

Brick House Stabilization

Due Diligence Report

17 September, 2011

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Cover Letter

Project Timeline to Date

Architectural Drawings, Albert Simons

Photographs before the building burned

Historic American Building Survey Photographs

Photograph of the original land grant to Paul Hamilton

Post and Courier Samuel Stoney Article

National Register of Historic Place Landmark Application

1936 Letter to Mr. Waterman regarding recollections of the building before the fire, Albert Simons drawings for the national register application

1956 History of the Plantation by Erline Jenkins

1979 Letter from Gene Waddell regarding family bibles - South Carolina Historical Society.

1983 Meeting minutes by J. Rutledge Young Jr. discussing repairs

1983 Letter to the Family and Opinion Ballot from Harry Hutson regarding the front wall. Opinions solicited for Repair Type and Methods of Financing

1988 Letter from the United States Department of the Interior explaining Historic Landmark Status

1989 Letter to Liz Young from Jonathan Poston, Historic Charleston Foundation, regarding an Emergency Grant from SC Department of History and Archives, possibility of an Easement.

2011 Correspondence with Billy Jenkins regarding

2011 Proposal by 4SE - Phase I work

BRICK HOUSE STRUCTURE STABILIZATION

15 September, 2011

Dear Board Members,

As you know I have been looking into the stabilization of the Brick House Structure for the last month. When William Hutson and I initially spoke, he suggested that I get in touch with Skipper Jenkins, Katharine Montgomery, and Billy Jenkins to see what work had been done or proposed in the past on the structure. Billy and Katherine sent me meeting minutes, notes, and collected. Please find these items below in this document. To date, Billy, Katharine, Ellie Jenkins, Jeannie Vaughan, Lloyd Jenkins, Lynda Jenkins, and Mitzi Prendergast have all displayed interest in this project.

I have done some preliminary research to find the listing of the building in the National Register of Historic Landmarks. This listing occurred in 1970. As you know, the building is extremely significant historically; while a date for the construction is not completely agreed on, most seem to date it around 1735. There is a heavy French Huguenot influence in the design, and this type of house design also appears as the double house in the city of Charleston. The history of the building from the National Park Service website is found below. The building is a treasure to the family, and it is nationally important as a significant work of historic architecture reflecting the early colonial time period.

With your approval, I have solicited a proposal from a qualified structural engineering firm, 4SE of Charleston, to study stabilizing the structure. They have worked on structures ranging from the 1713 powder magazine in Charleston, to the 1750s church of St. Michael's. The firm has proposed to take a phased approach to the stabilization, beginning with investigation and evaluation. At the end of this phase they would present to the board options for moving forward. Design for the solutions for targeted problems would take place in Phase II after the board gives direction.

In reviewing the proposal, it is my opinion that we will be able to focus the study more tightly and reduce the cost for the Phase I study. Further, I have asked about planning grants for funding the Phase I work, and the firm has supplied a list of four to six avenues to pursue funding. Some are listed below:

- National Trust. (<http://www.preservationnation.org/resources/find-funding/grants/>):
- Johanna Favrot Fund for Historic Preservation *application for the February 2012 round will be available online in fall 2011.*
- Southern Office of the National Trust a call/email. (Karen_Nickless@nthp.org, 722-8552)
- The Edisto Island Preservation Alliance's website is: <http://www.preserveedisto.org/>
- Team up with a non-profit (EIPA perhaps) to administer a grant for you. Once the grant period is over, they would lose their authority
.here:<http://www.preservationdirectory.com/PreservationGeneralResources/GrantsFundingSources.aspx#private>).

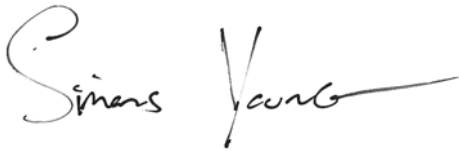
Billy has told me that there is a clause in the amendments from June 2007 that requires 75% approval of the unit holders before anything be done to the structure. Before we pay for any structural design

assessment, I feel it is critical to see if there would be support from the family to stabilize the building. As you will see below, there was an opinion ballot sent out in the 80's that asked similar questions. I am unsure of the results but if they can be found in the meeting minutes from that time this would be helpful. From looking into this, I understand that there was a much more recent effort to look at stabilization, and the cost of stabilizing was prohibitive. For this reason finding alternate avenues to fund the will be critical to the success of the project. It is my opinion that the building is significant enough that if the family is willing to allow stabilization we will be able to find the necessary funding to do so.

I request that the board approve that I contact the family to do the following:

- 1) provide the information I've found to date
- 2) seek opinions on whether they would like to move forward with the stabilization effort
- 3) solicit ideas about how to deal with the structure in the future

Sincerely,

A handwritten signature in black ink, reading "Simons Young". The signature is written in a cursive, flowing style. The first name "Simons" is written with a large, looped 'S' and the last name "Young" is written with a long, horizontal stroke extending to the right.

Simons Young

BRICK HOUSE STRUCTURE STABILIZATION

15 September, 2011

Timeline to Date

2011

August - due diligence

- Get approval to look into stabilizing structure
- Exchange emails with Billy Jenkins, Katharine Montgomery
- Assemble meeting minutes, background notes, NPS photographs, HABS drawings
- Meet with 4SE, structural engineers, to discuss project and solicit proposal

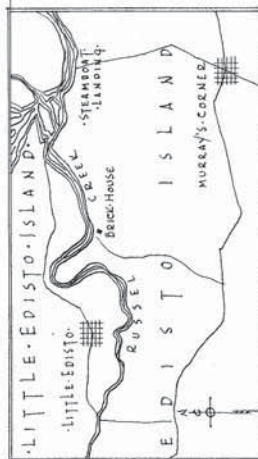
September - report to Board

- Receive proposal from 4SE for initial investigation phase of work
- Present findings to the board
- Request approval to contact Family members, discuss stabilization, share research, solicit opinions and ideas

THE BRICK HOVSE

EDISTO ISLAND

SOUTH CAROLINA



•PLOT PLAN•

ERECTED: LATE 17TH OR EARLY 18TH CENTURY (SEE DATA BOOK)

ARCHITECT: UNKNOWN

BUILDER: UNIDENTIFIED (SEE DATA BOOK)

HISTORIC AMERICAN BUILDINGS SURVEY
U. S. DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
BRANCH OF PLANS AND DESIGN

MEASURED: FEBRUARY 22, 1936
DRAWN: 1936-37
MEASUREMENTS CHECKED: T. W.



DRAWINGS APPROVED:

Samuel Lapham

DISTRICT OFFICER

DRAWINGS APPROVED:

S. L. Ellis

CHIEF ARCHITECT

ACCEPTED FOR LIBRARY OF CONGRESS:

Albert Simons

DISTRICT OF SOUTH CAROLINA
SAMUEL LAPHAM, DIST. OFF. CHARTERED
FIELD PARTY
T. WATERMAN - WASHINGTON, D.C.
ADDITIONAL INFORMATION:
ALBERT SIMONS
SG-STONEY

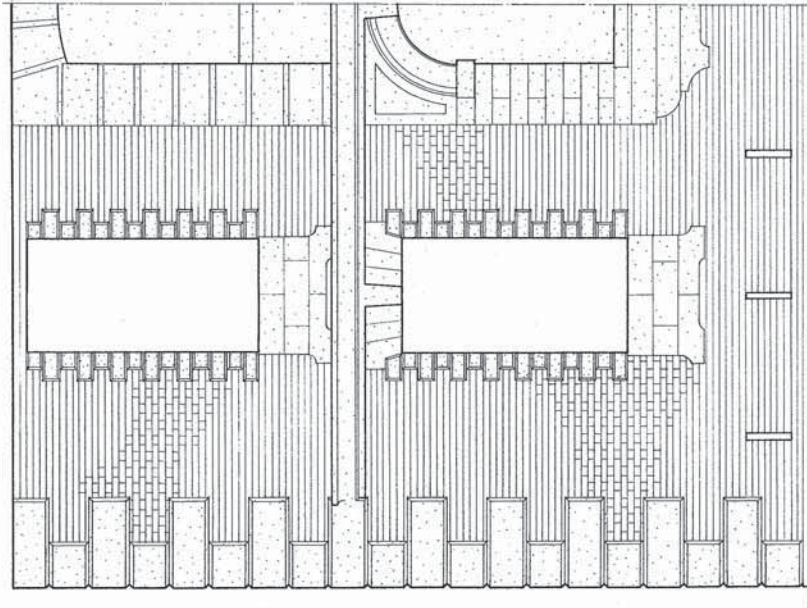
SURVEY NO.

SC 1

INDEX NO.

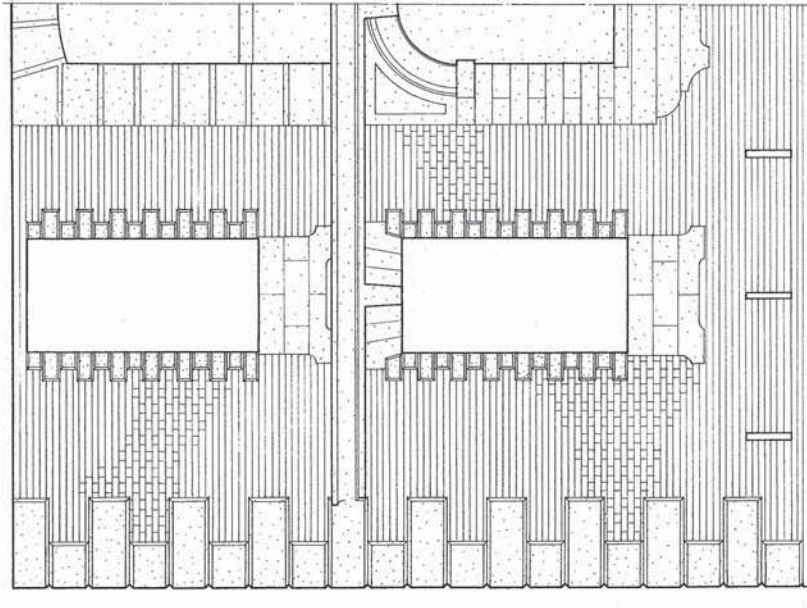
SC

10 - F. 51 L



•SOUTH ELEVATION OF RUIN•

SCALE: 1/4" = 1'-0"



•DETAIL OF WEST ELEVATION•

SCALE: 2 1/8" = 1'-0"

SCALE: 1/4" = 1'-0"
SCALE: 1/4" = 1'-0"
SCALE: 1/4" = 1'-0"
SCALE: 1/4" = 1'-0"

