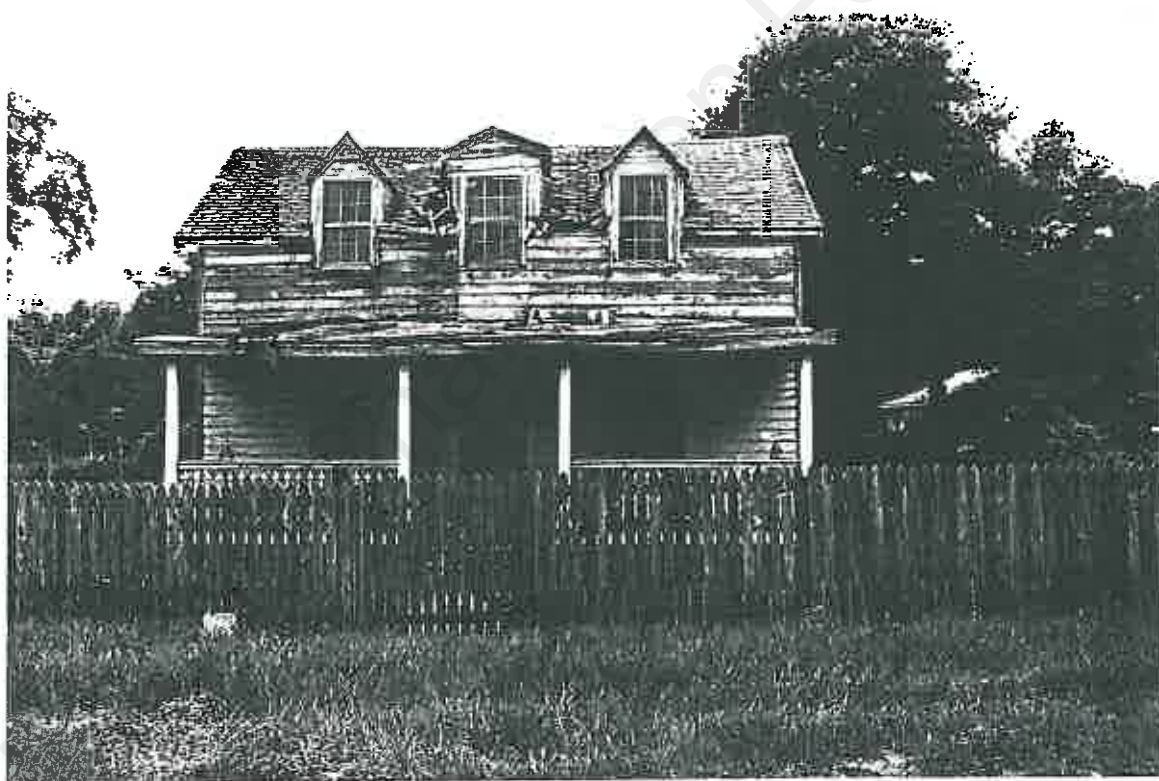


HISTORIC CHARLESTON FOUNDATION
ENDANGERED STRUCTURES REPORT
1999



HISTORIC CHARLESTON FOUNDATION

Historic Charleston Foundation

Endangered Structures Survey

Purpose: The object of this survey is to create an inventory of structures at risk by 1) neglect, 2) decay, or 3) development and to protect these vulnerable buildings and monuments and to set priorities for their future care.

Typical Stages of Decay

1. Vulnerable: when a vacated or tired structure enters the incipient stage of decay creating the potential for accelerated decay.
2. Risk: when a structure displays accelerated decay. It can still be useable but requiring major work to prevent irreversible damage.
3. Crisis: when the decay has accelerated to a point where the investment required to stabilize the structure is more than the value of the structure.
4. Loss: when the decay of a structure is so far advanced it has entered decelerated decay and repair would require the replacement of a majority of remaining building fabric, effectively constituting a reconstruction.

Priorities:

- A** Immediate risk of further rapid deterioration or loss of fabric.
- B** Slow decay.
- C** In fair to good repair, but no user identified or under threat of vacancy with no obvious new user.
- D** Repair scheme in progress, and (where applicable) end use or user identified.
- E** Risk of loss by threat of market demands or development.

Condition:

Very Bad refers to a structure where there is evidence of structural instability, structural failure or; major loss of roof covering resulting in significant interior deterioration; or where fire or other disaster has affected most of the structure.

Poor refers to a structure with masonry deterioration and/or a leaky roof and/or defective rainwater goods resulting in outbreaks of rot and general deterioration of building fabric; or where fire or other disaster has affected part of the structure.

Fair refers to a structure in need of minor repair or showing signs of deferred maintenance, but which is structurally sound.

Good means no significant repairs needed, structurally sound and weathertight

Occupancy: is recorded as vacant, part occupied, occupied, or unknown

Ownership:

The categories listed are:

Private

Public-State

Public-local

Public-Federal

Name refers to the present (and, if known, the historic) name of a structure; or if not known, the address or location of a structure

Summary provides information about the structure and the pathology of deterioration

Photograph to provide visual record of condition

Contents

Mt. Pleasant

South of Broad

Harleston Village

Radcliffeborough

Ansonborough

Mazyck-Wraggborough

} This project was never completed
and only goes through Harleston
Village. (Corresp. from author,
March 13, 2008)

Mt. Pleasant



Recorded by:

Date:

