charleston Foundation

Dear Mr. and Mrs. Radcliffe,

As I am sure you are aware, Historic Charleston Foundation is the former owner of your property. We rehabilitated it pursuant to our Ansonborough Project in 1972. Mr. Kerry Koon was the first purchaser of this property from us. I am certain you know about the protective covenants which run with the land for a period of seventy-five (75) years.

We are pleased that you have bought this fine and unique example of Charleston architecture and look forward to working with you on its continuing preservation. We know from experience that new owners like to make some adjustments, as well as repairs to a building. We prefer to receive information on these ideas, as well in advance as possible. If you are contemplating any exterior changes to the house or grounds, we would appreciate your filling out the attached application. We are currently making our annual inspection of our some two hundred covenant and easement properties. I hope at some point to meet you and introduce myself in person.

Please contact us if you have any questions.

With best regards, I am

Sincerely,

Jonathan H. Poston  
Director of Preservation Programs

JHP:lpn  
Enclosure



July 27, 1992

William H. Jordan, Esq.  
Fishburne & Jordan  
92 Broad Street  
Charleston, S. C. 29401

Re: 41 Laurens Street - Former Property of Historic Charleston Foundation

Dear Mr. Jordan:

Thank you for your letter concerning the conveyance of 41 Laurens Street from Mrs. Ann Wilkins Coggin to H.J.M. and Evie S. Radcliffe.

As you know, Historic Charleston Foundation retains protective covenants which, in addition to other provisions, give us a right to repurchase the property under specified conditions. It is our decision not to exercise our right of repurchase at this time; we hereby waive this right for purposes of this sale only.

I am enclosing a copy of the protective covenants on this property which should be included in your deed of conveyance at the time of sale.

Historic Charleston Foundation welcomes Mr. and Mrs. Radcliffe to the Ansonborough area. If our staff can be of any further assistance, please do not hesitate to contact us.

Sincerely,

  
Lawrence A. Walker  
Executive Director

LAW:rgb  
Enclosure

cc: Mr. & Mrs. H.J.M. Radcliffe

Post Office Box 1120 • Charleston, South Carolina 29402  
11 Fulton Street • Charleston, South Carolina 29401 • (803) 723-1623 • FAX (803) 577-2067

FISHBURNE & JORDAN

ATTORNEYS AT LAW

92 BROAD STREET

P.O. BOX 1866

CHARLESTON, S.C. 29402

(803) 577-4520

TELECOPIER

(803) 723-3171

WILLIAM H. JORDAN  
HENRY B. FISHBURNE, JR.

OF COUNSEL  
LEONARD L. LONG, JR.

KIAWAH ISLAND OFFICE:  
10 BEACHWALKER OFFICE PARK  
KIAWAH ISLAND, SC 29455  
(803) 768-4233  
TELECOPIER  
(803) 768-9386

July 24, 1992

Mr. Lawrence Walker  
Executive Director  
Historic Charleston Foundation  
11 Fulton Street  
Charleston, South Carolina 29401

Re: Sale of 41 Laurens Street

Dear Mr. Walker:

Please accept this letter as formal notice that Mrs. Ann Wilkins Coggin intends to sell 41 Laurens Street to my clients, H.J.M. and Evie S. Radcliffe, for a sales price of \$283,500.00. Col. Radcliffe is a retired Marine who is now District Manager for Pinkerton Security & Investigation Services.

Col. and Mrs. Radcliffe intend to use the building as a single-family residence.

I would ask that you provide me with a written waiver of your right to repurchase the property as soon as possible.

Please give me a call if you need anything further.

With kind regards, I am

Yours very truly,

*Bill Jordan*

William H. Jordan

WHJ/scj



December 22, 1989

Ms. Ann W. Coggin  
41 Laurens Street  
Charleston, S.C. 29401

Dear Ms. Coggin:

As you know, Historic Charleston Foundation was the former owner of your property at 41 Laurens Street. In our conveyance of this property to Kerry W. Koon, we retained certain protective covenants, a copy of which is herein attached. We would like to convey to you our hope that you and your family have fared well in the aftermath of Hurricane Hugo.

A site visit from one or more Foundation representatives was made to the former Historic Charleston Foundation properties on a survey basis between October 31 - November 22, 1989. We have noted that in the case of your property, the following damage is apparent: See attached Condition Report.

We currently have several consultants coming in to aid the Foundation in the reresoration of the city. We will be glad to make them available to you for technical assistance on a limited basis. Our position is basically one of trying to help you put the property back to its pre-hurricane condition, and then to protect our own preservation interests.

The Foundation in general will pursue a policy of exterior reresoration with original materials, and will not allow changes in materials for roofing, etc. We also must expect that decorative detailing, where missing after the storm, will be replaced when possible. It is also crucial that chimney rebuilding or other masonry work be done correctly with the right mortar and execution. To make any changes or extensive repairs, you must advise us of the proposed work for our approval. Forms for Repairs and/or Request for Alterations are also enclosed.


Ms. Anne Coggin  
December 22, 1989  
Page 2

If there is any way that we can assist, please do not hesitate to contact us. Enclosed please find some helpful standard guides from the National Park Service advisors working with us on this preservation crisis here in Charleston.

We are here to help.

Thank you for your cooperation.

Sincerely,



Jonathan H. Poston  
Director of Programs

JHP:sdc  
Enclosures

P.S. If the enclosed Condition Report is incorrect or does not include all damage sustained by your building, please let us know so we can correct the information contained in our files.

Covenant Property Condition Report  
(Hurricane Hugo)

Name of Structure \_\_\_\_\_

Address \_\_\_\_\_ 41 Laurens Street \_\_\_\_\_

Owner \_\_\_\_\_

Was owner contacted? no

Comments: Property is tucked away - difficult to observe-  
owner must be contacted!!!

Condition: As far as we can see, no visible exterior  
damage.

Surveyed by: Scott and Bennett 11-22-89

Historic Charleston Foundation



**REQUEST FOR ALTERATION/REPAIR TO PROPERTY**  
**UNDER EASEMENT OR COVENANT TO**  
**HISTORIC CHARLESTON FOUNDATION**

1. Name of Property: \_\_\_\_\_
2. Address of property under easement or covenant: 41 Laurens
3. Owner/Applicant: Chuck Bennett Contracting LLC  
Business/mailling address: P.O. Box 21329 Charleston SC 29413  
Telephone: (home) 577-7968
4. Description of requested change(s): Enlarge Window Opening to accomodate  
Double Windows
5. Reason for request: additional Natural Light in Library & 2nd Floor Bedroom
6. Name and contact information for architect/contractor or designer:  
Name: \_\_\_\_\_  
Address: same  
City, State, Zip: SC  
Telephone: above
7. Signature of applicant on File
8. Date: 4-19-2002

Return to Jonathan H. Poston Director of Museums and Preservation Initiatives, Historic Charleston Foundation, 40 East Bay Street, Charleston, SC 29401 (fax) 577-2067.