T. J. WATERMAN, DEL.
J. P. NICHOLS, DEL.

UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

EDISTO-ISLAND

THE BRICK HOUSE

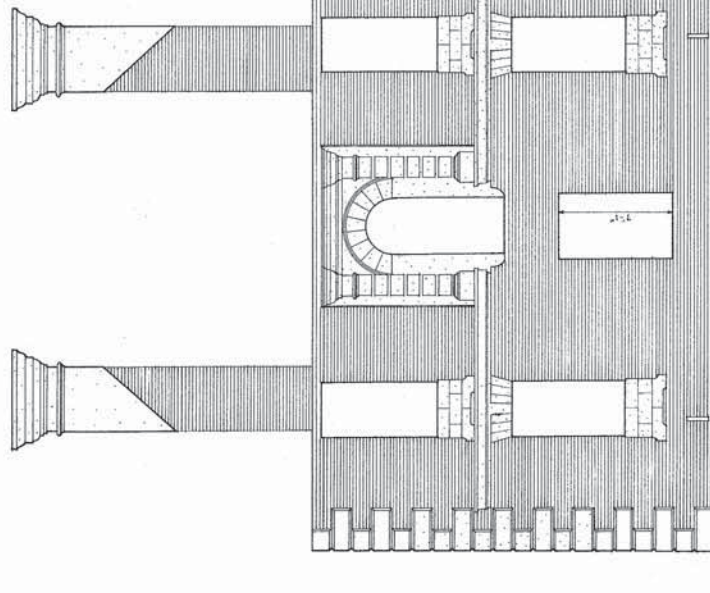
NAME OF STRUCTURE

SOUTH CAROLINA

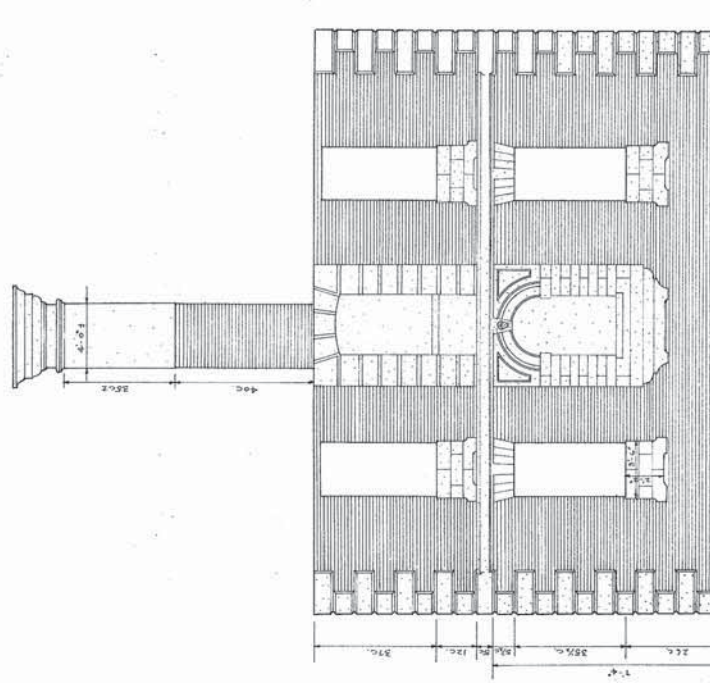
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HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET 2 OF 2 SHEETS

LIBRARY OF CONGRESS
BOOK NUMBER



NORTH-ELEVATION-OF- RUIN
SCALE 3/4" = 1'-0"



WEST-ELEVATION-OF- RUIN
SCALE 3/4" = 1'-0"

NOTE: ALL WALLS ARE FLEMISH-BOND.
BRICK-SIZES-VARY FROM
8" X 8" TO 10" X 10".
STUCCO, PLASTER AND PLASTER
TO RESEMBLE STONE

T. J. WATERMAN, DEL.
F. D. NICHOLS, DEL.

UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE BRANCH OF PLANS AND DESIGN

EDISTO ISLAND

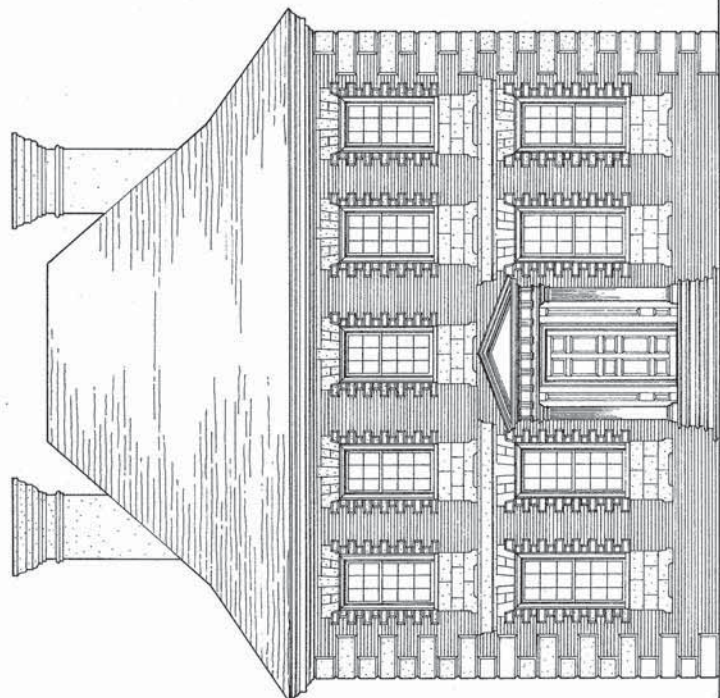
THE BRICK HOUSE

SOUTH CAROLINA

SURVEY NO. SC 1

HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET 3 OF 8 SHEETS

LIBRARY OF CONGRESS
INDEX NUMBER



RESTORATION DRAWING OF SOUTH ELEVATION

SCALE 1/4" = 1'-0"
 SCALE 1/8" = 1'-0"
 SCALE 1/16" = 1'-0"

F. F. VATERMAN, DEL.
 F. D. NICHOLS, DEL.

U.S. DEPARTMENT OF THE INTERIOR
 OFFICE OF NATIONAL PARKS, BUILDINGS, AND RESERVATIONS
 BRANCH OF PLANS AND DESIGN

NAME OF STRUCTURE
THE BRICK HOUSE

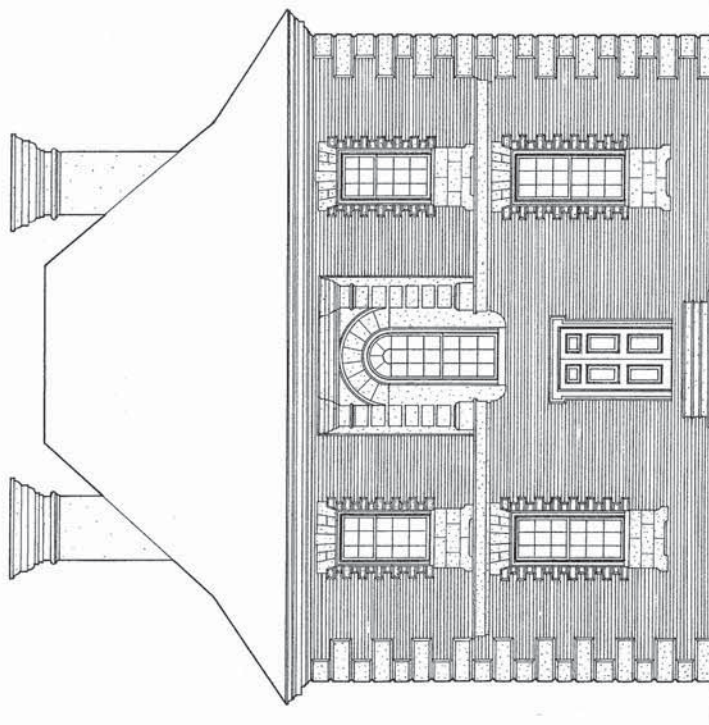
EDISTO ISLAND

SOUTH CAROLINA

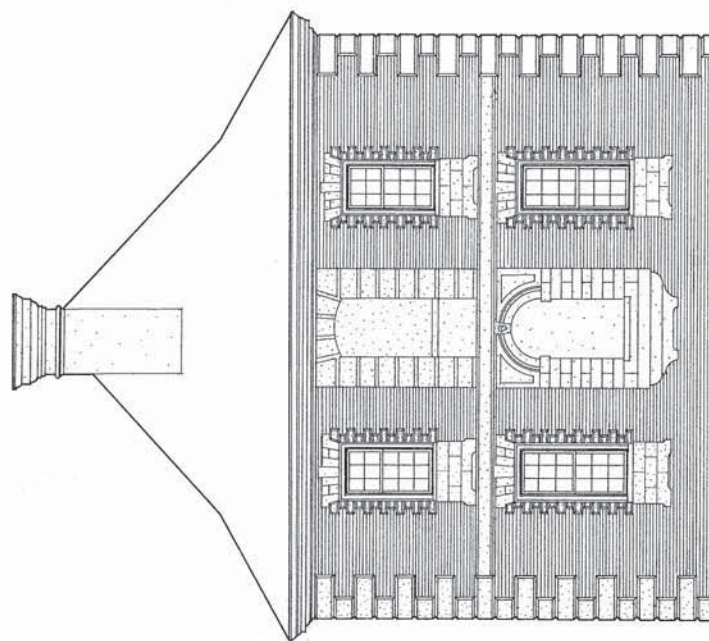
SURVEY NO.
SC 1

HISTORIC AMERICAN
 BUILDINGS SURVEY
 SHEET 5 OF 6 SHEETS

INDEX NO.