Mt. Pleasant

420 Bank

231 Bennett

203 Center

109 Greenwich

404 Hibben

412 Hibben

809 Hamp Fludd

108 Hyer

423 King

414 King

515 King

149 Live Oak

[151?] Live Oak

202 Live Oak

602 McCants

444 Morrison

455 Morrison

616 Pitt

720 Pitt

734 Pitt

902 Pitt

908 Pitt

[910or 912?] Pitt

918 Pitt

944 Pitt

114 Rose

127 Rose

313 Royall

805 Simmons

439 Venning

[503?] Whilden

[513?] Whilden

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 420 Bank

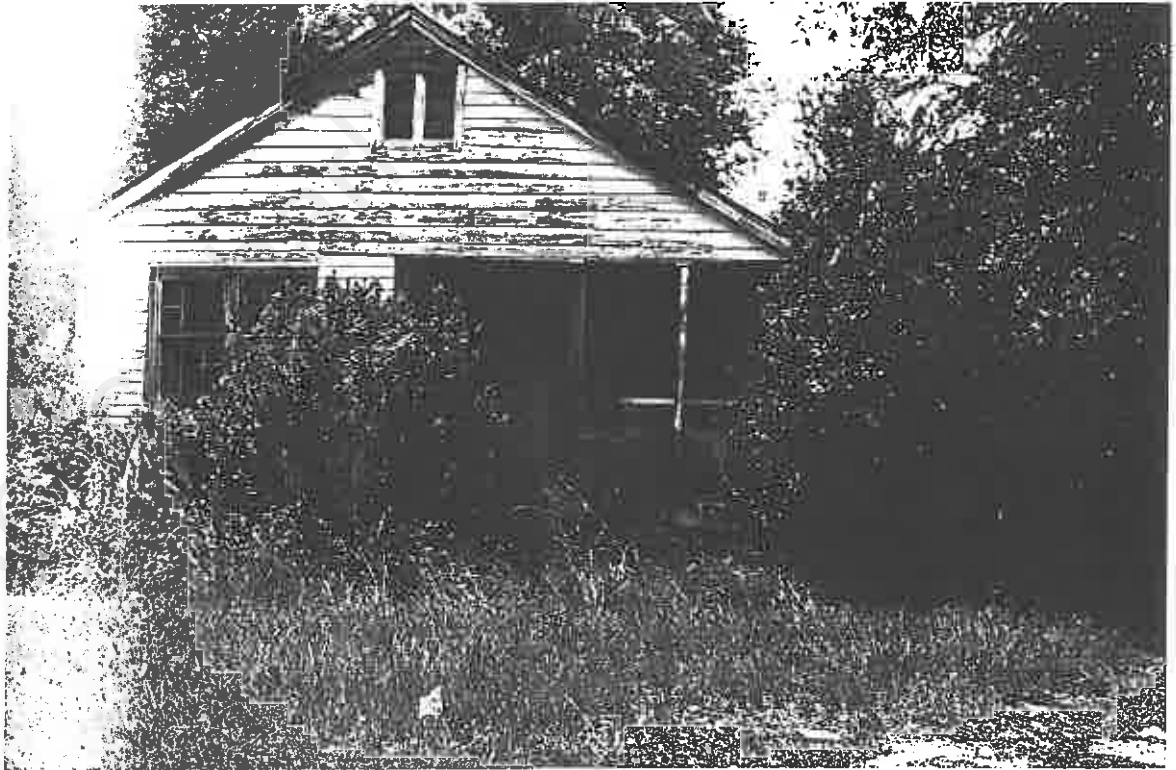
Priority: A

Condition: Very Bad

Ownership: Private

Summary: The structure is vacant and decay is accelerating. The roof has failed and the fascia is rotting as well as the clapboards, windows, and door. There is differential settlement suggesting foundation failure. There is organic growth infiltrating the structure. The structure is in Crisis, and very near Loss.

Photograph:



Recorded by: *Kristopher King*

Date: *8-3-99*

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 231 Bennett

Priority: B

Condition: Fair

Ownership: private

Summary: This structure is in fair condition. Evidence of rot on porch. Evidence of deflection on porch and roof suggests water penetration within the structure. Flashing is poor and roof reaching end of its usefulness. Building is becoming Vulnerable

Photograph:



Recorded by: Kristopher King

Date: July 28 1999

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 203 Center

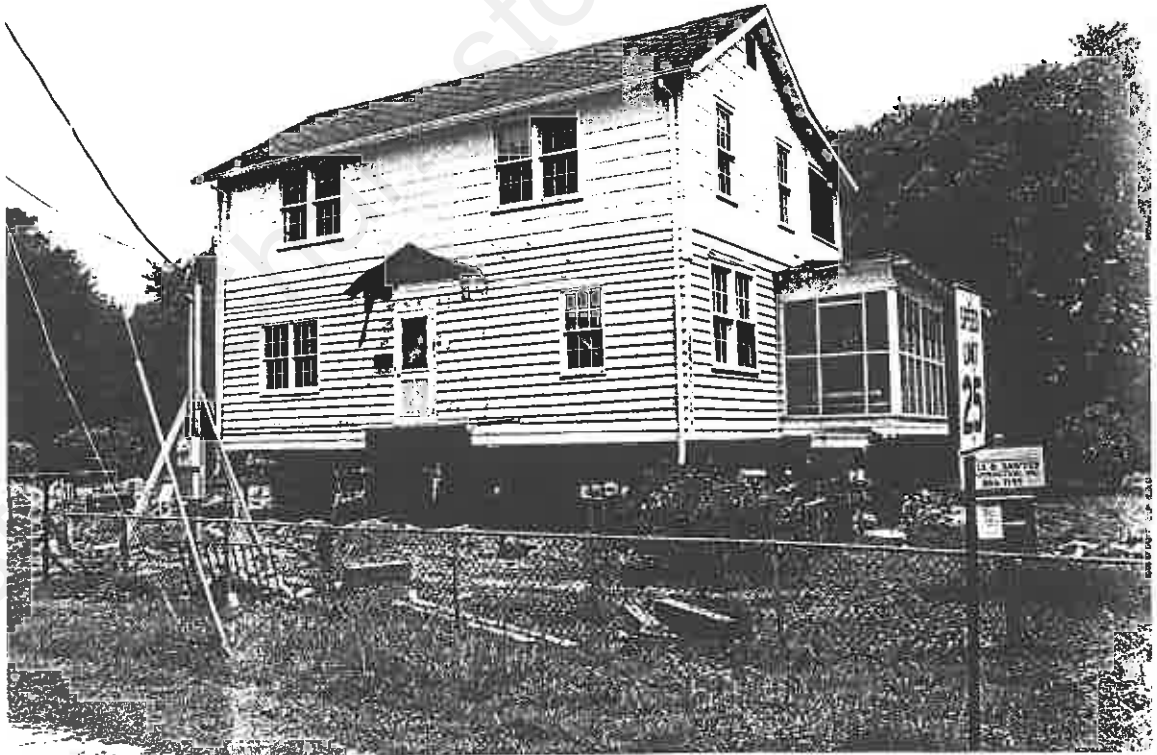
Priority: E

Condition: Poor

Ownership: Private

Summary: This structure appears to have been sided and subsequently damaged areas. Evidence of window flashing shows water penetration localized to joints in siding and causing rot. Significant water damage and rot evident on structural beams of the first floor (exposed b/c of foundation work). Suggests that prior foundation rotted and failed. Roof in poor condition and projecting portico removed showing poor quality of interior wood. Structure being repaired, but as is: Risk/Crisis

Photograph:



Recorded by: Kristopher King

Date: 7.29.99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 109 Greenwich

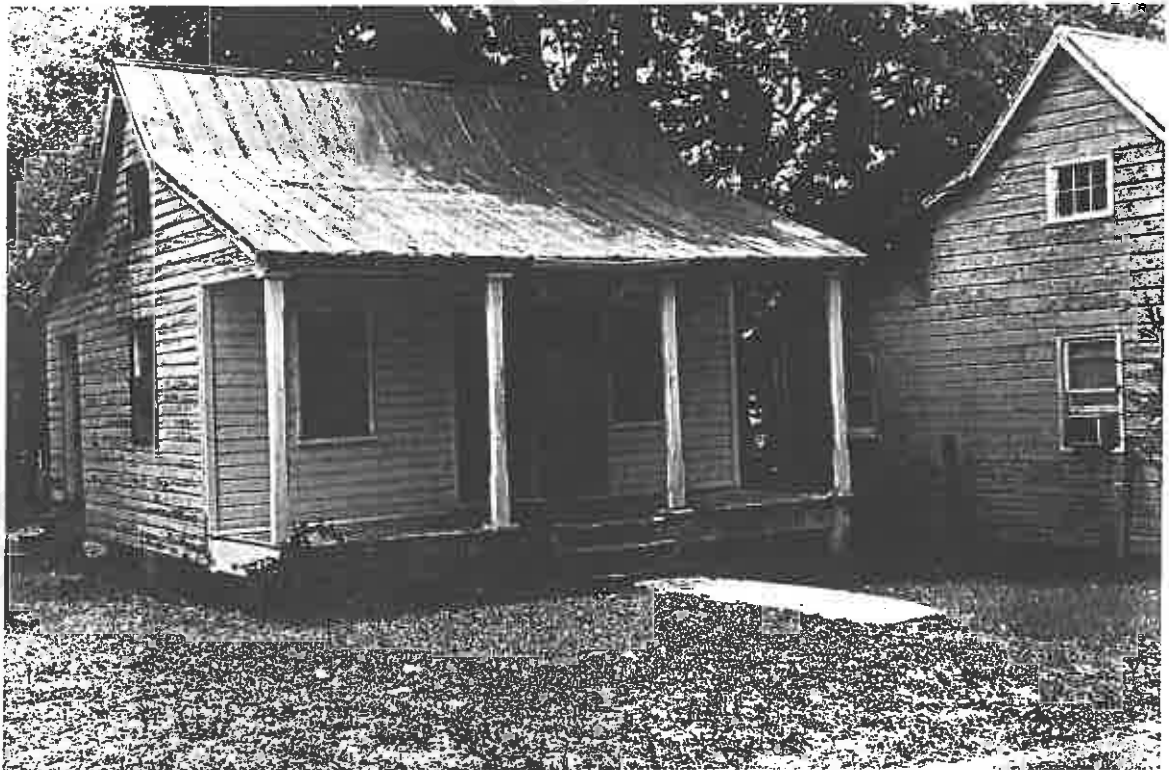
Priority: B

Condition: Poor

Ownership: Private

Summary: The structure shows general lack of maintenance evident in wood rot and failed gutters. The roof barrier looks functional, but overall condition is poor. There is evidence of wood rot on the roof joists. There is differential settlement, and the entire structure is sliding down on its left side. The structure is at Risk.

Photograph:



Recorded by: Kristopher King

Date: 8-3-99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 809 Hamp Fludd

Priority: A

Condition: Very Bad

Ownership: Private

Summary: The structure's condition is Loss. The roof has failed exposing the interior and structural wood to water damage. The exterior wood is extensively rotted. Foundation is failing. Windows and doors are very bad.