Action Taken/conditions:

Approved - must be wood windows

Historic Charleston Foundation

Date:

Signature:

Jonathan H. Poston

Director of Museums and Preservation Initiatives

FROM : HIST CHAS FND

FAX NO. : 8435772067

Feb. 19 2002 04:52PM P2

**REQUEST FOR ALTERATION/REPAIR TO PROPERTY**  
**UNDER EASEMENT OR COVENANT TO**  
**HISTORIC CHARLESTON FOUNDATION**

1. Name of Property: \_\_\_\_\_
2. Address of property under easement or covenant: 41 LAURENS ST.
3. Owner/Applicant: CHUCK BROWN - CONTRACTORS INC.  
Business/mailling address: 2030 Hwy 21229 Charleston SC 29413  
Telephone: (803) 577-1968
4. Description of requested change(s): ENLARGE WINDOW OPENINGS ON FIRST FLOOR - TOTAL OF TWO (2).
5. Reason for request: ADDITIONAL NATURAL LIGHT INTO LIBRARY AND 2ND FLOOR BEDROOM
6. Name and contact information for architect/contractor or designer:
- Name: \_\_\_\_\_  
Address: SAME  
City, State, Zip: KS  
Telephone: NONE
7. Signature of applicant Chuck Brown
8. Date: 2-19-2002

Return to Jonathan H. Poston Director of Museums and Preservation Initiatives, Historic Charleston Foundation, 40 East Bay Street, Charleston, SC 29401 (fax) 577-2067.

Action Taken/conditions:

Approved - wood windows only!

Historic Charleston Foundation

Date: 26 Feb. 2002

Signature: [Signature]

Jonathan H. Poston

Director of Museums and Preservation Initiatives

Removed note: "BAR disapproved"

720-86666











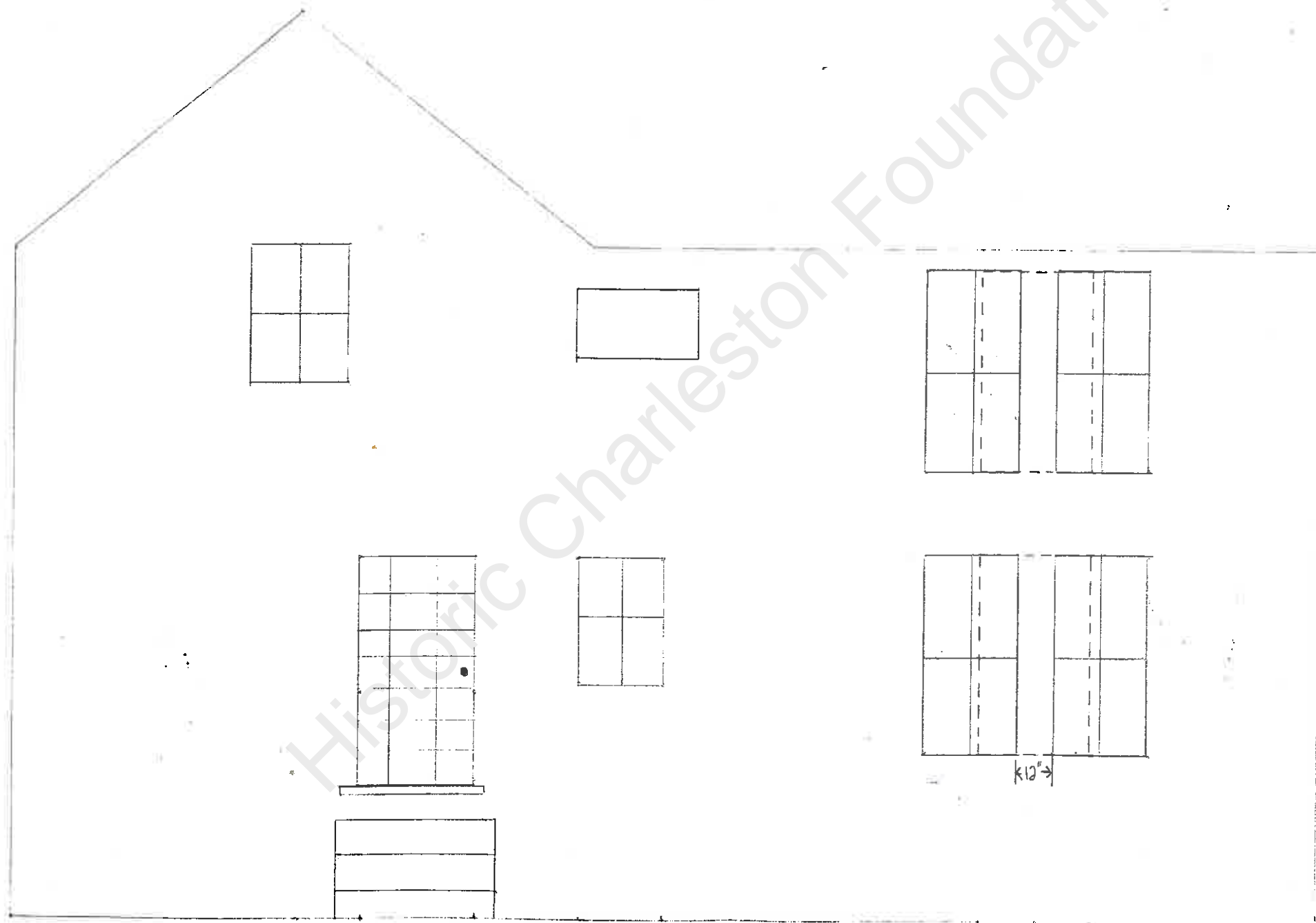








View from Larsen's street



Dotted line = Existing

4/9 - Plans For

-Submitted by hand by  
Derrick Sharp + Chuck Bennett  
x 577-7960

July 30, 1981

Mr. and Mrs. Kerry W. Koon  
41 Laurens Street  
Charleston, South Carolina 29401

Dear Kerry and Carol:

This morning we presented your plans to the Area Projects Committee of Historic Charleston Foundation, who have approved them.

This letter will serve as information to the Board of Architectural Review when you present them with the elevations shown us. There is no date on these plans, but I believe they were completed in June, 1981 and have so marked my copy.

Good luck in your project.

Sincerely,

Mrs. S. Henry Edmunds  
Director

FRE:sr



March 17, 1989

Ms. Ann W. Coggin  
41 Laurens Street  
Charleston, S. C. 29401

Dear Ms. Coggin:

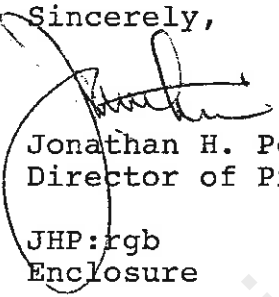
Enclosed is a copy of your sketch of the proposed new fireplace for the above mentioned property, stamped approved and dated March 10, 1989.

As my secretary mentioned during the phone conversation of this morning, please provide Historic Charleston Foundation with more detail on the chimney of the proposed fireplace, i.e., height and the materials to be used.

Thank you for your patience and cooperation in this matter.

With best regards, I am

Sincerely,



Jonathan H. Poston  
Director of Programs

JHP:rgb  
Enclosure



# HISTORIC CHARLESTON FOUNDATION

51 MEETING STREET

CHARLESTON, SOUTH CAROLINA 29401

November 20, 1978

Mr. and Mrs. Kerry W. Koon  
41 Laurens  
Charleston, S.C. 29401

Dear Mr. and Mrs. Koon:

The staff and trustees of Historic Charleston Foundation have reviewed the proposed alterations to 41 Laurens Street. We approve the revised plans submitted to the Foundation on Thursday, November 18, 1978, which include provision for a two car parking area surrounded by landscaping.

Good luck on the construction.

