

WACHOVIA
BANK AND TRUST COMPANY

CHARLOTTE, NORTH CAROLINA 28201

September 16, 1968

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

Dear Mrs. Edmunds:

Although through a series of circumstances and mishaps 12 Wentworth has turned into one of my greater idiocies, I am not one to disclaim my debts of folly. Usually these are demanded in one lump sum, but our predicament is one not only of continuing cost in insurance and taxes, but constant worry about the condition of the property (and its inherent harassments) as well as about the probable monetary loss. The enclosed notice, which we understand and recognize as to everyone's best interest, is but the last of many incidents causing me anxieties, which I seek to avoid since my heart attack.

Had the costs of the renovation not been greatly more than anticipated or had the money, upon which your local building and loan association had informally agreed, been available when we decided to proceed, the house would now be restored. Had Mr. Newbury and I not had subsequent illnesses which contended against our further personal consideration of the property, we should still be interested.

Such was not the case, and we of necessity decided to sell. Unfortunately, there have been no interested buyers, as far as we know, due to the costs of restoration. One of the larger items of cost and maintenance is the porches, which the Foundation stated were to be retained and which condition we accepted. You will recall in our initial interview that our original architect concept was their removal. Subsequently, this provision was one of the reasons for Mr. Henry Zenke's decision not to buy from us and still is one which Mr. Edward Ball tells us has been an obstacle in discussions with potential purchasers. Certainly they are the greatest hazard in the present condition of the building. I have no opinion as to whether a buyer could be found in the time allowed us if the Society were to exclude this stipulation.

The position in which we find ourselves is our own making and through no fault of others. But we are determined to remedy the situation, if not financially at least for our peace of mind.

In conforming with our covenant with the Foundation, this is our notice that we intend to demolish the building at 12 Wentworth Street as required by the City of Charleston. We have no wish to spend further money and hope to reduce present taxes and insurance, holding the lot itself (at its reduced value) as an investment. Are there restrictions and do we have further obligations to the Society as to disposition such as sale, use, or approval of a new structure once the existing building is removed?

Another problem F
Frances R. Edmunds

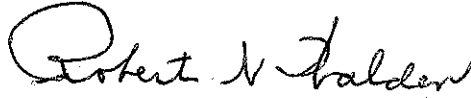
SHEET NO. 2

Mrs. Henry S. Edmunds
September 16, 1968

By copy of this letter, we are asking Mr. Ball to contact you to determine if the Society would waive the retention of the porches should he have an interested party. In the meantime, we are making inquiries to secure bids from wrecking companies to comply with the City's orders.

We regret the necessity for such action because we, as you know, have been most interested in Charleston for many years and, more recently, the work of the Society, and the Ansonboro project, in whose restoration we had hoped to participate. Especially would we thank you for your personal assistance and interest. We only regret that all our efforts will, in the end, represent much less than that with which we started. For this we feel guilty but not responsible.

Sincerely,



Robert N. Walden
Vice President

RNW/pc

CC: Mr. John A. Jessen
Mr. Edward R. Ball
Mr. H. A. DeCosta, Jr.

WACHOVIA

BANK AND TRUST COMPANY

CHARLOTTE, NORTH CAROLINA 28201

September 16, 1968

Mr. H. A. DeCosta, Jr.
93 C Spring Street
Charleston, South Carolina

Dear Mr. DeCosta:

The attached letter will inform you how the dream becomes a nightmare. One of our happier memories of the whole affair is your advice and assistance when we were planning, and we are sorry it all came to naught.

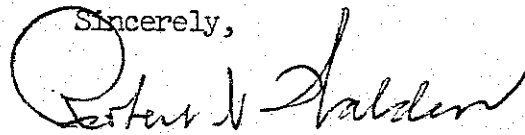
Already you have wasted time in counsel and estimate and yet we ask another favor. We have the names of wrecking companies from the Charleston telephone directory but we know you have more personal knowledge of these companies or perhaps other individuals who might be interested in demolishing 12 Wentworth.

We are, of course, interested in making any loss on this investment as small as possible. We hope that you might advise us on the following:

1. Someone, who has knowledge and use of materials, to bid on the demolition at the least expense to us in view of the salvage of old brick, lumber, beams, etc.
2. Someone reliable to do the demolition, salvaging and storing of the materials to be used in a smaller new building less expensive than renovation costs, provided this is permitted by the Foundation. Should it be that a further, but less expenditure would enable us to realize a more equitable settlement, we might be interested.