•RESTORATION•DRAWING•OF•NORTH•ELEVATION•



•RESTORATION•DRAWING•OF•WEST•ELEVATION•

T. WATKINS, DEL.
F. NICHOLS, DEL.

EDISTO-ISLAND

THE BRICK HOUSE

NAME OF STRUCTURE

SOUTH-CAROLINA

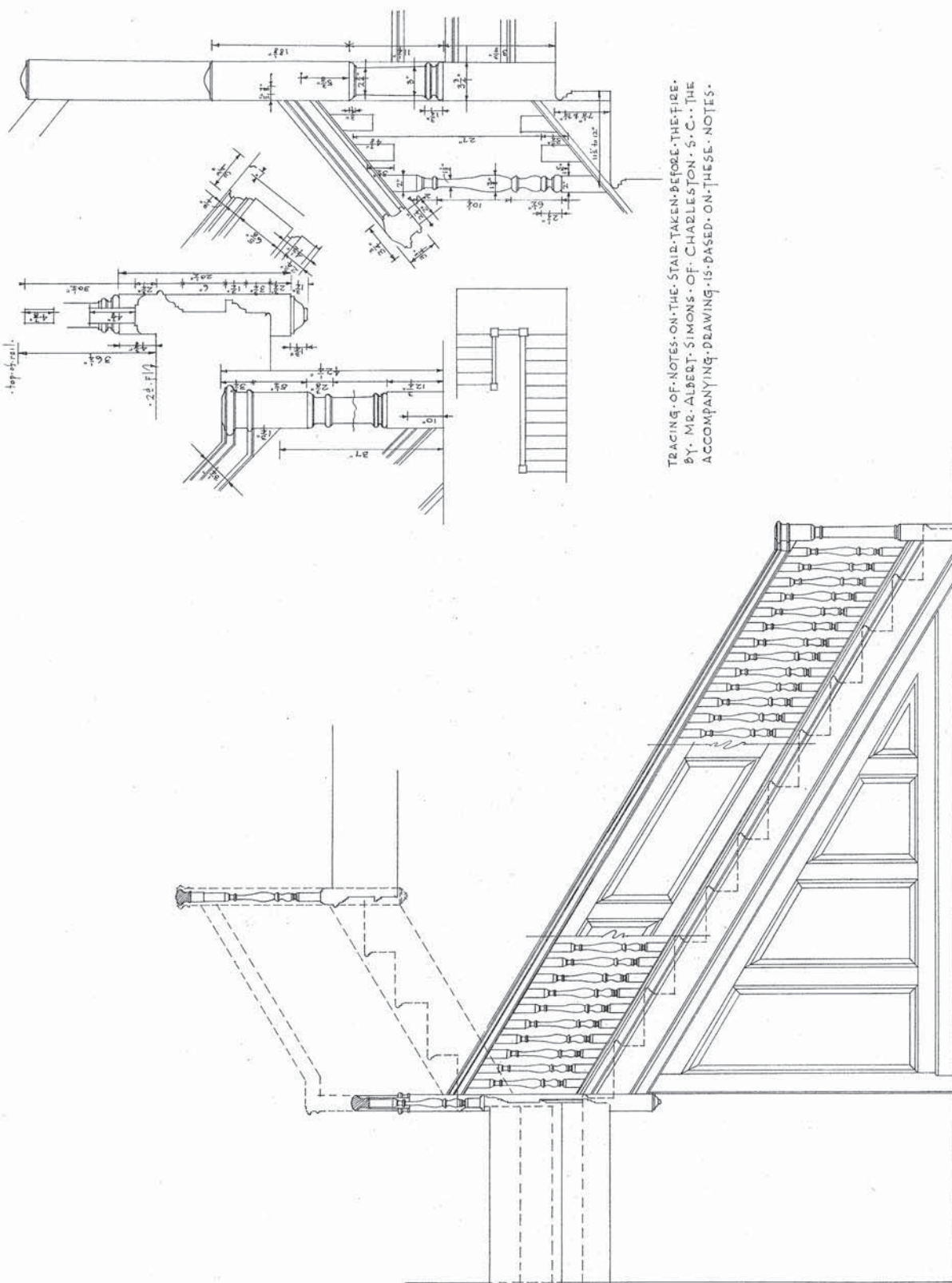
SC 1

HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET 6 OF 6 SHEETS

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SERIES
10-1211

SCALE IN FEET 0 1 2 3 4 5 6
SCALE IN METERS 0 1 2 3 4 5 6

UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN



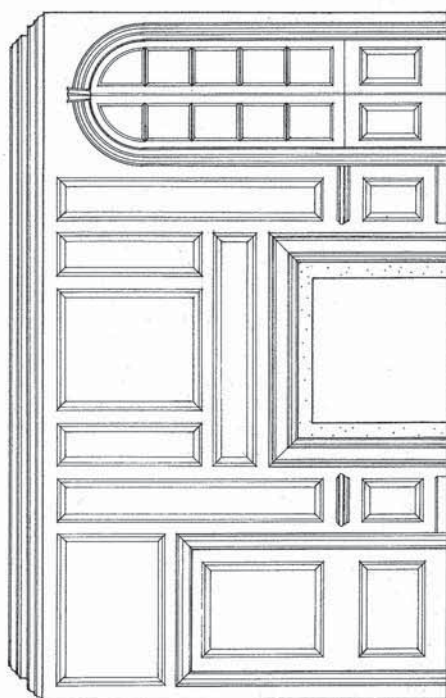
SECTION THROUGH STAIR, LOOKING EAST.

TRACING OF NOTES ON THE STAIR TAKEN BEFORE THE FIRE BY MR. ALBERT SIMONS OF CHARLESTON S.C. THE ACCOMPANYING DRAWING IS BASED ON THESE NOTES.

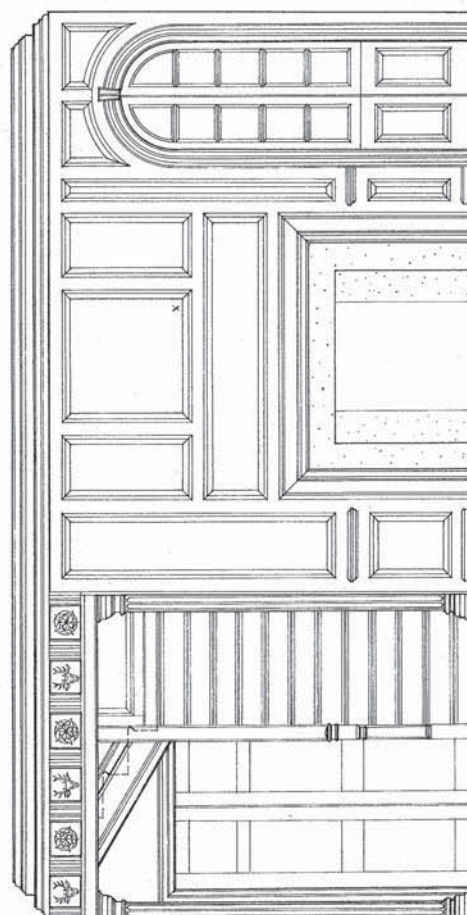
T. WATERMAN, DEL.
F. D. NICHOLS, DEL.

SCALE IN FEET (1/4" = 1'-0")
SCALE IN METERS

UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN		NAME OF STRUCTURE THE BRICK HOUSE		HISTORIC AMERICAN BUILDINGS SURVEY SHEET 7 OF 8 SHEETS	
EDISTO ISLAND		SOUTH CAROLINA		SURVEY NO. SC 1	



NORTH WALL OF S.E. 2ND FL. ROOM.



NORTH WALL OF S.E. 1ST FL. ROOM.
PANEL MARKED 'X' CONTAINED PAINTED SCENE.

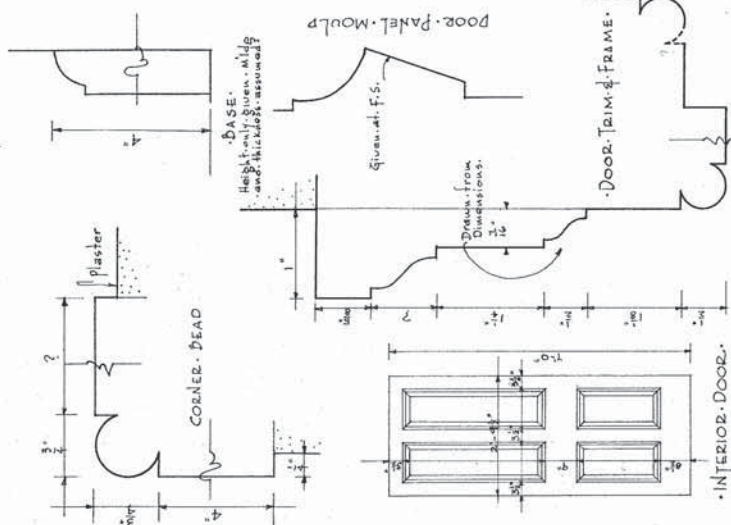
DIAGRAMMATIC ELEVATIONS OF ROOMS FROM PHOTOGRAPHS
BY BEN. J. LUBSCHEZ IN FINE ARTS DIV. LIBRARY OF CONGRESS.

F. WATERMAN, DEL.
F. D. NICHOLS, DEL.



DETAIL OF THE PAINTED METOPES.

SCALE: 3" = 1'-0"
DRAWN FROM MEMORY SKETCH BY MR. STONEY.



DETAILS OF DOOR & TRIM & CORNER HEAD FROM NOTES
OF S. G. STONEY OF CHARLESTON, SOUTH CAROLINA

UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN	NAME OF STRUCTURE THE BRICK HOUSE	SURVEY NO. SC 1	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 6 OF 8 SHEETS	DATE OF CONSTRUCTION 1900
EDISTO ISLAND		SOUTH CAROLINA		

Brick House
Edisto Island
Charleston County
South Carolina

HABS No. SC-1

HABS
SC
10-EDIL-
1

PHOTOGRAPHS
WRITTEN HISTORIC AND DESCRIPTIVE DATA
District of South Carolina

Historic American Buildings Survey

Prepared at Washington Office
for Southeast Unit

HAB
SC-1
10-5-50

BRICK HOUSE
Edisto Island, Charleston County, South Carolina

Owner: Jenkins Estate

Date of erection: Early eighteenth century

Present condition: Ruinous

Description:

Walls and chimneys now standing. Brick; two stories; formerly covered by hipped roof; facade five bays, center door; side elevation and rear three bays. Exterior is noted for its fine brickwork and plastered decoration. The walls throughout are laid in Flemish bond, and quoins are blocked out at main corners of the building and plastered to represent stone. Window openings were also treated with quoining, but this was small in scale, merely applied, and most of it has now disappeared. Windows had plastered bibs and flat arches with keystones. The arches over the upper windows had disappeared before the fire, but probably originally existed. The central feature of the end elevations is an arched panel on the first floor, with a blind window set in a rusticated field above. The keystone of the lower niche was modeled with a mask. On the rear elevation the central feature is a great arched window which occurred at the staircase landing. This was set in a plastered field, with arch stones incised in the plaster work at the head. The window is flanked by rusticated piers, and the whole motif is capped by a plastered cornice.

All exterior woodwork has now perished, and the sash and blinds before the fire were apparently modern. The original cornice and porch remained. The former was fully moulded, without modillions or dentils, and the latter was pedimented with fluted Doric piers, the cornice enriched with triglyphs.

In plan the front of the house was divided into two unequal rooms, the front door entering the end of the larger. There was a central stair hall in the rear flanked by two smaller rooms. The interior contained much fine paneling.

Additional data:

The date of the erection of the house has never been determined. Some writers believe it to be seventeenth century, but it dates probably from about 1725. The first reference to it seems to be in an indenture dated February 3, 1746, between

Paul Hamilton and John MacLeod. This indenture recites that the land was granted to Thomas Sacheverel by the Lords Proprietors of the Province about May 10, 1703. As a house is referred to in this indenture it is sure that such was on the site by 1746. The architectural elements would point to date of about 1725, which would be confirmed by the architectural style of Crowfield, built about 1730. In 1798 the Brick House became the property of the Jenkins family and has remained in it ever since. It was burned in 1929, but the walls were stabilized and are preserved.

Reference: Stoney, Plantations of the Carolina Low Country

Thomas T. Waterman

11/2/40

BRICK HOUSE

Additional Data

An Indenture dated 1746 and now in possession of Edward John Jenkins, present owner of Brick House Plantation, records that on or about the "Tenth Day of May Anno Domini 1703," the Lords Proprietors granted unto Thomas Sacheverell, of Colleton County, "all that Tract of Land containing Four Hundred and Thirty Acres English Measure," now known as Brick House Plantation.

Sacheverell sold the tract to Paul Hamilton who according to tradition built Brick House. No record can be found bearing date of erection of edifice, but architects and authorities agree that the mansion was Dutch Colonial of the Georgian Period, and was probably built between 1715 and 1720.

Paul Hamilton died in 1735, and left his estate to his son Paul Hamilton, Jr., who in 1746 sold it to John McLeod, for the "Sum of Three Thousand Pounds Current Money."

The property again changed hands in 1769 when Paul Hamilton, acting as executor of the estate of John McLeod, sold it to William Maxwell for £ 3,750. William Maxwell left the property to his son James Rivers Maxwell.

In 1798 Joseph Jenkins of Beaufort County bought Brick House from James Rivers Maxwell and Harriet Elliot Maxwell, his wife, for £ 750. From that date until the night when it was destroyed by fire, January 29, 1929, it has been in the hands of the Jenkins family.