Sincerely,

Gregory B. Paxton  
Preservation Administrator

GBP/sge

TELEPHONE: BUS.: 577-9890  
RES.: 723-2334

KERRY W. KOON  
*Attorney at Law*  
960 MORRISON DRIVE  
CHARLESTON, SOUTH CAROLINA 29403

31 March 1977

Historic Charleston Foundation  
51 Meeting Street  
Charleston, South Carolina 29401

Attention: Mrs. Henry Edmunds

In Re: 41 Laurens Street

Dear Mrs. Edmunds:

This is to inform you of our intent to repaint the exterior of our home at 41 Laurens Street the color as shown by the enclosed sample. We will await your approval.

With kindest regards, I am

Very truly yours,

  
Kerry W. Koon

KWK:sp



# LATEX HOUSE PAINT

## CUSTOM COLORS

*main house color*

*plaza floor*

*trim - piazza white*



76A LIGHT REED



69A AFTER ASH



27G BRAHMIN GREY



82D Balsa BEIGE



17F POMONA



152D APPALACHIA



10D PACER



68F PHOSPHORUS



87F CANE



6F HOLLANDIA



8A CAMELS HAIR



52G BOFFIN GREEN



104G CHOCOLATE MOUSSE



3H MAUVE WOOD



41F ERIE



175A DESERT RABBIT



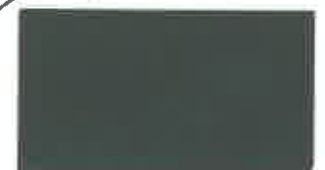
68H EMPIRE



152G POCAHONTAS



172A RUSTY ROSE



180B LIVERY BROWN

*shutters*

## LATEX HOUSE & TRIM ENAMEL READY-MIX COLORS



19-84 SHUTTER GREEN



19-44 CANARY YELLOW



19-36 MAPLE BROWN



19-56 AUTUMN RED

Also Available in 19-10 WHITE and 19-90 BLACK

Color chips are subject to the effects of heat, light, age and other process beyond our control and may vary slightly in color from the actual paint.

April 12, 1977

Mr. Kerry W. Koon  
960 Morrison Drive  
Charleston, S.C. 29403

Dear Mr. Koon;

The Area Projects Committee of Historic Charleston Foundation has asked me to tell you that they approve the colors you have chosen for your house at 41 Laurens Street. Also, we would again like to tell you how pleased we are with the restoration you have done on the house.

Sincerely,





# HISTORIC CHARLESTON FOUNDATION

51 MEETING STREET

CHARLESTON, SOUTH CAROLINA 29401

November 9, 1978

Mr. and Mrs. Kerry W. Koon  
41 Laurens Street  
Charleston, S.C. 29401

Dear Mr. and Mrs. Koon:

After review of the planned alterations to 41 Laurens Street by the staff and trustees of Historic Charleston Foundation we request the following alterations to your plans:

(1) The proposed parking area measures 24x30 feet, and is thus a large expanse. The present plan calls for a walkway through the middle of this area, with parking for two cars presumably on either side. We believe that parking both cars to the west side of this expanse, with a walkway to the east side, would reduce the apparent scale of this area. Moving the wall opening to the east would also plan it in closer proximity to the front door. (please refer to the sketch on your plans).

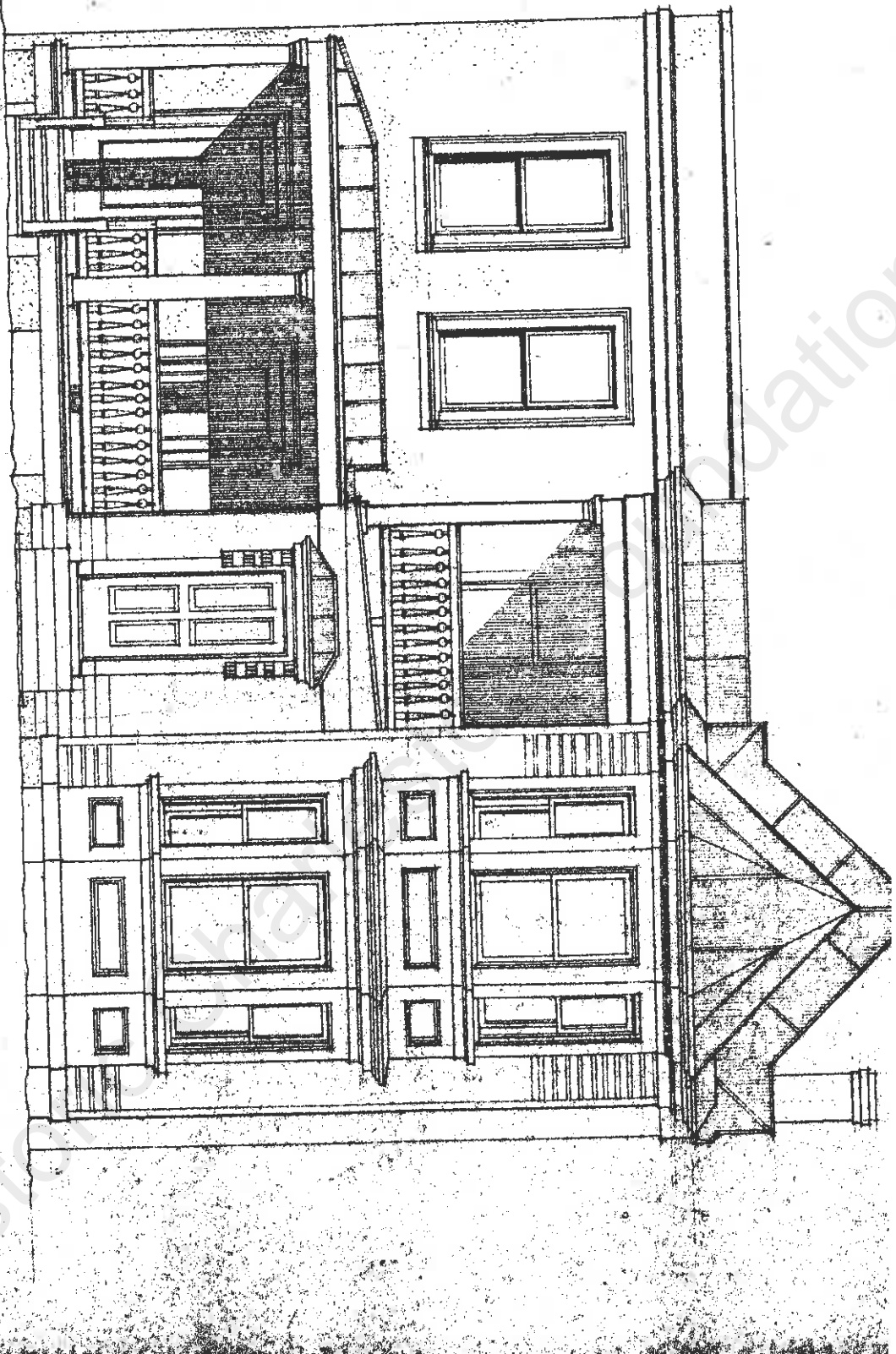
(2) Suggested additions to the plans include: a) landscaping around the parking area and walkway; b) a curb on the south end of the parking area to define the edges and protect the planted area between the parking and the wall; c) a border around the remainder of the parking area.

Please submit a revised design to us for review. The next Board of Architectural Review deadline is Thursday, November 16, at 12:00 noon. We will review the revised plans as quickly as possible.