We realize this is a further imposition, but would appreciate again the advice which you can give us from experience.

Sincerely,



Robert N. Walden
Vice President

RNW/pc

Enclosure

CC: ✓ Mrs. Henry S. Edmunds
Mr. Edward R. Ball

THE CITY OF CHARLESTON

DEPARTMENT OF BUILDING INSPECTION

Charleston, S. C.

11 SEP 1969

19

To Mr. Robert N. Walden & Edward Newbury
(Name of Owner or Occupant)

Address 1401 Briarcreek Rd., Charlotte, N. C.

YOU WILL PLEASE TAKE NOTICE that the premises known as No. 12 Wentworth St.
3-story Brick VACANT Street, Charleston, S. C., have been inspected and the
following defects have been found:

This building is vacant, open to the public, a fire and health hazard,
dilapidated and 75% deteriorated. UNFIT FOR HUMAN HABITATION.

Repair to meet the City Housing, plumbing & electrical codes or
DEMOLISH.

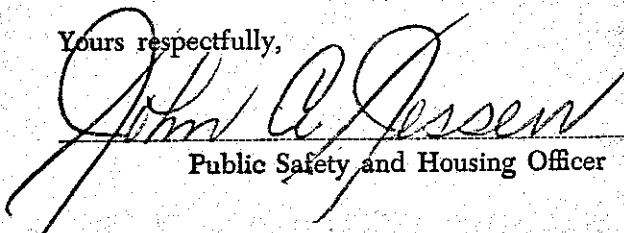
The matters should be remedied forthwith and unless the same is done within 30
days from the date hereof, the matter will be handled as required by law. It is urged upon you that you
take immediate steps to remedy this.

This notice is given so that you can avail yourself of the opportunity to protect your building and
avoid legal action as provided by the statutes and City Ordinances.

Purchase Building Permits for all jobs to be done, at City Engineer's office.

Upon completion of these necessary repairs, notify this department at 722-7252.

Yours respectfully,


Public Safety and Housing Officer

February 14, 1968

Mr. Robert N. Walden
Vice President
Wachovia Bank and Trust Company
Charlotte 1
North Carolina 28201

Dear Mr. Walden:

I am so sorry to hear about Mr. Newbury; it has been a very bad time for the two of you.

12 Wentworth Street looks perfectly terrible but I think I have a purchaser who is ready to buy. I hope that we will be able to forward an offer to you within the next two or three weeks. If this does not materialise we can have further discussions on the building. I do not think the Foundation wants to buy it back but we are as anxious as you to see it purchased and restored. I am very hopeful about this prospect.

Sincerely yours,

Mrs. S. Henry Edmunds
Director

WACHOVIA

BANK AND TRUST COMPANY

CHARLOTTE 1, NORTH CAROLINA 28201

May 26, 1967

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

Dear Mrs. Edmunds:

What a twelve months our ownership of 12 Wentworth has been!

March 29	Binder on house
April 25	First Federal Savings & Loan Association indicated they would handle loan
April 27	House purchased
June 9	Submitted plan to DeCosta
July 26	Estimate of DeCosta received
August 1	Submitted to First Federal
August 10	First Federal unable to make loan which they felt reasonable because funds were unavailable
September 20	First Federal advised funds would not be available until spring, 1967, if then
October	Decision to go ahead, completed working drawings and changes
November 15	Revised plans to DeCosta
November 14	Plans, specs, financial statement submitted to Mr. Walter Andrews of Stephenson-Zimmerman & Co.
November 17	Secretary to Mr. Andrews acknowledged receipt and that he would write after December 1 (no reply to date)
December 29	RNW heart attack
Jan. 4, 1967	DeCosta submitted revised estimate
May 1	RNW returned to work part-time. Decision to sell. Interested party, who had requested we advise if we did sell, asks for several weeks before putting house in hands of broker.
May 21	See attached City of Charleston notice

I cannot possibly bring the house up to code in the period specified even if I intended to do so, which I do not. Also I am sure that this will affect adversely the prospective buyer, whom I have advised, as well as any other. Considering the time that the house has been on the market and restoration pending, I have little hope of selling the house quickly.

May 26, 1967

I realize of course the need for codes and such regulations as are being enforced. But after standing 115 years, I feel that the house should not collapse on my good faith and intentions. I am really not up to such pressure just now and, in my present pique, I am inclined to demolish, hold the land as investment without further capital required, or build later more cheaply than I can restore now.