Photograph:



Recorded by: Kristopher King

Date: 8-3-99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 404 Hibben

Priority: B

Condition: Fair

Ownership: Private

Summary: The structure is in fair to good condition. Evidence of poor maintenance schedule. Roof beginning to show preliminary signs of structural damage ie. Slight deflection evident in roof ridge. The structure has recently been sided with vinyl. Suspect structure to be **VULNERABLE**

Photograph:



Recorded by: *Kendall King*

Date: *July 28 1999*

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 412 Hibben

Priority: B, E

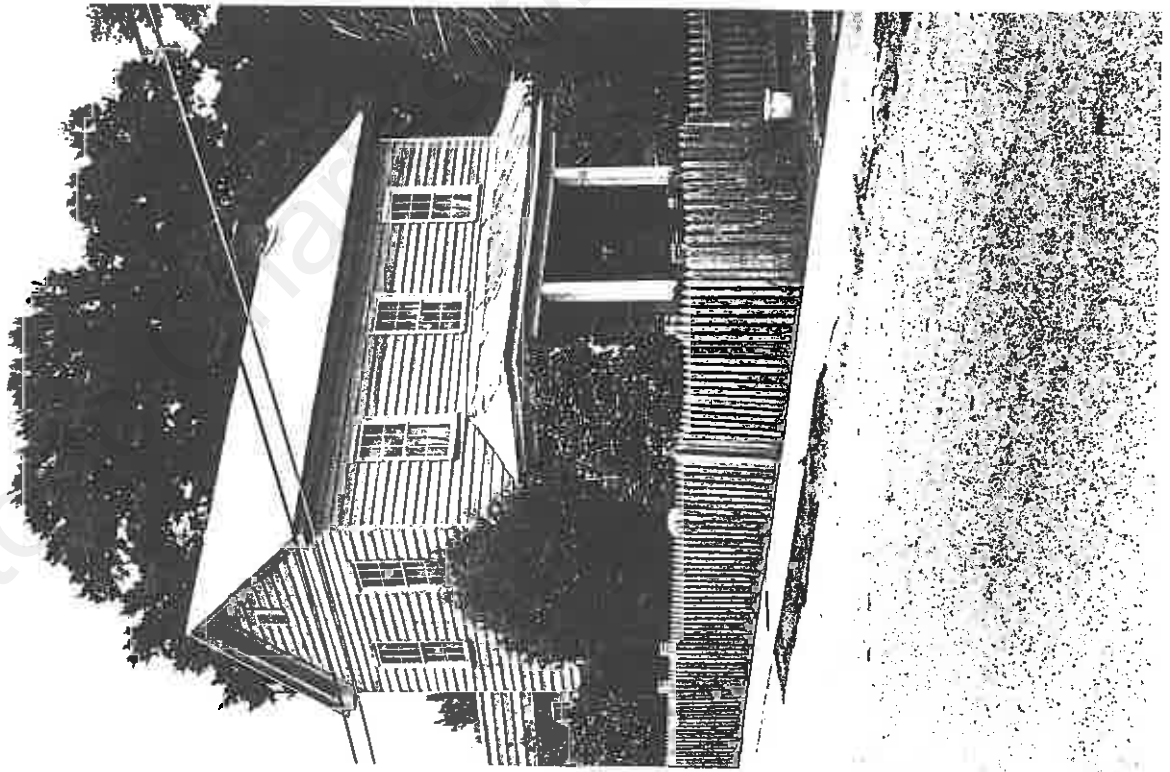
Condition: Fair

Ownership: private

Summary: Structure beginning to display evidence of a poor maintenance schedule. Clapboard beginning to become susceptible to water damage and rot b/c not painted. Deflection in porch roof.

Structure is threatened by market demands. The majority of sites on this street are commercial extension of Coleman Blvd. Street has lost ability to support residential use.

Photograph:



Recorded by: Kristopher King

Date: 7-28-99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 108 Hyer

Priority: B

Condition: Poor

Ownership: Private

Summary: The roof of the structure is in very poor condition. There are defective gutters with notable rot occurring on roof eaves. The windows are in very poor condition. The structure is at Risk.

Photograph:



Recorded by: Kristopher Ring

Date: 8.3.99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 423 King

Priority: B

Condition: Fair

Ownership: Private

Summary: Roof is in poor condition displaying some rot. Wood rot evident on clapboard and on the first floor floor plate. Overall the structure is Vulnerable.

Photograph:



Recorded by: Kristopher King

Date: 7-24-99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 414 King

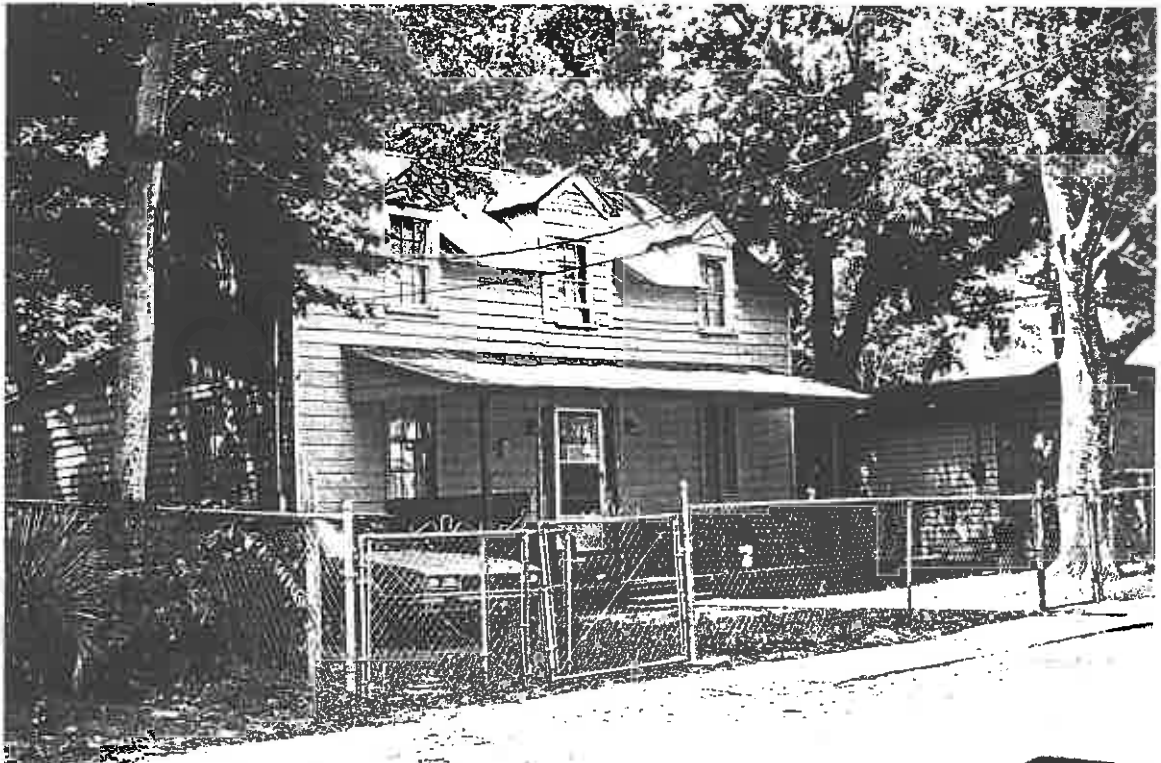
Priority: B

Condition: Fair

Ownership: Private

Summary: Roof is in poor condition with rust and very poor joinery and flashing.
Evidence of rot on clapboards (very poor condition on sides of house)
Suspect water penetration. Structure is Vulnerable

Photograph:



Recorded by: Kristopher King

Date: 7-29-99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 515 King

Priority: A

Condition: Poor

Ownership: Private

Summary: The structure is in poor condition displaying minor failure of the roof barrier. The roof is deteriorated, rainwater goods are defective. There is considerable wood rot evident in the clapboards, windows, and door. There is no evidence of maintenance. The structure is at Risk.

Photograph:



Recorded by: Kristopher King

Date: 8.5.99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 149 Live Oak

Priority: D

Condition: Poor

Ownership: Private

Summary: This house shows signs of little to no previous maintenance. Foundation completely rotted away, but being fixed. Clapboards are in poor condition and are rotting on lower courses. Many of windows frames are warped and windows don't seal. Suspect poor grading and drainage around foundation have caused water penetration and damage. Building at Risk

Photograph:



Recorded by: Kristopher King

Date: 7.28.99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: [151 Live Oak ?]
next to 149

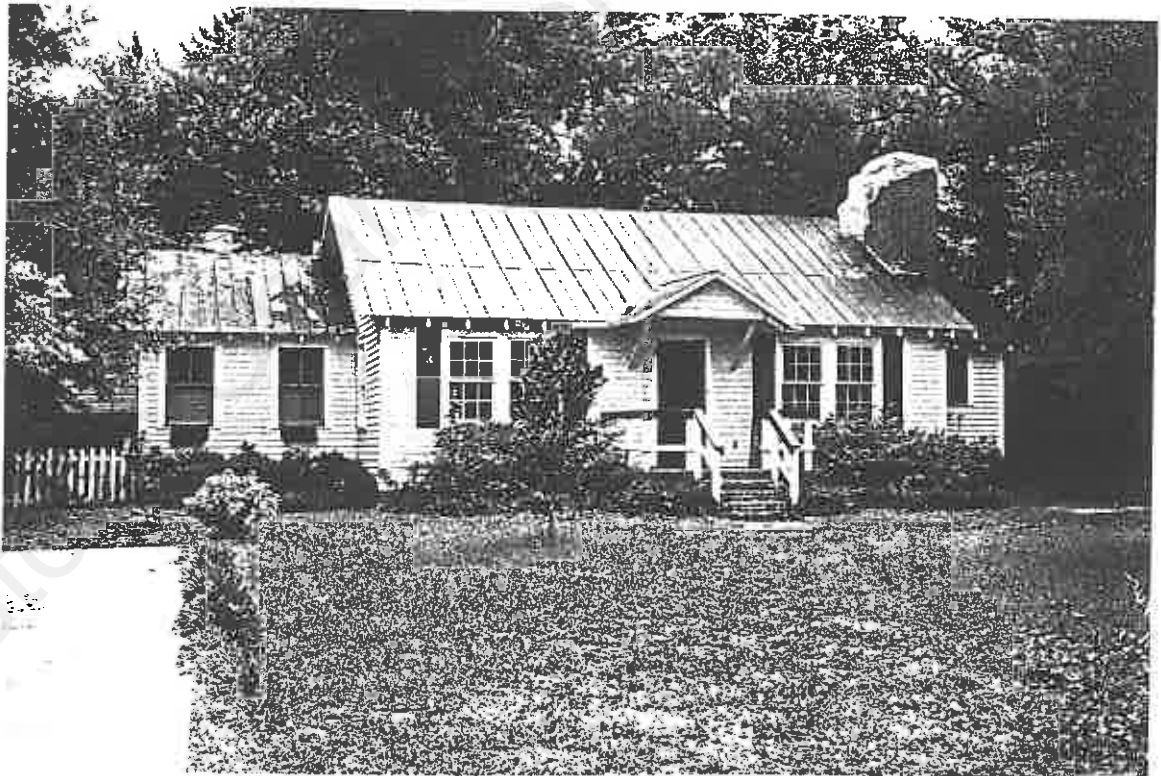
Priority: B

Condition: Fair

Ownership: Private

Summary: There is severe damage to the chimney which is currently covered. The roof of the addition is in poor condition and sheets of main roof are beginning to separate. This structure is Vulnerable.