Sincerely,

Gregory B. Paxton  
Preservation Administrator

GBP/sge  
enc.



EAST ELEVATION (FROM EAST 54TH STREET).

41 LAURENS ST.

MITCHELL, SMALL, DONAHUE & LOGAN  
ARCHITECTS - 10 NORTH ATLANTIC WHARF  
CHARLESTON, SOUTH CAROLINA, 29401

June 9, 1981

APPROVED  
HISTORIC  
CHARLESTON  
FOUNDATION  
3/10/89

41 Laurens St.

Don W Coggin  
723-6205

Ford yard

to eBay



# House Started In 1811

The house at 41 Laurens St. (formerly 305 East Bay St.) has two historic parts: a masonry core built after 1811 by Henry Tovey, and a wooden front addition built between 1888 and 1902 by the Burmester family.

The 2½-story stuccoed brick portion of the house was built by Henry Tovey as a dependency to a three-story brick house, sometime after purchasing the site from Henry Laurens Jr. (b. 1764), on June 28, 1811.

The lot, which fronted on East Bay Street, was part of Laurens Square, a subdivision of lands inherited from Henry Laurens Sr. (1724-92), a wealthy Charleston merchant and planter and president of the Continental Congress.

The elder Laurens acquired in 1764 a tract bounded by present-day Laurens, Anson and Society streets and the Cooper River. His substantial brick house at the southeast corner of Laurens and East Bay streets was demolished in 1914. The bulk of the tract was devoted to a garden before its subdivision.

Henry Tovey, who had his ship mast, block and pump manufactory farther down on East Bay, lived on Society Street before purchasing the East Bay lot. Tovey was listed as residing at the present location, then numbered 249 East Bay, in the city directory of 1813.

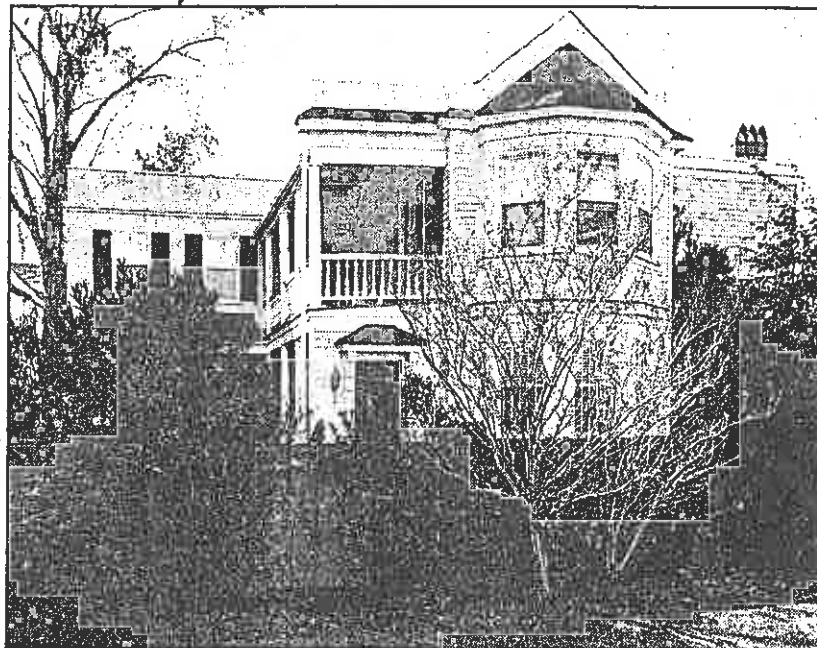
Tovey also purchased from Laurens in 1817 the lot adjacent to the south and built there the present house known as 303 East Bay.

A native of England, Tovey died of dropsy in 1844 at the age of 73 and was buried at the Second Presbyterian Church. His widow, Sarah Tovey, died in 1847.

In the division and sale of the Tovey estate in 1848, several properties were offered for sale, including the lot and "three story Brick Dwelling and out buildings," then known as 251 East Bay St.

The property passed through several owners until it was purchased in 1875 by William Burmester (Burmester).

Tovey's three-story brick house and smaller outbuilding are depicted on the Bridgens & Allen map of 1852 and Drie's "Bird's Eye View" of 1872. Later, tax records list a two-story brick house on the lot.



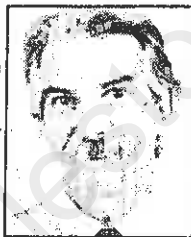
Staff Photo by Tom Spain

41 Laurens St. has two historic parts.

## A POST EXTRA

Historic  
Charleston

Robert P.  
Stockton



It is evident that something happened to the main house and that Burmester, after purchasing the property in 1875, converted the surviving outbuilding into a residence.

Burmester also purchased 303 East Bay in 1872 and lived there. His son, John W. Burmester, lived at 305 East Bay (present-day 41 Laurens).

William Burmester, a native of Hanover, Germany, had come to Charleston in 1856. He was a wholesale dealer in grain and hay.

He died Jan. 29, 1881, at the age of 53. His funeral at St. Johannes German Lutheran Church was attended by fellow members of the Deutscher Freundschaftsbund, the Deutscher Bruderlicherbund and the German Rifle Club.

His son, John W. Burmester, took over the family business and continued to live at 305 East Bay St. The property remained in the elder Burmester's estate until 1908, when his widow, Anna M.M. Burmester, conveyed it to Mary A. Burmester. She sold it in 1939.

Sanborn insurance maps of 1884 and 1888 depict a two-story brick dwelling house with a two-story frame addition to the rear and two

tiers of piazzas extending along the south side. A wooden stable and other outbuildings stood in the rear yard.

The Sanborn insurance map of 1902 indicates that the wooden front portion of the house, with its distinctive two-story bay window, had been erected by then, and the piazzas extended forward as well.

An undated photograph depicts members of the Burmester family in front of the house, sometime after the frame addition was erected. The photograph shows the front of the house much as it is today, save minor changes.

The masonry portion of the house shows its age in the construction of the garret, where the rafters and joists are hand tooled and the plaster of a coved ceiling is set into hand-split lath. The coved ceiling, although scarcely 4 feet above the floor boards, indicates a probable use as a sleeping loft.

The proximity of the masonry building to the former main house would dictate probable use as a kitchen, wash kitchen and servants' quarters. That would have required substantial chimneys. The present chimneys undoubtedly were rebuilt by the Burmesters, who also made considerable interior changes.

Historic Charleston Foundation purchased the property in 1972. The foundation had the lot lines of 305 and 307 East Bay redrawn and the former 305 East Bay was designated as 41 Laurens St.

The property is now the home of Ann Wilkins Coggin, who purchased it in 1987.

Robert Stockton is an architectural historian and an adjunct professor of history at the College of Charleston.