In all seriousness, do you have any recommendations.

Sincerely,



Robert N. Walden

Call Walter Andrews
This pm or Thurs.

August 1, 1966

Mr. J. Harold Minson, Vice President
First Federal Savings & Loan Association
34 Broad Street
Charleston, South Carolina

Dear Mr. Minson:

Upon our return from vacation we had a call from H. A. DeCosta, Jr. who was leaving on vacation this week and who stated that he had preliminary estimates on the restoration of 12 Wentworth.

We met with him on Saturday and still have not recovered from the figures which were presented. We have not made a detailed study, but are sure that we can reduce the costs without materially affecting appearance or value. This is principally on the ground floor where we had illusions of grandeur. However a hasty review also reveals omissions and minimum allowances, and it is my belief that satisfactory restoration as contemplated will not be achieved for less than \$40-45,000. Of course, we shall immediately begin to make changes to reduce costs but, quite frankly, as the eventual purpose is our own occupancy, we shall not be interested in developing the property if renovation can not be achieved to a degree satisfactory to us.

To make our decision, we need to have the answers to two questions:

What we can afford to do and, as regards to the necessary financing, what your association would be willing to do?

You will find attached a schedule "Financing of 12 Wentworth Street", which is our proposal to you. I would explain to you that it is our intentions to retire the loan in a 3 - 5 year period, which will explain our calculations at the bottom of the page, but the period of the loan is to allow for emergencies. You have our financial statements (which have not changed except in the following exceptions) and we can meet prescribed payments from income. We borrowed \$8,500 against Wachovia Bank and Trust Company stock. This has been reduced to \$6,000 with \$3,000 on hand to be applied upon next renewal of note, which has no repayment schedule and which will be paid in full prior to mortgage payments beginning. Our further equity will be obtained from cash on hand, redemption of U. S. Savings bonds, and bonuses. (We intend to furnish general contractor with certain items such as lighting fixtures, appliances, floor coverings, etc., which we can purchase more economically because of our positions, but would give evidence of these costs by paid bills.)

Mr. J. Harold Minson
First Federal Savings & Loan Association

Page -2-
August 1, 1966

Our proposal is, therefore, of a maximum loan of \$30,000, less if possible, with owners investing a minimum of \$20,000. Should there be a change in our income, we feel that we could reduce from other investments the amount of principal to adjust equity and payments to your satisfaction. We do not wish or find it advantageous at this time to sell such stocks as we own, but would not dispose of any assets without your approval or applying them to the loan.

You have on hand floor plans and I enclose copies of our and Mr. DeCosta's proposals as well as his estimate by items, both of which will be revised but which I hope will be adequate for your purposes at this time to indicate what loan the association will be willing to consider, the answer we need to make our own decision. It will be necessary for you to advise us of what plans and how detailed the specifications you will require if we can come to some agreement.

We are aware of the present money situation and that only you can decide what is a reasonable investment on your part in such an undertaking. We do appreciate any consideration given our proposal and feel that we can meet our obligation as outlined. If there are any questions, please call me. I realize further conferences will be needed but hope that this preliminary information will suffice.

Sincerely yours,

Robert N. Walden

Telephones:

Office - Charlotte 376-0231

Home - Charlotte 537-4621

FINANCING OF 12 WENTWORTH STREET

Cost of Property	\$8,500
Renovation	<u>41,500</u>

Investment	\$50,000
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Owners: Cost of Property	\$8,500
Cash (min.)	<u>11,500</u>
	- <u>20,000</u>

Loan	\$30,000
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Loan \$30,000 for 10 years \$3,000 per year	\$250 month
Interest @ 6% on \$30,000 \$1800 per year	<u>\$150 month (initially)</u>
	\$400 month

Anticipated rent (not guaranteed but intended to be also applied in part wholly to loan)	
House	\$175 month
Apt.	<u>75 month</u>
	\$250 month

Anticipated payments on principal \$500 month	\$6,000 year
	<u>x 5 years</u>
	\$30,000

\$6,000 x 3 years	\$18,000
Sale of Charlotte property, minimum	<u>12,000</u>
(1951 investment \$20,000 plus improvements)	\$30,000

Robert N. Walden

May 1966

Dear Mrs Edmunds:

In the same mail as I thought was our debt to
12 Shattuck was your letter which, I must
admit, was entirely disconcerting.