The fire could do but little damage to the stolidly built, thick brick walls and they were immediately repaired. Restoration can be perfected in minute detail, for data, measurements and photographs in possession of the family, and of interested architects will facilitate rebuilding, perhaps some time in the near or distant future.

--Furnished by Mrs. E. J. Jenkins, April, 1937.

Brick House
Edisto Island
Charleston County
South Carolina

HABS No. SC-1

HABS
SC
10-EDIL
1-



Historic American Buildings Survey

THE REAR OF THE BRICK HOUSE BEFORE BURNING

Brick House
Edisto Island
Charleston County
South Carolina

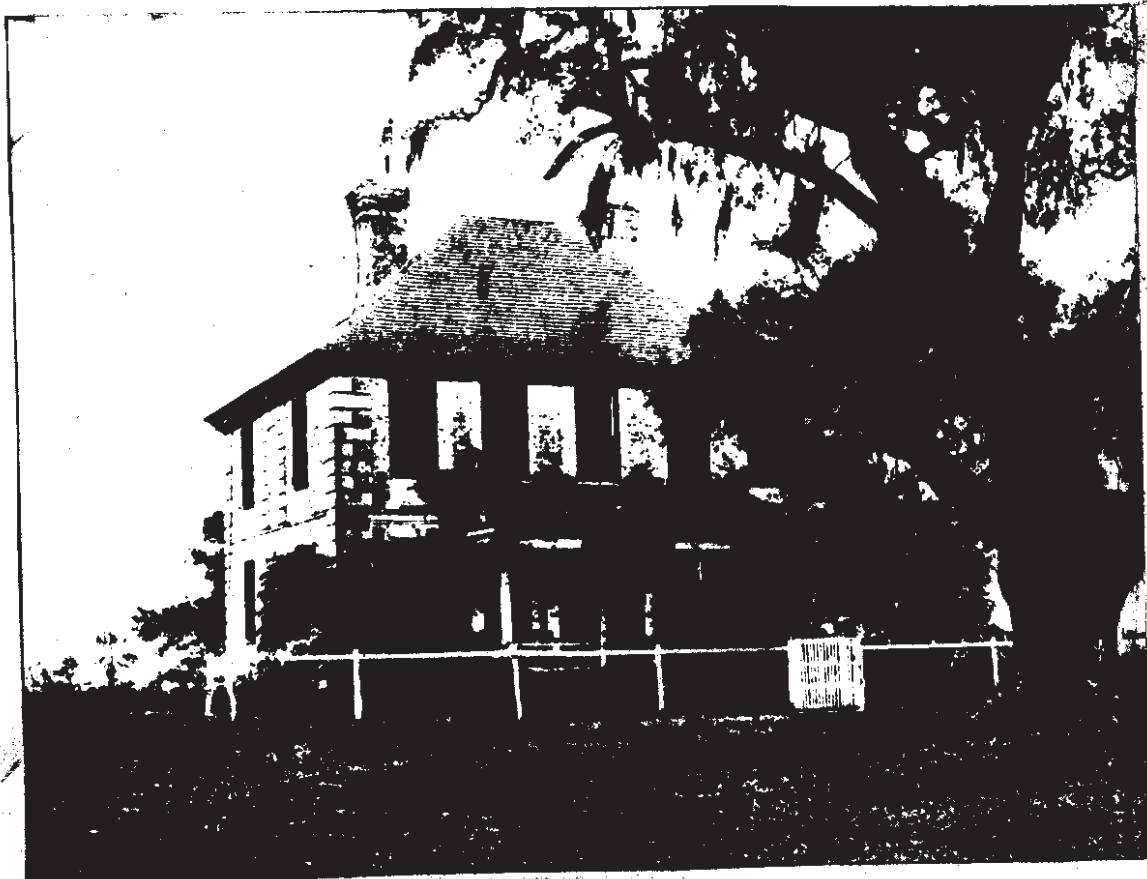
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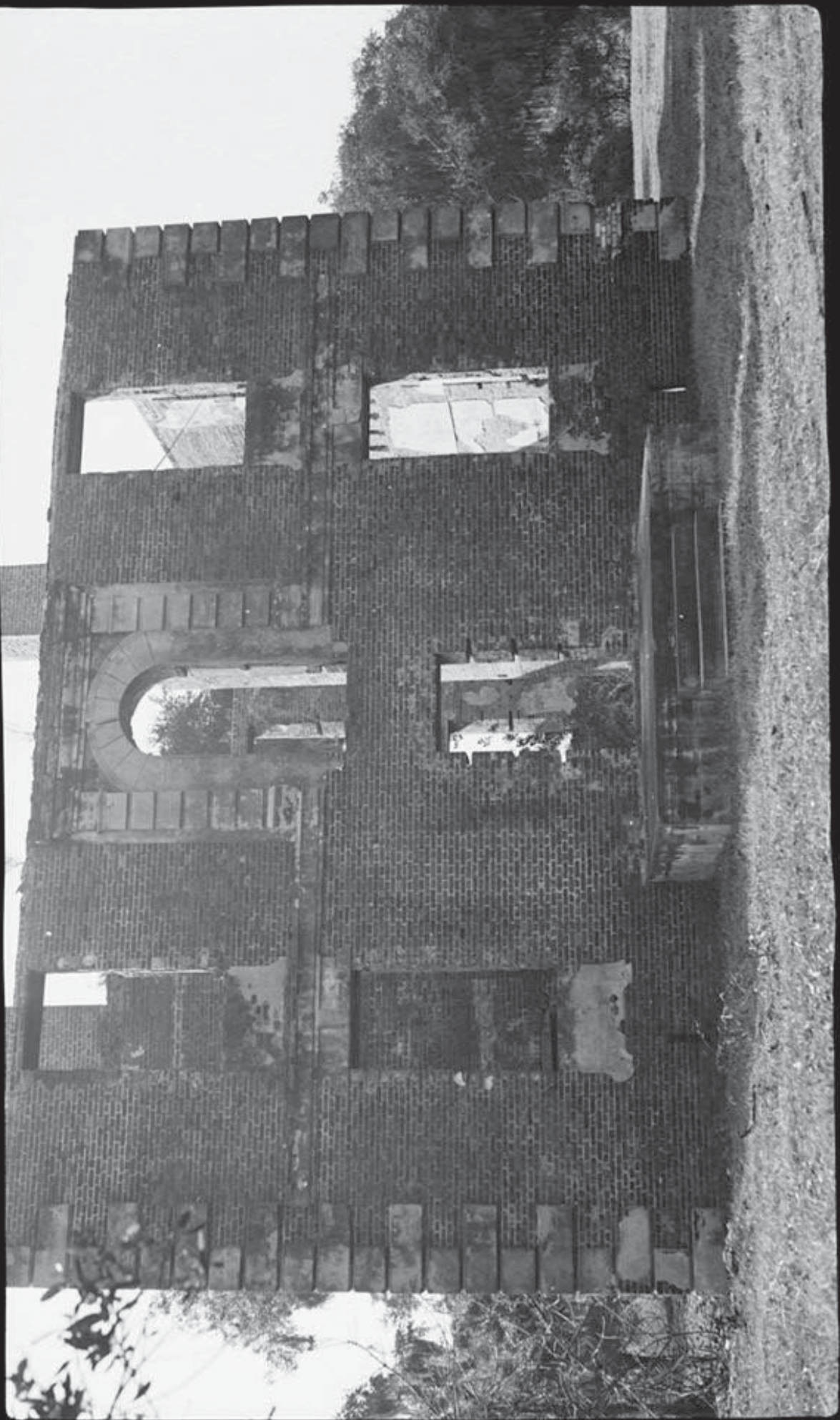