~~Working File Copy~~  
~~Original in Archives~~

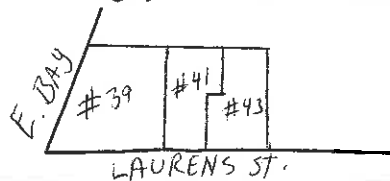
3-25  
41 LAURENS STREET (TMS 458-1-~~3125~~) (Formerly parts of lots 25 & 26)

	<u>date</u>	<u>deed bk.</u>	<u>price</u>
Harry J. & Elizabeth Dean Watson	<u>6/57</u>	<u>C64-641</u>	
Historic Charleston Foundation	9/22/72	D 100-219	\$32,500 (includes 305, 307 & 309 East Bay)
Kerry W. Koon	12/2/76		\$17,000
<u>deed restrictions:</u>	1-4, 5-S.F.		

measurements: frontage 30 x 40 x 28 x 55.2 x 71 x 55.2 x 13 x 40 (new meas. as of Nov. 1973. Resurvey plat AG83)  
(old measurements) 51 x 122 x 48 x 141

<u>Tax Info:</u>	year assessment for: <u>1960-5 (old lot)</u>	<u>1969 (old lot)</u>	<u>1976</u>	<u>NOTE: 1976 tax info</u>
	total assessment: 1,800	1,800	2,320	is for both
	number of buildings: 2 wood	1	1	39 & 41 Laurens.
	total appraised value:		38,600	(307-9 E. Bay)

HCF purchased 305, 7, & 9 East Bay from Harry J. Watson for \$32,500. Demolished buildings, then moved house to #39 Laurens Street and rearranged lots etc.



C. D. WELCH  
GENERAL CONTRACTOR  
2018 BOEING AVE.  
CHARLESTON, S. C. 29407

766-3004

In account with--

Charleston Historic Foundation  
51 Meeting Street  
Charleston, S.C.

December 17, 1974,

Att'n.: Mrs. Frances R. Edmonds, Director

39

In Reference to: Remodeling of residence at (41) Laurens Street.

Labor, Materials, and Sub-Contracts from July 1 through December 16, 1974.

Materials: Columns for second floor porch.  
Ceiling for first floor porch.  
Rails and Balusters for first & second floor porches,  
including mouldings.  
Painting complete.

Labor, materials and Sub-Contracts to date. Job Complete.

FINAL DRAWING ----- \$ 3988.63

( Thirty-nine hundred, eighty-eight dollars and sixty-three cents.)

P.S. : Mrs. Edmonds; if possible would like to pick up check  
thursday A.M.

Thanks,

C. D. Welch

12/17  
# 3225

511-30

41 Laurens

August 13, 1974

Mrs. Kathleen Koerbacher  
Apartment 115  
367 South Colony Drive  
Charleston, South Carolina 29407

Dear Mrs. Koerbacher:

I have just returned from the first part of my vacation and am delighted to learn that you are seriously interested in purchasing 41 Laurens Street.

I have studied the suggested redivision of the property lines and am concerned about giving sufficient off-street parking space to 43 Laurens---there needs to be space to park two cars at both houses. So, I am enclosing a second tissue overlay as a suggestion for redivision.

We would suggest that you consider leaving a parking area 40'x13' for 43 Laurens. That would leave you a parking area 40'x30' which would be handsomely symmetrical and especially good for planting. You would still have an 8' pathway to the rear of your house.

By the time you return to the city on the 16th, I will be off on the second part of my vacation. However, members of the committee will be available and most anxious to help you in any way. We are very interested in hearing your reaction to this proposal and particularly look forward to your presenting a formal purchase offer to our Board.

Sincerely,

Mrs. S. Henry Edmunds  
Director

SHE:cda



C. D. WELCH  
GENERAL CONTRACTOR  
2018 BOEING AVE.  
CHARLESTON, S. C. 29407

In account with--

Charleston Historic Foundation  
51 Meeting Street  
Charleston, S.C.

Att'n: Mrs. Frances R. Edmonds, Director.

July 1, 1974.

In Ref: Remodeling of residence at corner of Larens & E, Bay Streets .

Labor, Materials, and Sub-Contracts from May 10-June 28, 1974.

Final on Roof Work -----	\$ 1275.00
First Drawing on Painting -----	1000.00
Labor & Materials (Carpentry) -----	757.45
	<u>\$ 3032.45</u>
Overhead & Profit -----	454.87
Total due To Date -----	<u>\$ 3487.32</u>

( Thirty-four hundred, eighty-seven dollars and thirty-two cents.)

JUL 3 Recd

JUL 9 PAID

#2484

516-30

OK 8/2

C. D. WELCH  
GENERAL CONTRACTOR  
2018 BOEING AVE.  
CHARLESTON, S. C. 29407

In account with--

Charleston Historic Foundation  
51 Meeting Street  
Charleston, S.C.

Attn.; Mrs. Frances R. Edmonds, Director.

---

May 14, 1974.

In Ref: Remodeling of residence at corner of Larens and E. Bay Streets.

Labor, materials and Sub-Contracts from	
April 19, 1974 through May 9, 1974.----	\$ 2016.90
Overhead & profit (15%) -----	302.54
Total to Date -----	\$ 2319.44

( Twenty-three hundred, nineteen dollars and forty-four cents.)

OK JRE

Two signatures?

6/14 # 2253

516-30

C. D. WELCH  
GENERAL CONTRACTOR  
2018 BOEING AVE.  
CHARLESTON, S. C. 29407

766-3004

In account with--  
Charleston Historic Foundation  
51 Meeting Street  
Charleston, S.C.

Att: Mrs. Frances R. Edmonds, Director

April 23, 1974.

Ref: Remodeling residence at corner of Larens & E. Bay Streets.

Labor, materials and sub-contracts from March 15, 1974 through April 18, 1974.-----	\$ 4848.02
Overhead & profit 15% -----	727.20
	<u>\$ 5575.22</u>

(Fifty-five hundred, seventy-five dollars and twenty-two cents.)

OK  
Paid # 2157  
WE

C. D. WELCH  
GENERAL CONTRACTOR  
2018 BOEING AVE.  
CHARLESTON, S. C. 29407

March 15, 1974

In account with;  
Charleston Historic Foundation  
51 Meeting Street  
Charleston, S.C.

ATT; Mrs. Frances R. Edmonds, Director

Re; Remodeling residence at corner of Larens and  
East bay streets,

Labor -Sub-contracts and materials from Feb 1, 1974 through  
March 14. 1974

Sub-contr. chimneys-fire boxes and steps, -----	\$ 1.565.50
carpentry and labor -----	3.047.34
materials -----	<u>1.372.60</u>
	\$ 5,985.44
Overhead and profit ( 15 % ) -----	<u>897.82</u>
amount due to date -----	\$ 6.883.26

266-3004

pd CLK# 1999

Historic

OK PPE  
needs two  
signatures

C. D. WELCH  
GENERAL CONTRACTOR  
2018 BOEING AVE.  
CHARLESTON, S. C. 29407

February 4, 1974

In account with;  
Charleston Historic Foundation  
51 Meeting Street  
Charleston, S.C.

ATT: Mrs. Frances R. Edmonds, Director

Re: Residence at southeast corner of Larens and  
east bay streets.

Labor and sub-contract from December 28, 1973 through  
January 31, 1974.

Labor and sub-contracts.-----	\$ 2,124.30
Materials used and stroed on job. -----	2,551.60
	<u>\$ 4,675.90</u>
Overhead profit (15%) -----	701.39
Amount due to date -----	<u>\$ 5,377.29</u>

O K  
needs 2 signatures

Mr. Welch  
Picked up 2/27/74

C. D. WELCH  
GENERAL CONTRACTOR  
2018 BOEING AVE.  
CHARLESTON, S. C. 29407

December 31, 1973

In account with:  
Charleston Historic Foundation  
51 Meeting Street  
Charleston, South Carolina

ATT: Mrs. Frances R. Edmonds, Director

---

Re: Residence at southeast corner of Larens and East Bay Streets.