What has bothered us (and I am sure, other proprietors
here) has been the front ground facade which
leaves no relation to the adjacent line appearance.
In fact, relative to the point of reference

Our solution of action (and I would agree that they
should be concerned to their own architectural
come from the design books of the
Caroline for Carling and "Charles" by which are
all which I have been since 1938
and 1939.

From the first, Fangle (p134), Thompson (p135, 136, 137)
Oregon (p136) (p139) (p189) (p195) (p198)
Lutans (p200) (p204) (p207) (p208, 209) (p212) (p223) all
support evidence with columns from a first floor
trick-architectural. Only when the ground floor
was utilized and others in the same (p223) did
they build up a new column of ground floor
in design & aesthetics.

There is equally true of the second text. In fact, it
was the photograph of the text of Ode XVII so similar
to the actual print copy which led to our proposal.
We are not acquainted with the literary thought
of this volume, so they are shown in what position
we have, only, in good and worse.

We are both interested in the same matter as much
by you and your committee, and readily admit that we
prefer restoration in spirit and feeling of more
fidelity than restoration in fact, as, unfortunately
originally, there was too much from restoration
but your letter and references in our debt to
January 1965 indicate quite richly what
we need modest and and appreciate being to our
interests.

We intend to keep our comments and before
coming to disagreement need better understanding and your
proposals, which is certainly more economical than
ours. So this matter we need to see actual
applications.

Unfortunately, it is impossible for us to come to
charities given to Gray, 1911. As we have told you
we shall be out of the country for weeks beginning
June 10th. We continue to work on various plans
and left various plans and ideas with Mr. de Coker.
Speaking and arranging planning and further
alterations, electrical and general items are
preparing, but nothing to the point of letting
contract given to our department as mentioned

Extension treatment needs to be resolved. He shall be able to visit Charleston only once before late July and photographs and addresses of the precedent which you prefer would be of great assistance in our deliberations how applicable it is in our case.

Sincerely,

Robert A. Stalder

4 May, 1966

Mr. Robert N. Walden,
Vice President,
Wachovia National Bank,
CHARLOTTE, N.C.

Dear Mr. Walden,

I discussed your plans for 12 Wentworth Street with Samuel G. Stoney, architectural advisor to Historic Charleston Foundation. We are delighted with your fine plans, however, the committee feels that you should seriously consider making heavy straight brick columns instead of arches on the lower level of the piazzas. I believe that if you have some of the stucco paving at the base of the columns chipped away you will find that this was the original treatment.

I leave Charleston about 19th May. Are you planning to be in the City between now and then? You may wish to discuss this with me.

Sincerely yours,

Mrs. S. Henry Edmunds
Director

WACHOVIA

BANK AND TRUST COMPANY

CHARLOTTE, NORTH CAROLINA 28201

March 25, 1966

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

Dear Mrs. Edmunds:

Enclosed is my check for \$500 payable to Elizabeth Johnson, Agent for binder on 12 Wentworth Street. I talked with Mr. DeCosta today and he gave me figures on our initial repairs. I talked with him about some changes on the ground floor where I feel that we should perhaps go to brick columns and arches. This, of course, will have to be cleared with the Foundation, which we intend to do. He is going ahead and give me sketches and proposals. I will submit them to you when received.

Thank you for all of your time and effort in our behalf.

Very truly yours,



Robert N. Walden

12 Wentworth
H. A. DeCOSTA CO.**Contracting Department****93-C SPRING STREET****CHARLESTON, S. C.****February 22, 1966***\$ 17,000*
66 Society
Purchase Price \$8500

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

Dear Mrs. Edmunds:

The approximate cost of furnishing all labor and materials necessary to execute the below outlined renovations to No. 12 Wentworth Street will be -----\$ 8,350.00.

FIRST FLOOR**WEST ROOM** *1260-*

- ✓ One pair French doors to porch to match existing doors.
- ✓ Remove closet and picture moulding.
- Restore grate fireplace and install new grate.
- Install new cement hearth.
- Rehang closet door to north west room.
- Remove plaster ceiling and replaster over metal lath.
- Secure plaster cornice and repair cornice around chimney breast.
- Repair plaster walls.
- Install lock on door to hall.
- Install locks on French Doors.
- Repair window sill.
- Minor repairs to woodwork.
- Adjust sliding doors.
- Paint walls, ceiling and woodwork with three coats of paint.
- Floor sanding.
- Remove paint from mantel.
- Install one pair blinds removed from second floor.