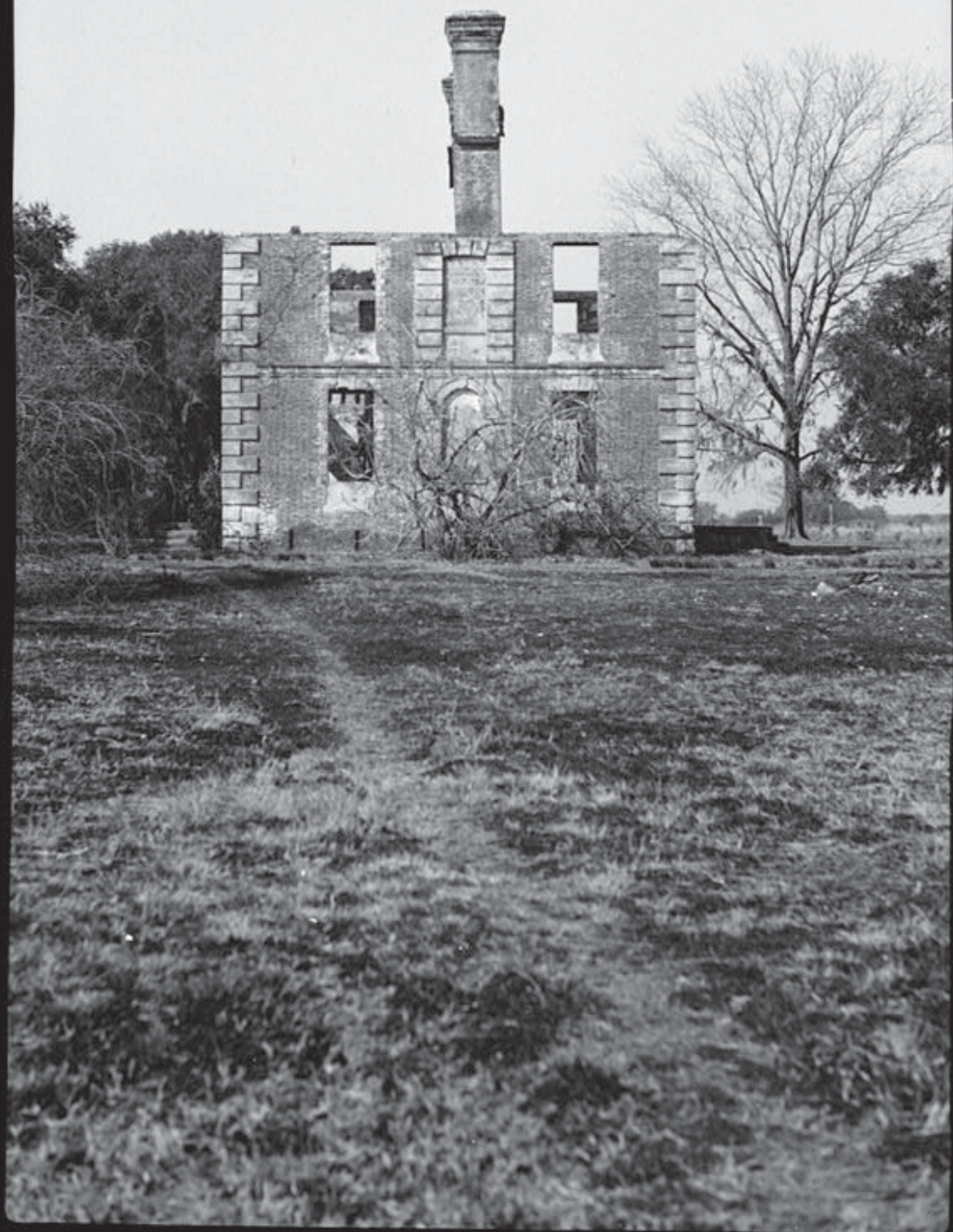
Historic American Buildings Survey

THE BRICK HOUSE BEFORE IT WAS BURNED



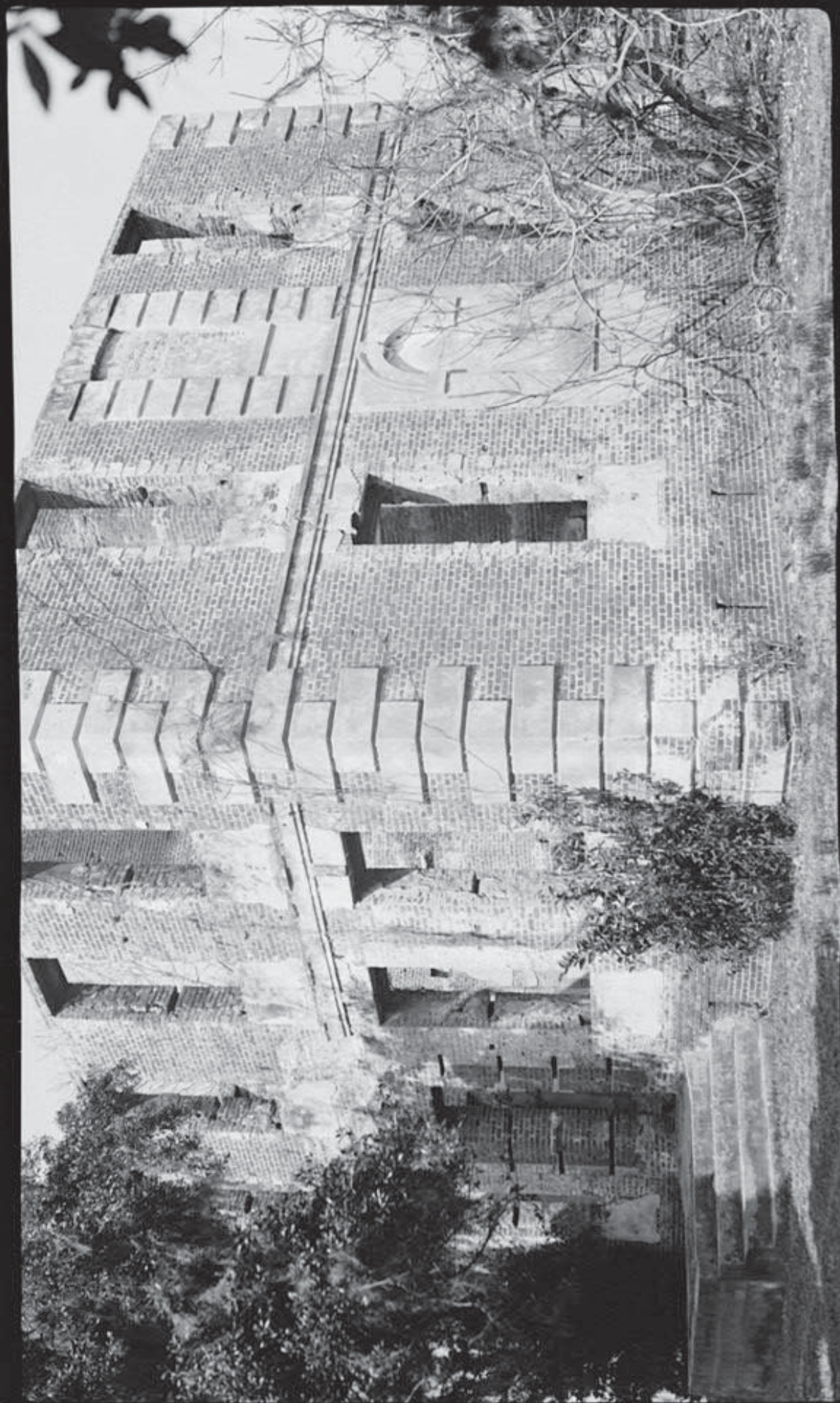




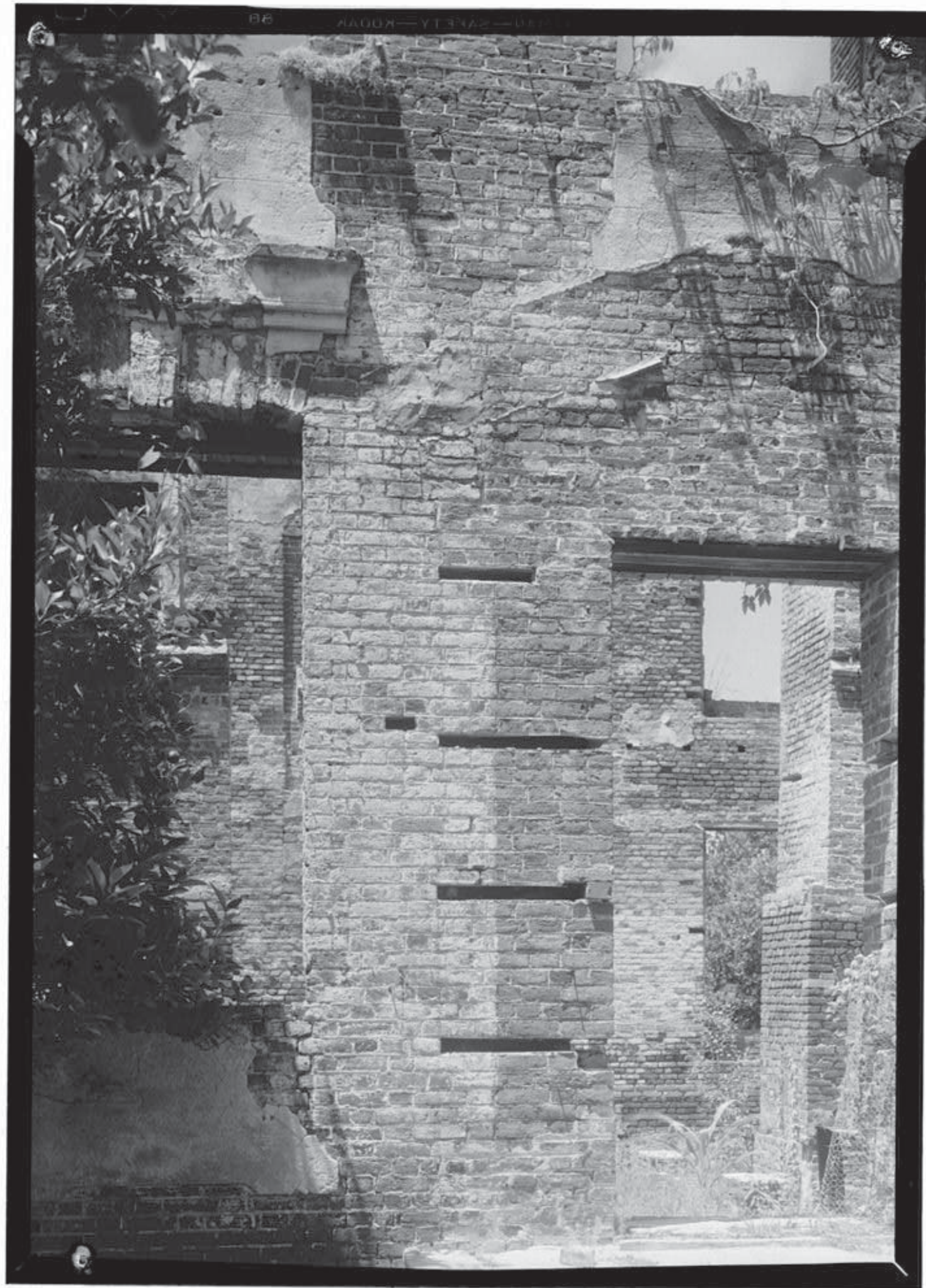


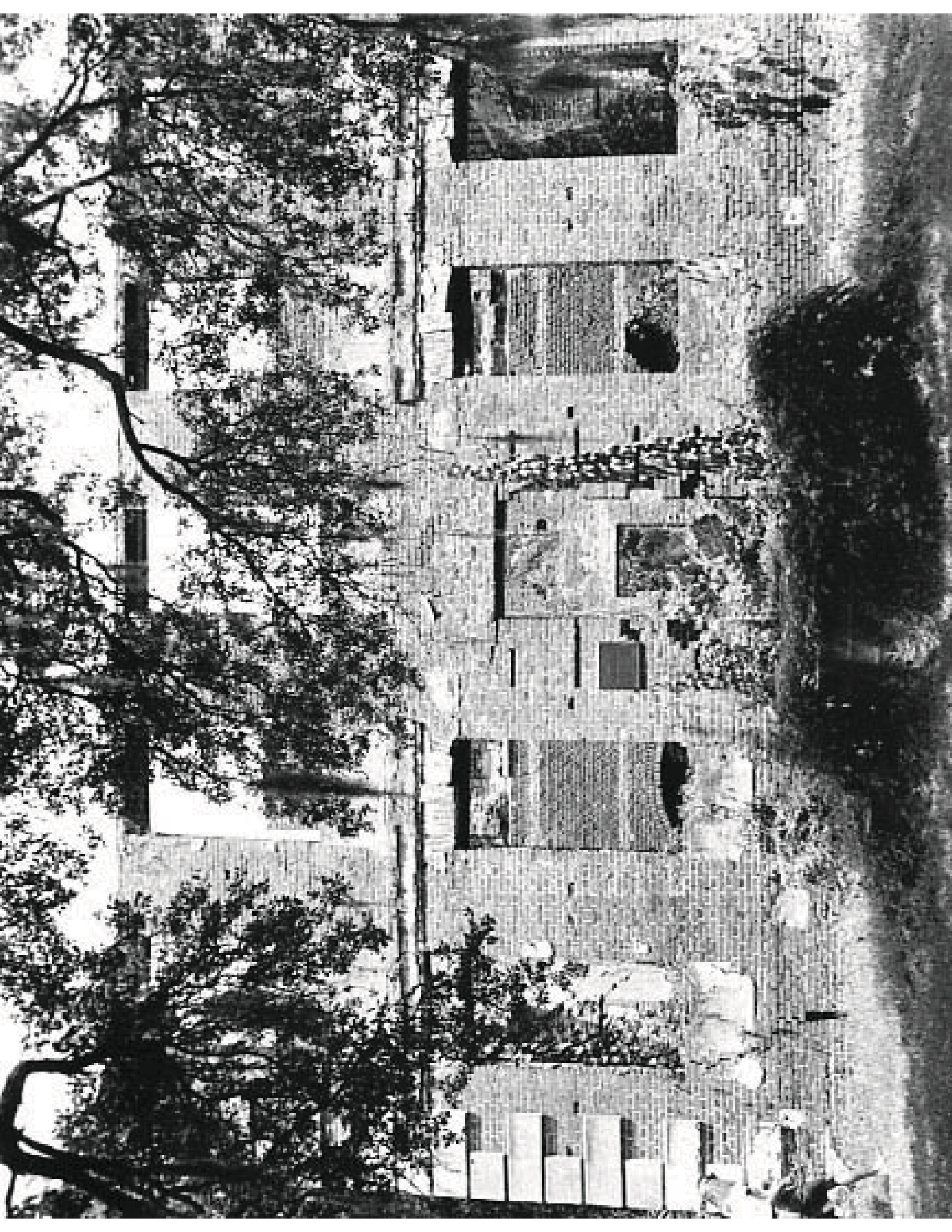






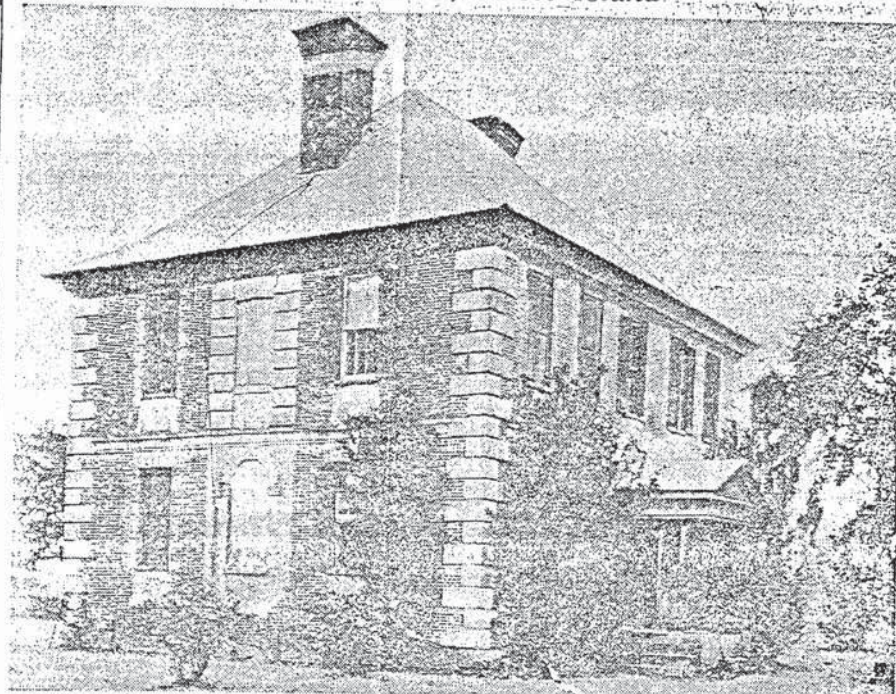






Do You Know Your Lowcountry?

Brick House, Edisto Island



Basement of Stout Brick House, Built About 1725, Loopholed for Muskets to Guard Against the Spanish Raiders

The following article and the accompanying illustration are taken from "Plantations of the Carolina Low Country", published by the Carolina art association. Brick House was burned out to its chimneys and walls a few years after this picture was made. The family of the late Edward J. Jenkins, who owns the place, have taken precautions to preserve the walls looking to the possibility of rebuilding.

By SAMUEL GAILLARD STONEY

The style of this house, the small hardburned, possibly foreign, brick it is built of, and the age of Paul Hamilton who then owned the point of land where it stands, all would show that Brick House was built, or in building, between 1720 and 1730.

Hamilton was a prosperous, well connected, Edisto Islander, and the house is obviously a job at which somebody put his best leg forward. The many stucco enrichments and the high pitched roof of Brick House gave it curiously the air of French work of the time of Henri IV or Louis XIV, a look of being distinctly related to the Place Des Vosges. This quality was probably heightened by two small flankers, or pavilions, long since lost, that stood on either side of the front. And even the deep bell casting with which the roof comes down to the cornice (a trick much used both in South Carolina and the West Indies) adds to this Gallic resemblance.

In the hall, or principal room, the woodwork was much enriched with paintings. In spite of the age and

varnish that kept it from showing in photographs, a landscape with figures could be made out in the square panel over the fireplace. The long flanking panels had pictures of fruit, including a pair of colossal bunches of grapes, like those the Israelitish spies on old tapestries bring back from the land of Canaan.

The horizontal panel just above the bolection mold contained a design of rinceaux with masks. And in the square metopes of the Doric cornice that crossed what was once a framed opening to the stairway were alternately pictured, in heraldic fashion, stags, masks, and roses.

Since 1798 Brick House has been the property of the Jenkins family. Most unhappily it was gutted by fire a few years ago, but its owners have seen to the preservation of the stout brick walls and hope to rebuild within them.

It is interesting to note that the basement of Brick House was heavily loopholed for musketry. When it was built the buffer colony of Georgia had not yet been settled; and within a dozen years before Paul Hamilton's birth the plantation of his grandfather and namesake, Paul Grimbald, on this same island, had been sacked in a Spanish raid.

Brick House was built as substantially as handsomely. In spite of the goodness and commonness of yellow pine, all its floor joists were of oak. The brick of which it is made, locally called "Dutch", seems not to have been used except about the decade between 1720 and 1730 and they resemble none now known to have been made in the Lowcountry.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET	Verbal Boundary Description	ITEM NUMBER	10	PAGE	2
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See Sketch Map

Beginning at Point X, which is approximately 500' south of the southern bank of Russel Creek and located on the southern edge of the unpaved access road, proceed west along the southern edge of the road approximately 50' to a point; thence south 46' to a point; thence east approximately 50' to a point; thence 46' north to the point of origin.

7 DESCRIPTION

CONDITION

☐ EXCELLENT

☐ GOOD

☐ FAIR

☐ DETERIORATED

☒ RUINS

☐ UNEXPOSED

CHECK ONE

☐ UNALTERED

☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE

☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Brick House at Edisto Island was built about 1725 for Paul Hamilton, a wealthy South Carolina planter whose estate was acquired in 1798 by the Jenkins family which maintains ownership to this day. The brick for the house was imported from Boston where a harder and denser sort than any obtainable locally could be gotten. Sand and gravel, free from salt, were fetched from the Pon Pon, while lumber for the house was housed and seasoned for seven years before being considered worthy for the undertaking. Clearly then this was an exceptional effort on the part of its builder, and its architectural ambitions came to fruition in a building with a distinctively French air, achieved through the many stucco enrichments and its high-pitched roof. Aside from the reference to the Chateau de la Haye, historian Samuel Stoney characterized the look as one quite similar to the Place de Vosges, a look heightened by two small flankers, long since lost.

