

**44 Charlotte St.
Rated 'Important'**

A three-story dilapidated house dating back before the Civil War and twice hit by fire within the last year has been saved from a demolition order by the Historic Charleston Foundation.

The Foundation has agreed to purchase the home, at 44 Charlotte St. which is listed in the Carolina Art Assn.'s publication, "This Is Charleston," as architecturally important.

The building had been given a 90-day reprieve from a demolition order by the city Board of Architectural Review after the house was found by the city building inspector to be "unfit for human habitation."

The demolition reprieve expired last Wednesday but negotiations by the Historic Foundation stayed the

house's razing. The city will remove its "unfits" ban if certain repairs are made.

Herbert A. Engle of Abraham's Furniture Co., owner of the old house, applied several months ago to the Board of Architectural Review for permission to demolish the structure.

However, the board ordered Engel to delay demolition 90-days to give preservation and historic agencies a chance to save the building.

Engel confirmed yesterday that Historic Charleston Foundation has obtained an option to purchase the Charlotte Street dwelling — now vacant. The sale is to be consummated within 30 days, Engel declared.

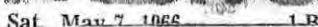
A spokesman for Historic Charleston Foundation has said plans for future use of the three-storied columned structure will not be made public until next week.

The Charlotte Street home has been on city building inspector J. A. Jessen's list of run-down structures for some months. As early as October 1963 Thomas W. Perry, city public safety and housing office, warned the owner at that time, Leroy K. Brown, that the house was "really in bad condition."

Perry noted that "the fine old columns" on the second and third floor porches were deteriorated along with the piazzas, and bannisters and spokes were missing.

Engel later purchased the house, and Jessen sent him a notice July 26, 1965 declaring that the porches would have to be repaired along with bathroom and other fixtures, and an additional fire escape would have to be installed leading to the third story to comply with provisions of the city housing code.

The home, which in recent years had accommodated four apartments, has undergone effects of two fires since Jesen's instruction about installing a fire escape. No one was injured in the fires.



May 7, 1966



May 10/6
NVC

This house, built in the late 1830s by William Henry Houston, located at Charlotte St., has been given to the Historic Charleston Foundation by an anonymous donor.

WATE-ON

[illegible]

CUTTING DIAGRAM