Take down chimneys and clean brick.  
Dig footing and pour concrete foundation.  
Build block curtain wall and piers.  
Take off front section of building.

Labor and Sub-contract from November 15 through December 28, 1973 -----	\$1,631.30
Materials from November 15 through December 28, 1973 --	790.97
	<u>\$2,422.27</u>
Overhead and profit (15%) -----	351.34
Amount Due to date -----	<u>\$2,773.61</u>

O K - JAE

FILE

C. D. WELCH  
GENERAL CONTRACTOR  
2018 BOEING AVE.  
CHARLESTON, S. C. 29407

I, C.D. Welch do hereby submit this ESTIMATE to Historic Charleston Foundation for the restoration of the exterior of dwelling at corner of Laurens and East Bay Streets, Charleston, S.C. for the sum of \$ 19, 400.00 (Nineteen thousand and four hundred dollars).

RESTORATION including the following:

Pour concrete footing 8" deep and 16" wide.  
Eight inch block wall with stucco.  
Porch to have 8" x 24" block piers, same to have stucco.  
Replace rotten sills; Take off and rebuild front section of house.  
Replace weatherboard to match existing on west end of building.  
Take off and rebuild porches.  
Change roof according to plans.  
All windows according to plans.  
Rebuild chimneys.  
Install new forty (40lb.) Std. Seam Tin Roof, or 240lb asphalt shingles.  
Replace porch columns and exterior doors.  
ALL EXTERIOR including roof to have two coats of first line oil base paint.

I, c.D. Welch hereinafter known as the Contractor do hereby agree to do the above mention work according to plans for the Cost of Labor and Materials, Plus 15% (ten percent) .

Drawings to be made on the first of each month, not to exceed 80% of Labor and Materials incorporated in job.

Frances R. Edmunds, Director  
Representative of;  
Historic Charleston Foundation.

C.D. Welch  
C.D. Welch, Gen. Contractor.

November 19, 1973.

REPORT OF THE BOARD OF ARCHITECTURAL REVIEW

to the Zoning Administrative Officer:

The Board of Architectural Review has considered Application No. 6144

41 Laurens Street

for Renovation of dwelling


and its finding is as follows:

request heard 11/29/73, 1973

Permit Authorized 11/30/73, 1973

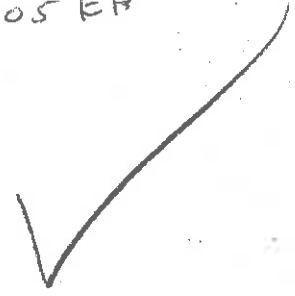
Permit Refused                     , 1973

FOR THE BOARD OF ARCHITECTURAL REVIEW

  
Chairman



305 EA



REPORT OF THE BOARD OF ARCHITECTURAL REVIEW

To the Zoning Administrative Officer:

The Board of Architectural Review has considered Application No. 5081

305 East Bay St.

For Demolish rear portion of partially masonry and wood - No. 305 East Bay St.

(Property to be subdivided - No. 43 Laurens St. may be enlarged)

and its finding is as follows:

Agreed

Request heard \_\_\_\_\_, 1973

Permit Authorized \_\_\_\_\_, 1973

Permit Refused \_\_\_\_\_, 1973

FOR THE BOARD OF ARCHITECTURAL REVIEW



Chairman

January 12, 1973

Mr. Ray Waits  
311 East Bay Street  
Charleston, South Carolina

Dear Ray:

Finally, we plan to move the house from your property in two weeks. We have a contract with Mr. Chitwood. Enclosed is our proposal for the corner which was prepared for us by planning consultants and is aimed at complimenting and improving properties from 301 East Bay to 329 East Bay. We will see that the piazzas on the house on skids will run along the south side as do those on most of the other houses on those two blocks.

We appreciate your patience and feel that our plans for the southwest corner of East Bay and Laurens will enhance your surroundings.

Sincerely,

Mrs. S. Henry Edmunds  
Director

PRE/smm

*map & proposal*

A meeting of the Area Projects Committee of Historic Charleston Foundation was held January 10, 1973, at 4:00 o'clock in the Russell House, office of the Director. Present were: Messrs. Rufus C. Barkley, Jr., Chairman, J. Addison Ingle, Jr. and Mrs. S. Henry Edmunds.

The Director submitted the attached report to the Committee. It was pointed out that the \$58,390 total estimated cost of the project omitted several large losses that have already been assumed by Historic Charleston Foundation. The carrying value of 43 Laurens Street without exterior remodeling is estimated at \$5,000. This represents an additional loss to the Foundation of \$3,000. In the 1972 financial statement, the carrying value of "116 Anson Street" is listed as \$10,298. No Value has been assigned the existing building in the attached report, so the total loss already assumed is \$13,298.

The Committee discussed Mr. Wright's and Mr. Anderson's proposal for the relocation of houses and approved it. The Director was authorized to move "116 Anson Street", the house on skids, to the corner of East Bay and Laurens as soon as possible. She reported that Mr. Chitwood could probably move it in two weeks or at the latest in three.

The Committee set an asking price of \$25,000 on 43 Laurens Street with the exterior restored and the building taken back to its original two and one-half stories with pitched roof; set an asking price of \$17,500 on 41 Laurens Street as is, with the lot as delineated in the attached plans -- note that the rear of the building will be removed. An asking price of \$30,000 was set for 39 Laurens, the corner property with "116 Anson Street" moved, and not to proceed with the restoration of 43 Laurens Street until this was done. It was agreed that the Director would take the Wright-Anderson plans to Sigma Engineers and have them drawn to scale then submitted to the City Engineer's office and if necessary, to the Board of Adjustment for the redivision of the lots.

A proposal that the Foundation give the City the property at the northwest corner of Wentworth and East Bay Streets to be developed as a city park was discussed. Mr. Barkley said that, while he thought this was a good idea, he did not want to consider it without the President, Mr. Thornhill and Mr. McGee, a City Alderman, at the meeting. Mrs. Edmunds said it was a last minute thought, but made the suggestion that there might be some way of persuading the City to match the gift of land at Wentworth and East Bay Streets with the open space on the northeast corner of Meeting and Hasell and make small parks of both of them. It was agreed that this would be discussed at a special meeting of the Committee shortly after the Annual Meeting and if there were recommendations that they would be presented to the Board at the Board's next meeting.

There being no further business, the meeting was adjourned.