Finally, and very importantly, the plan of the Brick House is very similar to that one seen first in Mulberry's Plantation House, but without its towers. The four-room plan, with unequal division of rooms and a central stairwall, while not unique to either Mulberry or the Brick House or other houses of the type of the period---Hanover, Lewisfield, or Crowfield, to name a few---was imported by them, first to the countryside, and then moved to the city where it blossomed as the Charleston double house, during the 1750's and 1760's especially.

The ruins of the plantation House at Edisto Island South Carolina are located beside Russel Creek west of the North Edisto River. Once encompassing a large plantation, the ruin is now an isolated element in an environment unused agriculturally. It is however surrounded by a group of buildings, perhaps ten, largely used as summer retreats by Charlestonians. The boundary then of this ruin consists only of the remains itself and the patch of land it stands on. Consisting of 1/4 acre around the building, the boundary includes no other structures which contribute to the national significance of the landmark. The site is clearly visible on the accompanying USGS map which identifies the site with red pencil.

8 SIGNIFICANCE

PERIOD

☐ PREHISTORIC
☐ 1400-1499
☐ 1500-1599
☐ 1600-1699
☒ 1700-1799
☐ 1800-1899
☐ 1900-

☐ ARCHEOLOGY-PREHISTORIC
☐ ARCHEOLOGY-HISTORIC
☐ AGRICULTURE
☒ ARCHITECTURE
☐ ART
☐ COMMERCE
☐ COMMUNICATIONS

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

☐ COMMUNITY PLANNING
☐ CONSERVATION
☐ ECONOMICS
☐ EDUCATION
☐ ENGINEERING
☐ EXPLORATION/SETTLEMENT
☐ INDUSTRY
☐ INVENTION

☐ LANDSCAPE ARCHITECTURE
☐ LAW
☐ LITERATURE
☐ MILITARY
☐ MUSIC
☐ PHILOSOPHY
☐ POLITICS/GOVERNMENT

☐ RELIGION
☐ SCIENCE
☐ SCULPTURE
☐ SOCIAL/HUMANITARIAN
☐ THEATER
☐ TRANSPORTATION
☐ OTHER (SPECIFY)

SPECIFIC DATES c. 1725

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Brick House at Edisto Island was a most unusual example of early colonial architecture, in that it illustrated the important influence of the French Huguenots in South Carolina. Possibly a simplified copy of the Chateau de la Haye d'Esquermes (c.1675) near Loos les Lille, France, as suggested by historian T.T. Waterman, the Brick House was the focal point of a 300 acre plantation. Burned to all but its shell in 1929 (at which point it had yet been little-altered), the brick house today stands as both an artifact of an important early influence in the Carolinas, and a stately and picturesque ruin in its own right. The architecture of the outer walls is unique in this country.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

References: Harriet K. Leiding, "Historic House of South Carolina" (Philadelphia 1921, 229-230. "South Carolina, A Guide to the Palmetto State" (American Guide Series) New York, 1941), 287. Samuel G. Stoney, "Plantations of the Carolina Low Country" (Charleston, 1938), 54-55. Thomas T. Waterman, "The Dwellings of Colonial America" (Chapel Hill, 1950), 38-39, 77, 81. Talbot F. Hamlin, "The American Spirit in Architecture" (New Haven, 1926), 48. Thomas T. Waterman, "The Mansions of Virginia" (Chapel Hill, 1945), 41, 325.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY ca. 1/4

UTM REFERENCES

A	17	5633010	36071120	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

See Continuation Sheet and Sketch map.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

James Dillon, Architectural Historian

ORGANIZATION

National Historic Landmarks, OAHF

DATE

STREET & NUMBER

1100 L Street

TELEPHONE

CITY OR TOWN

Washington

STATE

D.C.

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE

Designated: April 15, 1978
date

Boundary Certified

DATE June 24, 1977 date

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

ATTEST

KEEPER OF THE NATIONAL REGISTER

DATE 2/10/84

DATE

(NATIONAL HISTORIC LANDMARKS)

Edisto Isld. S.C.
July 28, 1936

Dear Mr. Waterman,

Mr. Simons kindly sent us a copy of the letter he wrote you July 21, the day after my conference with him.

Mr. Jenkins and I have carefully gone over its details, and after further meticulous study of the ruins and ^{the} many ~~photographs~~ photographs we have of Brick House, in connection with very vivid memories, we try to submit the following ^{findings} ~~conclusions~~. Perhaps it will facilitate matters to use Mr. Simons's letter as a guide and ~~rewording~~ ^{rewording} the paragraphs, ~~presenting~~ ^{presenting}.