EAST ROOM*-885.00 (ceiling does not have to be done over)*

- One pair French doors to porch to match existing doors.
- Remove closet and picture moulding.
- Restore grate fireplace and install new grate.
- Rehang closet door to north west room.
- Secure plaster cornice and repair cornice around chimney breast.

EAST ROOM (Cont.)

Repair plaster walls.
Install lock on door to hall.
Install locks on French doors.
Repair window sill.
Minor repairs to woodwork.
Adjust sliding doors.
Paint walls, ceiling and woodwork with three coats of paint.
Floor sanding.
Remove paint from mantel.

NORTH WEST ROOM

Remove loose paint from walls and ceiling.

NORTH EAST ROOM

Remove loose paint from walls and ceiling.

STAIR HALL

Remove bath fixtures and partition.
Restore steps.
Plaster - \$200 - 2nd + 3rd floor -

SECOND FLOOR

EAST ROOM

Install one pair French doors.

STAIR HALL

Remove enclosure between steps.
Restore steps to attic.
Remove transom and door.
Install window on landing.

EXTERIOR

GROUND FLOOR

Install wrought iron gates at front. \$240
Construct arch at entrance.
Construct wrought iron and wood steps at rear in accordance with sketch. \$640
Remove wooden additions at rear.
Repoint loose brick work.

FRONT PORCHES

\$2800 complete

Remove steps, square columns and fluted columns.

FRONT PORCHES (Cont.)

Install round columns of proper design where necessary,
Repair all framing where necessary.
Replace all flooring on first and second floors with pressure treated new flooring or heart long leaf old flooring.
Replace all balusters and rails where necessary with those of proper design.
Repair porch ceilings.
Apply one coat of paint to porches.

ROOF and gutters - \$585.00

Repair slate roof and brick parapets.
Replace entire porch roof with 40 lb. tin roofing.
Install galvanized gutters and down spouts on front and rear.

The contractor will carry Workmen's Compensation and Contractor's Liability Insurance.

We thank you for this inquiry and trust that the above will meet with your approval.

Very truly yours,

H. A. DeCOSTA COMPANY

By: H. A. DeCosta, Jr.
H. A. DeCosta, Jr.

Date of Inspection

7/19/96

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

1. Address: 12 WESTNORTH ST.
2. Name of Property: _____
3. Owner: ERIKOLAS U.S.
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: MINOR PEELING PAINT
POOR QUALITY RE. PAINTING ON WEST SIDE

Signature of inspecting officer: John Crow

Reviewed by: [Signature]
Director of Preservation



April 9, 1992

Mr. Chi Diep
12 Wentworth Street
Charleston, S.C. 29401

RE: 12 Wentworth Street
Covenant Inspection

Dear Chi:


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 exterior and the associated grounds. I am enclosing a copy of our Annual Report of Inspection on 12 Wentworth Street.

As noted on the report, I found the building to be in a good state of repair. We are pleased that the shutter and window damage has been repaired. We noted the replacement of the damaged chimney and the repaired roof and feel both were completed with sensitivity to the existing historic fabric.

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 Poston
Director of Preservation Programs

JHP:lpn

Enclosure

Covenant Property Condition Report
(Hurricane Hugo)

Name of Structure _____

Address _____ 12 Wentworth Street _____

Owner _____ Chi Diep - Manager _____

Was owner contacted? no. Spoke with worker

Comments: Previously structure was subdivided into apartments. Because of loss, owner has plans to refinish interior of apartments and replace appliances.

Condition: Minor damage to windows. 50% shutter loss. 40% roof covering loss. 1 out of 2 chimneys damaged. 20% loss of damaged chimney. Mechanical damage to interior of structure. (loss of appliances.)

Surveyed by: Scott and Bennett 11-20-89

TO: JHP
FROM: MEV *ma*
RE: 12 WENTWORTH ST.
DATE: 6/22/94

I INSPECTED THE WORK THAT WAS DONE AT 12 WENTWORTH. ON THE THIRD FLOOR, SOUTH FACADE, WEST SIDE, THE WINDOW FRAME WAS REPAIRED DUE TO TERMITE OR DECAY DAMAGE. THE BRICKWORK BELOW THE SILL WAS REPAIRED AND DOES NOT MATCH THE TOOLING OF THE REST OF THE HOUSE.