Photograph:



Recorded by: Kristopher King

Date: 7-28-99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 202 Live Oak

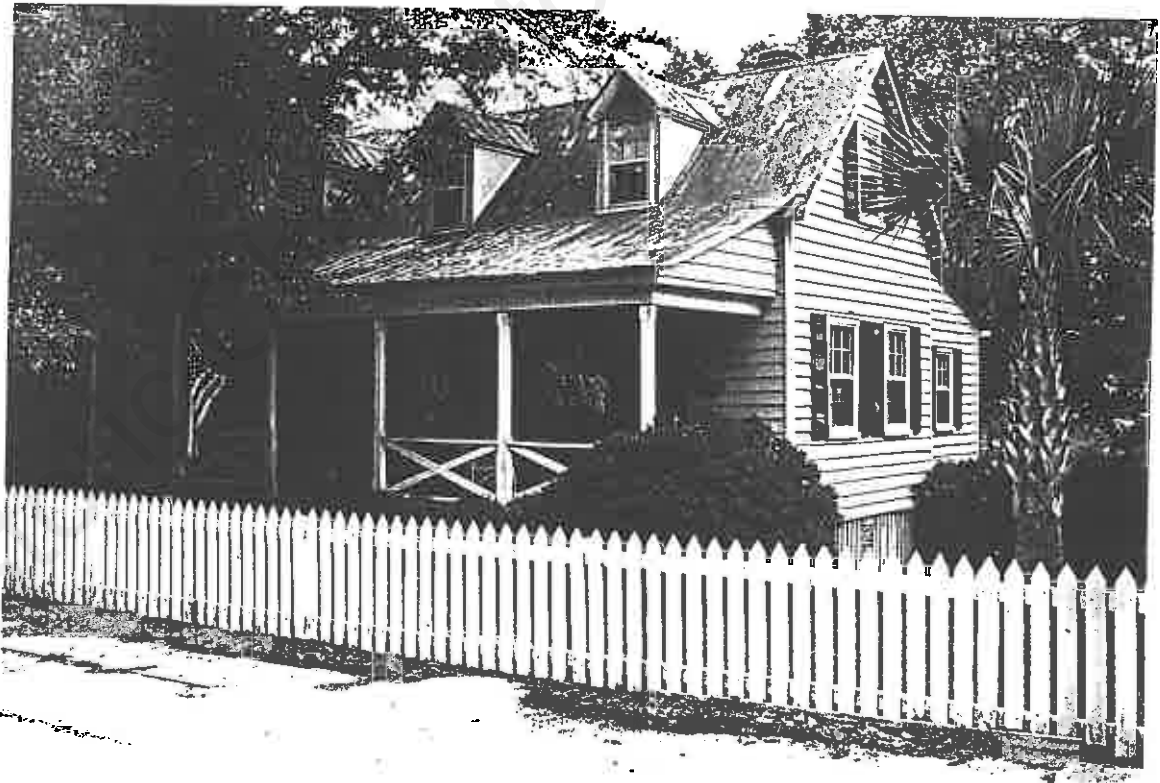
Priority: B

Condition: Fair

Ownership: Private

Summary: This house displays signs of deferred maintenance. Shutters are rotted and broken. Paint peeling off of clapboards with evidence of rot forming. Roof is in poor condition and is separating. House is at Risk. Chimney in poor condition with crude cap. Water penetration occurring.

Photograph:



Recorded by: Kristopher King

Date: 7.28.99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 602 McCants

Priority: D

Condition: Fair/Poor

Ownership: Private

Summary: Roof is new, but deflection on front gambrel. Rot evident on all wood elements especially clapboard which also has holes. There is a new baseboard and porch. Very nicely detailed door, but condition poor. Windows are new. Entire structure displays differential settlement. Overall the structure is at Risk.

Photograph:



Recorded by: Kristopher King

Date: 7-29-99

**Historic Charleston Foundation Endangered Structures
Report 1999**

Name: 444 Morrison

County: Charleston

Priority: A

Condition: Poor

Ownership: Private

Summary: There is visible deflection occurring along the roof ridge. The roof is in poor condition and suspect to water penetration. The flashing is very poorly done and in bad condition. There is settlement occurring along the side wall suggesting deeper structural damage. The shutters and windows are in very poor condition. The structure is in Crisis.

Photograph:



Recorded by: Kristopher King

Date: 8-3-99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 455 Morrison

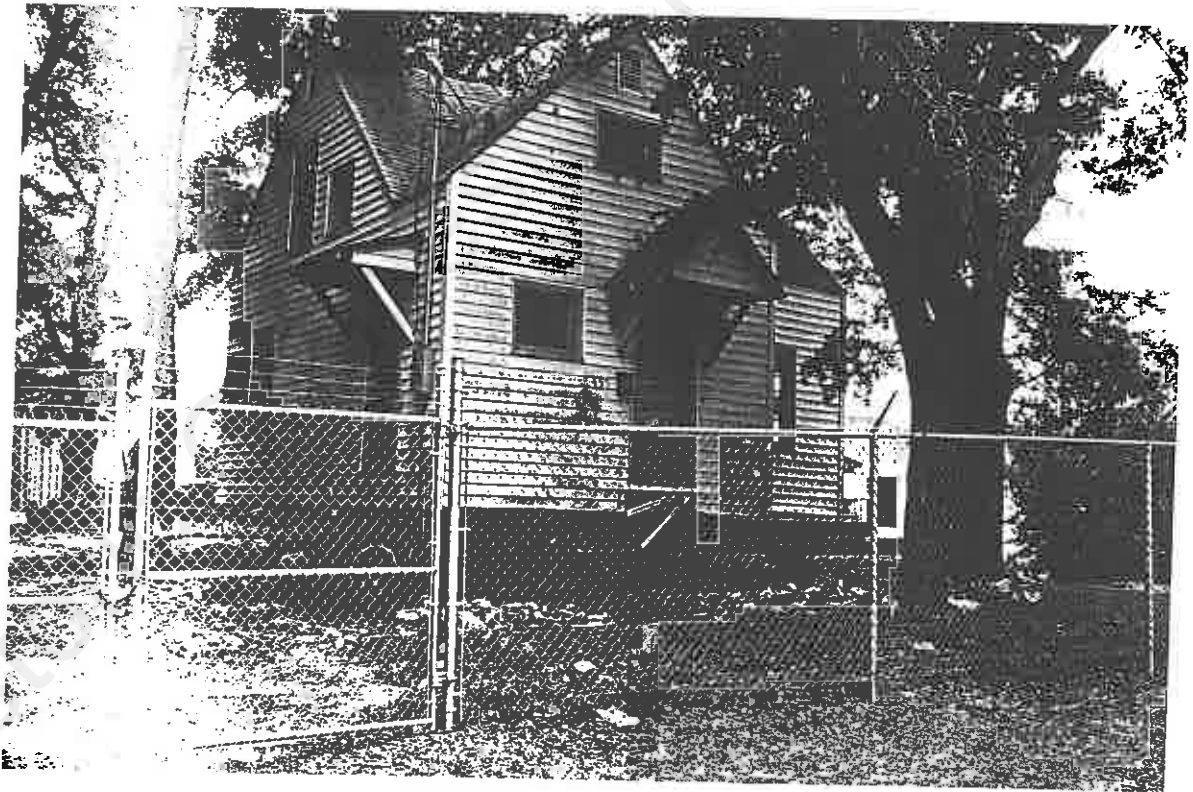
Priority: D

Condition: Poor

Ownership: Private

Summary: Currently the structure is underpinned and raised off the ground. The roof is crudely patched and suggests a poor barrier. There is considerable rot on the clapboard and the foundation. The structure is at Risk in its present condition.

Photograph:



Recorded by: Kristopher King

Date: 8-3-99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 616 Pitt

Priority: D

Condition: Fair/Poor

Ownership: private

Summary: There is considerable sag in the eave of the roof evident in the fascia. Except for visible opening of removed stairs there is no crawlspace ventilation suggesting possibility of interior wood rot. Deflection of the roof ridge corresponds with sag in eaves suggesting structural failure. Roof has poor flashing. Evidence of minor rot in exposed framing. Clapboards recently repainted. Shutters still removed

Photograph:



Recorded by: Kristopher King

Date: 7.28.99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 720 Pitt

Priority: B

Condition: Fair

Ownership: Private

Summary: Roof is beginning to deteriorate. Very poor flashing on shed dormer.
Gutters have failed.

Photograph:



Recorded by: Kristopher King

Date: 7.28.99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 734 Pitt

Priority: B

Condition: Fair

Ownership: Private

Summary: Roof is deteriorated and beginning to display minor along roof eaves and as well as window sills. Not adequate flashing along dormers and suspect water intrusion at dormer crickets.

Photograph:



Recorded by: Kristopher King

Date: 7-28-99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 902 Pitt

Priority: A

Condition: Poor

Ownership: Private

Summary: The structure appears to be vacant. Roof has extensive rust and is beginning to fail. Advanced wood rot evident on all clapboard, and suggests structural damage as well. Boards supporting failed porch roof. Thus structure is currently at Risk, possible Crisis stage of decay.

Photograph:



Recorded by: Kristopher King

Date: 7.29.99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 908 Pitt

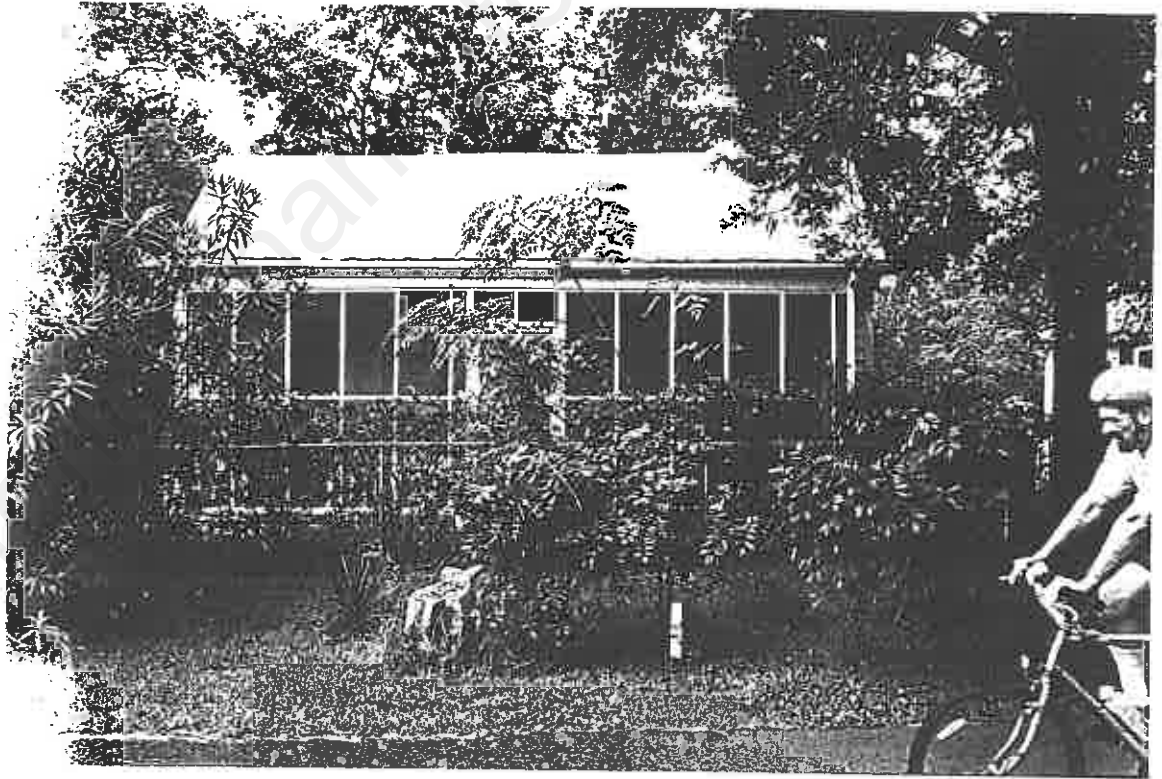
Priority: B

Condition: Fair

Ownership: Private

Summary: Roof is in poor condition with areas of rust and evidence of deflection on ridge of roof. The windows sills display differential settlement and don't seal properly. Overall condition of wood is poor and suggests interior wood rot. Structure is vulnerable