1. Notes on photostats self-explanatory.
2. Triangle formed by rake of stairs and first floor paneled as indicated in photostats. Wall side of stairs paneled up to height of railing. Plastered above. Panels finished above with heading similar to that below the panel in S.E. room between fireplace and ~~chimney~~ ^{chimney} cupboard.
3. Windows. Frames and sills built into exterior thickness of walls to depth 7 in. From frames inward the plastered jambs flared slightly on both sides of window seat. Exterior opening of windows measured 43 in. Interior (flared) 52 in. Window seat 12½ in. wide, 12½ in. high.
Arched Window on Stair. Had window seat but no panels above. Does Mr. Jenkins remember very distinctly that the window was a double-glass door that fastened with a bolt, which ~~could~~ ^{could} slide up and down, from the bottom. The iron taken which his father told him originally was on the north, must have been taken down when the original front porch was moved to back according to tradition, the porch remained at back over a hundred years. After porch was moved to back, a rather crudely built piazza was ~~erected~~ ^{erected} in front. We have several photographs of ^{the} piazza.
4. Cornice was "broken" in S.E. room first floor. Very distinctly seen in photograph.
5. Panel (horizontal) over fireplace S.E. room decorated in middle by a figure closely resembling the attached. Some critics pronounced it an English compass. We studied this central design time after time and believed it to be symbolic of the exact direction the house faced, slightly toward the south east. In the frieze spanning the stair hall the metopes were decorated with alternating English roses and stag (not ox) heads. I am writing to my son-in-law, Mr. Augustine Storey, to make us a drawing of this. Am sure he remembers it in detail.
6. Bill slope of roof, lower down, corrected in Mr. Simons's sketch. ^(slightly) Note also small photograph enclosed showing north elevation.
7. Mr. Jenkins removed the dormer window's ^{from the} ~~re-shingled~~ the roof prior to his first marriage. in 1896 when he
8. Mr. Jenkins is very sure that the windows in the second floor were never enlarged or made taller. Many, many times we studied the wonderful woodwork that finished the space between lower part of roof and upper ends of brick walls. (note photographs). Just below the woodwork was a band of stucco about 2½ in. wide that gave the whole a perfect finish.

A piece of this banding is still intact of the east elevation of the ruins.

9. A photograph in our possession taken by Litchey shows the north elevation with original front portico moved to back. Another shows crudely built piazza substituted at front. The ruins distinctly outline the roof of portico as it stood originally and a lower outline after portico was removed to front. Mr. Jenkins's father told him many times of the brick steps that were flanked by ramps in two levels on which his mother stood potted plants.
10. The loop holes or rifle embrasures of basement measured $3\frac{1}{2}$ in. outside and flared to a width of 22 in. inside.
11. West elevation, mask on keystone. East elevation has keystone only - but tradition holds that a masque was there also.
12. Entrance door on north elevation not as tall as door on South entrance.
13. Slight exterior change made in photostat.
14. Bath room added in 1911. Attic was floored but walls were unfinished. On east slope of roof was a square opening evidently built for the purpose of extinguishing fires. It was covered with a shingled (square) slab which fitted into the plan of the roof. Many a fire, originating with sparks that flew from chimneys as to the shingles was put out by members of the family, who tied themselves to a rope fastened to a beam in the attic and kept there for fire purposes.

This the foregoing statements, following the paragraphs of Mr. Litchey's letter are as correct in detail as it was possible for Mr. Jenkins and me to express them.

If you can give us any further information on the English compass or find any paintings similar to those described herein, we will deeply appreciate ^(period) your kindness.

Also, if we are not asking too much, we shall be glad to possess in photostatic form, all material you are able to gather in your survey. Will you ^{if possible} kindly protect information

All facts in this history of Brick House are authentic. They were found in the original indentures, and family records searched by *Erlene S. Jenkins*

THE PLANTATION

The earliest date, regarding grants, mentioned in any of the papers or records in possession of the Jenkins family, is 1703.

In an elaborate Indenture (19x23 in.) painstakingly written by hand, bearing date February 2, 1746 and labelled on the back, "Lease for one year, between Paul Hamilton and John McLeod", a partial description of the plantation follows: "All that Plantation or Tract of Land containing Four Hundred and Thirty Acres, English Measure, of him the said Paul Hamilton, granted by the Late Lords Proprietors, or their Lawful Deputies, bearing date on or about May tenth, 1703 unto Thomas Sacheverell" (Spelled with one or two final i's). Boundaries are also given, but omitted here.

In this Indenture, mention is made of Houses, Out-Houses, Edifices, Buildings, Barns, Stables, Fences, Yards, Gardens, Pastures, Feeding Fields, Orchards, Woods, Under-Woods, Wells, Waters, etc. This proves the edifice (Brick House) was built, and the plantation flourishing at this time, 1746.

A smaller, simpler document, dated 1731 or 1738 (last digit not legible) records grant of marsh tract, adjoining plantation to the south. A drawing, to scale, pictures shape and size (180 A) of tract. It was granted to Paul Hamilton I, son of John. Later records mention two tracts belonging to the plantation, 430 acres, original grant, plus 180 acres of marsh, equivalent to a total of 500 acres, more or less.

BRICK HOUSE

Brick House was built by Paul Hamilton, son of John, early in the 1700's. The exact date is not known, but is placed about 1720-1725. Recently, Sam Stoney told me this is about right.

Hamilton family records state that John Hamilton was Deputy Secretary of the Province of South Carolina, and member of the House of Assembly in 1696. He was married to Mary, daughter of Paul Grimball of Edisto, and had three children, all born before 1695.

1. Mary married (1) John Wilkins, (2) Archibald Neal
2. Paul married Martha Bower
3. Ann married (1) David Loughton, (2) George Barnett, (3) David Hext

This Paul, son of John, was the one who built Brick House.

When Paul Hamilton I came into possession of "All that Tract of 430 A. English measure" the eastern boundary belonged to William Bower. Paul married Martha Bower, daughter of William Bower and Martha Hext. They had five children:

1. Paul II died in England 1799 (no issue)
2. John died in infancy
3. Archibald married Rebecca Branford
4. Martha married John McLeod
5. Dorcas died in infancy

Paul II was a Tory. He died in England, 1799. He evidently did not care to live at Brick House even though his father left it to him. In a later Indenture he is mentioned as Paul, the Younger, Heir of Paul Hamilton, the Elder. He apparently leased for a year, and then sold Brick House Plantation to John McLeod (1746) who married his sister Martha. Still later records state that Paul Hamil-

ton II was of St. Andrews Parish.

Evidently John McLeod, brother-in-law of Paul Hamilton, bought the house and plantation after leasing it for a year. In a will made by McLeod, he named Paul Hamilton, of St. Andrews Parish, the only acting and qualified executor of his will.

In an Indenture dated Dec. ¹⁰/₁₄, 1769 the following facts were recorded. "Between Paul Hamilton, Planter of St. Andrews Parish, the only acting and qualified Executor of the Last Will and Testament of John McLeod of Edisto Island, deceased, doth hereby state that John McLeod in his life time and at his death was possessed of a certain plantation, containing 430 A. and by his will did hereby require, authorize and empower his executor after his decease, with all possible expedition to sell and dispose of his estate both real, and personal.

"Paul Hamilton and one James Clark (relative) of Edisto accordingly did on the ninth day of November, expose for sale, and sell at Public Outcry the aforesaid plantation of 430 A. and also Tract of Marsh, 180 acres. Being legally advertised, William Maxwell was the highest bidder of the sum £ 3750." At this time the boundaries of the plantation belonged to different people. Robert Seabrook owned lands bordering on the south.

Recorded - a memorial entered in Aud. General's Office, Book M, No. 12, Pg. 165. April 28, 1773.

Paul Hamilton
to
William Maxwell

How William Maxwell became interested in Brick House can be traced to the following:

John Hamilton married Mary Grimball. Mary Grimball's brother

Thomas married Elizabeth Adams. Thomas Grimball and Elizabeth Adams had:

1. Paul (died about 1750)
2. Thomas (died after 1783)
3. Joshua (died after 1757) Joshua's daughter, Sarah, married William Maxwell
4. Isaac (died 1752)

Joshua, planter on Edisto Island, married Mary _____. They had:

1. Sarah, married William Maxwell
2. Paul, married Ann Jenkins
3. Elizabeth, married James Clark

This is the James Clark who assisted Paul Hamilton in selling Brick House to his brother-in-law, William Maxwell. There are no further papers in the Jenkins collection regarding William Maxwell. He evidently left the property to, or sold it to James Rivers Maxwell. (William Maxwell had only one child, a daughter who died young. I have been told he is buried on the old Grimball place (Seaside) on Edisto Island, but as yet have not checked or verified it.)

James Rivers Maxwell and his wife, Harriet Elliott Maxwell, sold Brick House to Joseph Jenkins on June 25, 1798, for £ 750 sterling. A deed, hand written, states: "We, James Rivers Maxwell and Harriet Elliott Maxwell in consideration of Seven hundred and fifty pounds Sterling, money to us paid by Joseph Jenkins, Esquire, have granted, bargained, sold, and released all that Plantation or Tract of Land containing Four hundred and thirty acres, also Marsh Tract of 180 acres." Boundaries were given but omitted here.

This deed was recorded and can be found in Book T, No. 6, Pgs. 495-496, Charleston. The original is among the Jenkins collection.

* * * * *

Compiled by Erlene S. Jenkins, wife of Edward John Jenkins (deceased).

Jan. 1956



October 3, 1979

Mrs. Joseph R. Young
70 Tradd Street
Charleston, South Carolina 29401

Dear Liz:

The Society would be glad to have the two books you have lent us, but we will keep them in our deposit room until you have had a chance to talk with other members of the Jenkins Family. If anyone is unalterably opposed, we may need to return them some years from now because we have about thirty large family Bibles on loan, and they consume a great deal of space. The Edisto books are of exceptional historical interest, though, and are exceptionally well printed and bound. They would be the last to be returned and the most eagerly accepted gifts.

For your and our records, I am including the titles:

- (1) Book of Common Prayer..., Oxford University Press, London, 1783 (folio, elaborately tooled leather; stolen c. 1865 and returned 1928)
- (2) The Holy Bible..., J. Fry & Co., London, 1777 (folio, elaborately tooled leather; stolen c. 1865 and returned 1867) ^{7 wrong date}

Both volumes have matching inscriptions on the cover: "The Gift of Joseph Jenkins Esqr. to the Church Congregation on Edisto Island."

Yours sincerely,

Gene Waddell
Director

GW:f

Under old business, Harry Hutson discussed a proposal from Cumings & McCrady and Bob Adams to repair the Brickhouse ruins for \$12,777. Additionally, a proposal was obtained from Budge Trott of Charleston Constructors, which involved using bar joists and ~~motor~~ ^{ply} inside the building to repair and reinforce the walls for approximately \$11,500. Additionally, Trott had suggested that for \$6000 to \$7000, perhaps only the south wall could be torn down and be rebuilt, which would then get rid of the need for the other more expensive reinforcement procedures. There was some general discussion as to how such repairs and reinforcements could be accomplished with a proposal that unit holders pay some price per unit for the work performed being generally discussed. Although no financial commitment was made, a vote was taken and of the 4886 units represented at the meeting, 3422 voted in favor of repairing and reinforcing the Brickhouse ruins, with 1464 units being opposed. The Board of Trustees was directed to figure out ways to finance the repairs and reinforcements, other than the unit share assessment idea and report back at a special meeting to be called in the future.

The meeting was adjourned at 10:00, having been started at 7:30.

J. Ruffin Lee, Jr.
Secretary

102 *WmH*
31
January 21, 1983

Dear Family:

All of us are aware of the fact that the front wall of Brick House is gradually falling inward and will eventually collapse. I really don't believe any of us want to see this happen and some of us think that some action should be taken to try and correct this situation while it can still be done.

Several contractors have been consulted and all agree that the wall can be at least stopped where it is or possibly straightened up to its original lines. Of course, this will cost money but we feel that it will be well worth the expense if we can decide which method to use and if we can find a way to finance it.