REPORT TO AREA PROJECTS COMMITTEE ON DIVISION OF PROPERTY ON  
SOUTHWEST CORNER OF EAST BAY AND LAURENS

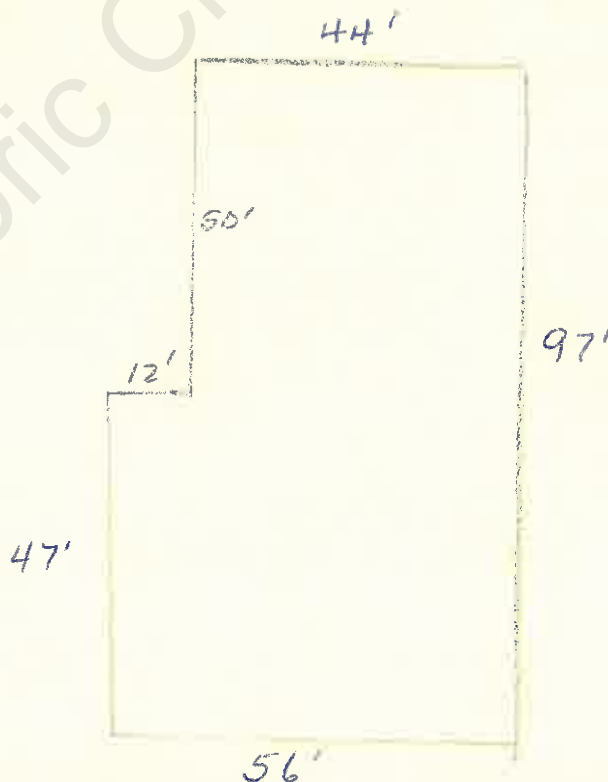
January 10, 1973 - FRE

Costs of 305-307-309 East Bay and 43 Laurens Streets

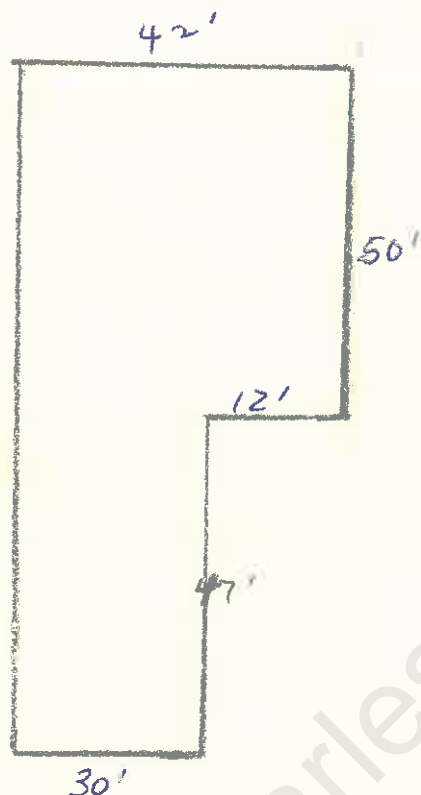
Acquire land	\$32,500.
Attorneys fee	425.
Wrecking of building	<u>1,465.</u>
SUBTOTAL-----\$34,390.00	
Move house on skids	\$2,000.
Replace foundation	<u>2,000.</u>
SUBTOTAL -----\$4,000.00	
Restore exterior of 43 Laurens	\$15,000.
Resale value as is of " "	<u>5,000.</u>
SUBTOTAL -----\$20,000.00	
-----TOTAL-----\$58,390.00	

Proposal of Wright and Anderson Divides Property into three Properties  
-- I do not have dimensions but am guessing.

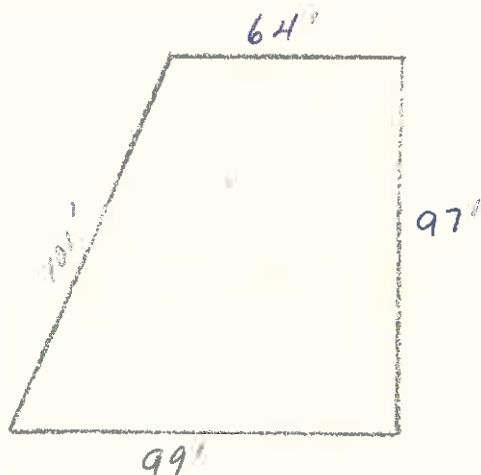
43 Laurens Street - with yellow clapboard wrecked house to be restored -  
Dimensions: 44' on south line; 97' on west line; 56' on north line  
(Laurens Street); then 47' on east line; 12' on south line and 50'  
more on east line -- makes a lot of this shape:



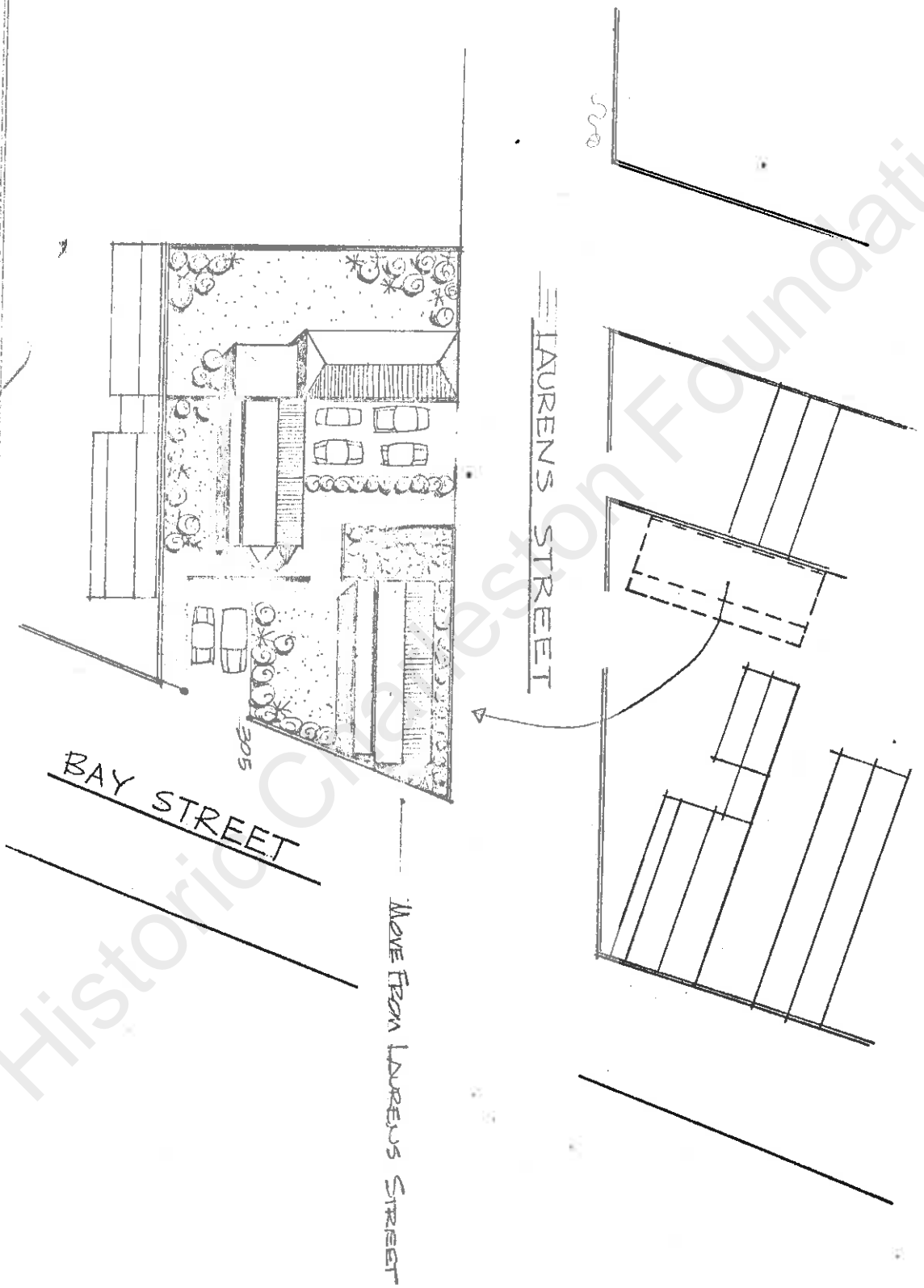
305 East Bay or 41 Laurens Street - with present brick house left on cleared lot - Dimensions 42' on south line; 50' on west line; then jog to east for 12'; then 47' more on west line; 30' on Laurens Street which is north line; 97' on east line makes a lot of this shape:

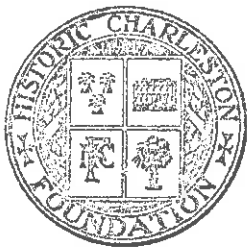


309 East Bay or 39 Laurens - with wooden house moved from Ray Waites' property. Dimensions -- 64' on south line; 97' on west line; 99' on north line which is Laurens Street; 101' on east line which is East Bay -- and that lot is shaped like this:



PROPOSED REDESIGN OF THE CORNER OF LAURENS AND BAY STREETS - CLIP RESTON, S.C.  
RUSSELL WHISHT FOR HISTORIC CHARLES TOWN FOUNDATION - DECEMBER 1972 1" = 50' ±





# HISTORIC CHARLESTON FOUNDATION

51 MEETING STREET .: CHARLESTON, SOUTH CAROLINA 29401

December 27, 1972

Mr. Rufus C. Barkley, Jr., Chairman  
Area Projects Committee  
Cameron & Barkley  
2864 Azalea Drive  
Charleston, South Carolina 29411

Dear Rufus:

The lot at the south west corner of East Bay and Laurens Streets is now cleared and we must proceed rapidly with the moving of the building on Ray Waites' property. Russell Wright and Bob Anderson worked over a plan for the corner when they were last here. Enclosed is a drawing to scale of their second suggestion for the development of the lot. It leaves the two existing houses and moves one. Great attention has been paid to the rhythm and scale of the East Bay frontage from 301 East Bay, just north of Society Street, up through the Gadsden House.

Will you go over these plans (which arrived on Christmas Eve) and then be in touch with me about calling a meeting of the Area Projects Committee?

Do you think that the scale is too small and that I should have the layout blown up?

Do you think that I need other prices than those which you now have?

We will not only have to determine where we will have the building go, but on a selling price. There has been a certain amount of interest in these properties and I have a list of prospective purchasers.

Sincerely,

Mrs. S. Henry Edmunds  
Director

FRE/smm  
cc. Mr. T. E. Thornhill

CONTRACT BETWEEN CHARLESTON HOUSE WRECKING COMPANY, AND HISTORIC  
CHARLESTON FOUNDATION.

This agreement made this 1st. day of November 1972, between Historic  
Charleston Foundation, Owner and Charleston House Wrecking Company,  
Contractor, agree as follows:

Charleston House Wrecking Company, Contractor, agrees to demolish the  
Two Story Brick Building known as 307-309 East Bay Street, Charleston, S. C.,  
down to ground level, leaving a clean site suitable for parking, for the  
sum of One Thousand, Four Hundred and Sixty Five (\$1,465.00) Dollars, plus  
all the salvage material. Charleston House Wrecking Co., Contractor, to  
furnish Owner, a certificate of insurance in the amounts of 100/300/50  
Thousand Dollars, Property Damage and Public Liability and certificate  
of insurance on Workman's Compensation, before commencement of job.  
Charleston House Wrecking Co., Contractor, to complete the demolition of  
307-309 East Bay Street, in Thirty (30) Days from November 1, 1972.  
Historic Charleston Foundation, Owner, agrees to pay Charleston House  
Wrecking Co., Contractor, the sum of One Thousand, Four Hundred and  
Sixty Five (\$1,465.00) Dollars, upon completion of job. If demolition is  
not completed in Thirty Days, a penalty clause of Twenty Five (\$25.00)  
Dollars per day shall be in effect, against the contract price, for every  
day in which the contracted work is not completed.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, the  
day and year first above written.

WITNESS:

CONTRACTOR: CHARLESTON HOUSE WRECKING CO.

Suzanne P. Merck  
Olivia W. Rudolf

BY: C. G. Holmes  
C. G. HOLMES, PRESIDENT

OWNER: HISTORIC CHARLESTON FOUNDATION

Jeannette Mardougal

BY: Frances R. Edmunds -  
Secretary

*Nov. 30  
was deadline*



## LAURENS STREET PROJECT

These are perhaps impractical figures which give pause for considerable thought - but on the other hand this expenditure may create the fabric on which an area rehabilitation project is built.

First, we buy the southwest corner of East Bay and Laurens for \$32,500 with a frontage on East Bay of 101' and on Laurens of 141'. We then add to that 43 Laurens which we can now sell for no more than an estimated \$3,000 - with a frontage of 44' additional feet on Laurens Street. We then demolish the grocery store for \$2,000, leaving a lot of approximately 97' X 141'.

We divide this into three lots

39 Laurens (on the corner of East Bay) - 74' X 101'  
41 Laurens - 55' X 97'  
43 Laurens (including present house) - 56' X 97'

*This fall thoughts*  
We put on 39 Laurens a house being offered us by Tom Stevenson - Number 276 Meeting Street. He has offered to pay the cost of moving. I do not have the cost of wires being taken down from S C E & G and Southern Bell, but will this week. *Cost*

On 41 Laurens we put the house on steel beams now resting across the street; worth probably \$1,000 as is; cost to move across the street \$2,000; foundations & chimney \$2,000.

On 43 Laurens we leave the old wreck. One estimate of good complete exterior renovation with pitched roof restored is \$15,000.

### COST SO FAR

Acquire land	\$32,500
Demolish store	2,000
Move house on skids	3,000
Replace Foundations	3,000
Current resale of house-on skids	1,000
Current resale of 43 Laurens	3,000
Restore exterior of 43 Laurens	15,000
	<u>\$ 57,500</u>

*41,500*

We then sell each of these properties for \$20,000 - WHICH WE CANNOT DO - to owners who will restore them and Laurens Street will become beautiful from 75 Anson to East Bay. The three clapboard houses are all dated about 1800. The two to be moved have woodwork. Tom Stevenson's donated cost of moving would be completely devoured, but the loss we would take on the three should be small and might well justify the end. I think so.

FRE - May 10, 1972

September 11, 1972

MEMORANDUM - AREA PROJECTS COMMITTEE

South West Corner of Laurens and East Bay

We have now purchased the grocery store and a small house to the south on the south west corner of Laurens and East Bay.

Cost \$32,500 - lot measurement 97'x141'

Cost to demolish brick store - \$2,000.

Tom Stevenson now tentatively offers us 296 Meeting Street plus a gift to Historic Charleston Foundation of \$12,000. This is contingent on a proposition he has made an insurance company to enlarge his building at the north east corner of Meeting and George. He expects to know definitely in a matter of days.

To move 296 Meeting is \$12,500 on the first plan, but considerably less on the second plan. To pay for the work involved in taking down and putting back electrical wires is \$790.00. To pay for same to telephone wires is \$1,780.

We own the property to the west of the grocery store, #43 Laurens -- the lot measures 44'x47'. The building is discussed in an earlier memorandum of May 10. It is a wreck, an 18th century hull. Estimate to put exterior in perfect condition and lower roof is \$15,000.

Please refer to earlier memorandum.

There would also be the possibility of retaining the old brick section of the small residence to the south of the grocery store - if we moved only the house on steel beams. However, it would be impossible, as I see it, to even approach a break-even point under those conditions.

FRE