Enclosed please find an "opinion" ballot listing the several suggested ways to repair the building and the estimated cost for each one. Also, several suggested ways to finance these cost. If you know of other methods of financing this work, please write in your suggestions. This is an "opinion" poll only, and is not binding in any way.

If enough of you are really interested in this project we will pursue it in more detail and get firm cost figures. Please "vote" for the type of construction that you like the best and which method of financing you would like to see us investigate.

This is a serious situation, so please think about it before you check of your preference. Mail your choice to me at 516 Pelzer Drive, Mt. Pleasant, SC 29464. Try to get it to me by February ^{15th} 1st if you can. Call me at 884-4356 after 6:00 p.m. if you want additional explanations.

Harry
Harry C. Hutson

President, Brick House Trust

"OPINION BALLOTT"

Jack N
10v

Check One

Methods of Construction

(Vote for one only)

1. _____ Remove about 3 layers of brick around top perimeter of all four sides. Pour concrete cap with reinforcing rods (all 4 sides) and replace brick with 5 layers on each side of cap. Also, install earthquake rods across inside front of building to hold sides together. Estimated cost \$13,000.00
2. _____ Drill holes thru the walls and chimneys and install steel floor joist between chimneys and front and back walls at top and at first floor levels. Also, fill inside walls between bricks where cracks have appeared to stop further disintergration of mortor joints. Estimated cost \$11,500.00
3. _____ Remove front wall down to first floor level and rebuild to duplicate the original design. Also fill in mortor joints as described in #2. Estimated cost \$7,000.00
4. _____ Leave structure as is and let it gradually deteriorate naturally. Install some type of fence around entire building for protection. Estimated cost \$1,500.00

Signed: _____

Jenkins M.
10/10

Check One

Methods of Financing

(Vote for one only)

1. _____ Borrow the money from the Bank or Savings & Loan at best interest rate and payment terms that can be negotiated. Loan could be repaid from the rent money and then everyone would have to pay their prorata share of taxes, which would be deductible.

2. _____ The cost could be divided by total number of shares (5760) and each share holder would contribute according to the number of shares owned. (Example:
$$\$13,000.00 \div 5760 \text{ shares} = \$2.26 \text{ per share})$$

3. _____ My suggestion would be as follows:

Signed: _____



August 18, 1989

Mrs. Joseph R. Young
43 Meeting Street
Charleston, S. C. 29401

Dear Liz:

I wanted to write and thank you again for allowing M. E. VanDyke and me, along with our intern Nancy Rowe, to go to Brick House. It was truly wonderful to be able to examine the ruins closely and photograph them, as well as take mortar samples. We tried to take mortar samples from areas already loosened but yet those which would be most informative for our purposes. I did notice the loss of half the face from the keystone. That is a most tragic loss indeed. Mr. Hutson tried to help me find the pieces in the bushes, and if you could do so I think it would be worth our trying to find a way to restore that section. In fact, we would like to check into a breathable coating which might be introduced for the stucco on the building, to prevent further loss. This would be, perhaps, a short-term solution.

What I would like to ask you is if you see any hope for the ruins in the future. I really think they are a truly important artifact of American culture, and something that should survive. Rosewell Plantation, the great Page plantation house on the York River, was built at approximately the same date as Brick House, although much larger in scale. The house at Rosewell burned at approximately the same time. The ruins, however, were in much worse condition by the 1960's. In fact, the ruins there were the subject of much local vandalism. Nonetheless, the Gloucester County Historical Society acquired the ruins and hired the firm of Phillips and Opperman (who are doing the Miles Brewton House and Nathaniel Russell House). They were not only able to partially restore, but to stabilize the ruins for future preservation.

I would like to propose that we aid you in applying for an Emergency Stabilization Grant from the S. C. Department of Archives and History. Several hundred thousand dollars are available statewide now per year, and we would be happy to help

Mrs. Joseph R. Young
August 18, 1989
Page 2.

you try to get some of this money. As you know, because of the Confederate Home situation, this money is given on a 60/40 matching basis. Perhaps the family might also want to consider an easement, just on the ruins, to the Historic Charleston Foundation. It would then perhaps be that the Foundation could consider a small challenge gift, in addition to the grant, to help with the match by the family. I know that all of this is difficult and that there is dissension but, if the family could only see the wonderful stabilization and interpretation that has taken place at Rosewell of the ruins of the Page family seat, I think they would realize what a major artifact they still have in the Brick House ruins.

I am enclosing to you some dupes of photos which I hope you will be able to use, and I will be forwarding to you the mortar report when we receive it.

With all best regards, I am

Sincerely,



Jonathan H. Poston
Director of Programs

JHP:rgb
Enclosures

cc: Mr. Lawrence A. Walker



United States Department of the Interior

NATIONAL PARK SERVICE SOUTHEAST REGIONAL OFFICE

75 Spring Street, S.W.

Atlanta, Georgia 30303

IN REPLY REFER TO:

answered letter on 2/27/89

DEC 28 1988

Dear Friend of the National Historic Landmark Program:

The National Park Service is the Federal Agency charged with the responsibility of monitoring and overseeing the National Historic Landmark (N.H.L.) Program. Our office is responsible for Landmarks in the Southeast; Alabama, Arkansas, Florida, Georgia, Kentucky, Louisiana, Mississippi, North Carolina, Puerto Rico, South Carolina, Tennessee and Virgin Islands. Day-to-day activities have brought us into contact with many of you but we realize most people in our region do not know about the National Historic Landmark program or have questions and do not know who to ask. To solve this problem we are sending this letter to all N.H.L. owners, State Historic Preservation Officers, and other interested groups. We hope the information about the N.H.L. program contained in this letter will be beneficial and answer some questions that have been asked about the program. If this mailing is successful, we will continue in the future to periodically mail informative material. We have chosen a question/answer format to address some frequently asked questions in a concise but understandable manner.

WHAT ARE NATIONAL HISTORIC LANDMARKS?

National Historic Landmarks are recognized as our Nation's most important historic and cultural resources. They are buildings, historic districts, structures, sites, and objects that possess exceptional value or quality in illustrating or interpreting the heritage of the United States.

WHAT NATIONAL PARK SERVICE OFFICE DO I CONTACT WITH QUESTIONS?

Three divisions of the National Park Service are responsible for the Nationwide coordination of the N.H.L. program. History Division conducts theme studies and makes determination regarding potential landmark properties. Preservation Assistance Division oversees technical assistance given to individual landmarks. The National Register Division maintains the N.H.L. listing on the National Register. These divisions operate in coordination with five regional offices. The regional office for the Southeast is in Atlanta, Georgia.

WHO IN THE SOUTHEAST REGION IS RESPONSIBLE FOR N.H.L.'S?

Cecil McKithan is the Landmarks Coordinator for the Southeast Region. Working with him is Mark Barnes and Paul Hawke. Mark is responsible for the Archeological landmarks. Paul handles the historical and architectural.

HOW DOES A PROPERTY GET LANDMARK STATUS?

Most landmarks are identified by theme studies done in the History Division of the Washington office. Landmarks can also be identified by the Regional Office and done in cooperation with Washington. State Historic Preservation offices, private individuals and other interested parties may present a nomination through the Regional office or request, in writing to the Regional office, that a preliminary review be conducted to determine whether the property would meet the criteria.

WHAT ARE THE CRITERIA?

Code of Federal Regulations 36, Part 65.4 states:

The quality of National Significance is ascribed to districts, sites, buildings structures and objects that possess exceptional value or quality in illustrating or interpreting the heritage of the United States in history, architecture, archeology, engineering and culture and that possess a high degree of integrity of location, design, setting, materials, workmanship, feeling and association, and:

- (1) That are associated with events that have made a significant contribution to, and are identified with, or that outstandingly represent, the broad national patterns of United States History and from which an understanding and appreciation of those patterns may be gained; or
- (2) That are associated importantly with the lives of persons nationally significant in the history of the United States; or
- (3) That represent some great idea or ideal of the American people; or
- (4) That embody the distinguishing characteristics of an architectural type specimen exceptionally valuable for a study of a period, style or method of construction, or that represent a significant, distinctive and exceptional entity whose components may lack individual distinction; or
- (5) That are composed of integral parts of the environment not sufficiently significant by reason of historical association or artistic merit to warrant individual recognition but collectively compose an entity of exceptional historical or artistic significance, or outstanding commemorate or illustrate a way of life or culture; or
- (6) That have yielded or may be likely to yield information of major scientific importance by revealing new cultures, or by shedding light upon periods of occupation over large areas of the United States. Such sites are those which have yielded, or which may reasonably be expected to yield, data affecting theories, concepts and ideas to a major degree.

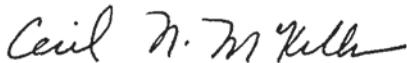
WHAT IS THE SECTION EIGHT REPORT?

The Section Eight Report refers to the report made to Congress each year from the Secretary of Interiors office on the condition of National Historic Landmarks. It is mandated by the General Authorities Act of 1970, Section Eight, thus the name Section Eight Report.

Information is solicited, beginning in January of each year, from owners, State Historic Preservation Officers, local and private historic preservation groups, National Park areas, and other interested parties. This information is reviewed in the Regional office, collated into a report and sent to the Washington office for final review. The report is sent to the Secretary's office toward the end of the year for signature and presented to Congress during the opening session in the spring.

We hope some of this information is helpful. If there is a positive response to informational letters like this we will continue to provide them. We periodically, visit the landmarks. We try to stop, if only to meet the owners and say hello. Let us know your comments. If you have any immediate questions, please call Paul Hawke at (404) 331-2639.

Sincerely,

A handwritten signature in cursive script, reading "Cecil N. McKithan".

Cecil N. McKithan, Chief
National Register Programs Division

Brick House Stabilization

Due Diligence Report

17 September, 2011

INDEX:

On 8/3/11, WILLIAM JENKINS <wjenkins11@bellsouth.net> wrote:

- > I find in the minutes of the BH anual meeting on June 26, 2004 the following "
- > Aunt Lizzie discussed saving the ruins and said she has no objections to
- > replacing the braces to stabilize the ruins. The cap on the top and the steel
- > beams were put in place after the fire in 1929. They are now falling out and
- > the ruins have substantially deteriorated in the last few years. Billy
- > talked about a company in Ravenel that proposed stabilization that would
- > cost around \$25,000.00. He said that any funds necessary to accomplish this
- > should be on a voluntary basis. It was noted that the Brickhouse and the
- > Bylaws, section 3C #7, state that we "shall not renovate or change the BH ruins
- > without the consent of 75% of the unit holders" In the light of this and
- > other more pressing issues facing the family the issue was tabled. Those
- > interested may form a committee and report to the Board if so inclined "
- >
- > I will try to get you the name of the contractor mentioned tomorrow. He was
- > very interested and was proposing that the inside of the walls be sprayed
- > with I think Gunite. He volunteered to donate the labor if we would buy the
- > material.
- > Later,
- > Billy

Just a few years ago I was referred to a structural engineer by my friend Jack Boineau. The engineer came out with a preservation specialist contractor and looked at the house and reported that it would cost \$200,000.00 to secure the ruins to prepare for work.

At that point I dropped the entire idea and since have become much less active in the affairs of the plantation for various reasons.

I will search my records tomorrow and send you what I have. If Jack's health is still good perhaps he will help. I will call him tomorrow.

Good luck with this. I am happy to see interest. Will help any way I can.