Photograph:



Recorded by: Kristopher King

Date: 7-29-99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: [910 or 912, # not clear] Pitt

Priority: B

Condition: Fair/Poor

Ownership: Private

Summary: Evidence of roof barrier failure. Rust on roof and evidence of sag along fascia of the gable. Suggests structural water damage. Windows have notable sag and rotted sash. Wood clapboards in poor condition. Overall decay: risk

Photograph:



Recorded by: Kristopher King

Date: 8-2-99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 918 Pitt

Priority: B

Condition: Poor

Ownership: Private

Summary: Roof is rusted. There is considerable wood rot, notably on clapboards, and structural failure noticeable along side wall. Serious differential settlement. Windows in very poor condition
Structure is in Risk, near to Crisis.

Photograph:



Recorded by: Kristopher King

Date: 8-2-99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 944 Pitt

Priority: B

Condition: Fair/Poor

Ownership: Private

Summary: This structure appears OK, but suspect problems. The right roof eave is gone exposing wood roof plate. The roof is in poor condition, suggesting a poor barrier. The front porch has been sided over and noticeable rot is noted along door sill and under the eave. Suspect structural condition to be at Risk and possibly Crisis without more preventative maintenance.

Photograph:



Recorded by: Kristopher King

Date: 7.29.99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 114 Rose

Priority: B

Condition: Fair/Poor

Ownership: Private

Summary: The roof ridge is separating exposing the joint. The roofing material (Tin) in poor condition and settlement is evident. The fascia displays rot along the gabled ends. The structure is at Risk.

Photograph:



Recorded by: Kristopher Ring

Date: 8-3-99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 127 Rose

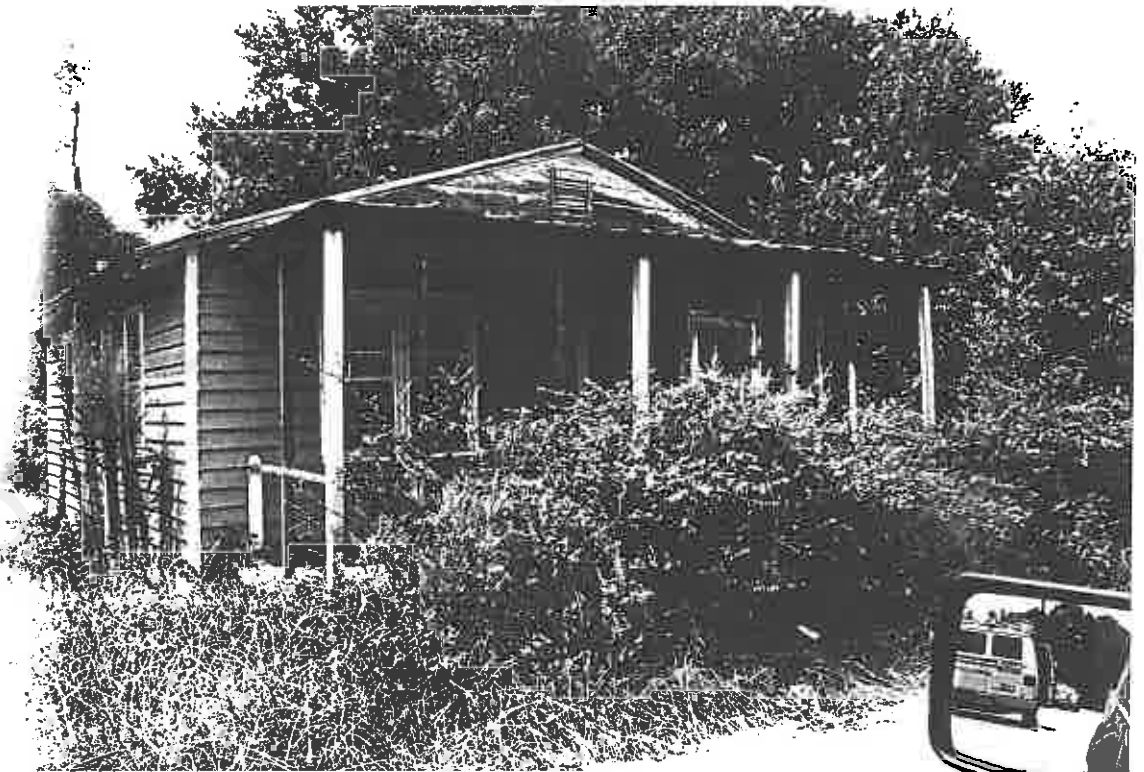
Priority: A

Condition: Poor

Ownership: Private

Summary: The roof is failing along the ridge, noticeably towards the rear of the structure. The porch roof is very unstable. All of the roofing material is rusting and rot is evident along the undersides of the eaves, fascia, and trim. There is extensive rot on the clapboards. The structure is in Crisis.

Photograph:



Recorded by: Kristopher King

Date: 8-3-99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 313 Royall

Priority: B

Condition: Fair

Ownership: Private

Summary: Asphalt shingle appear to be relatively new, but flashing and joints are very poor. Clapboards in poor condition, displaying evidence of rot. Suspect serious water penetration. Excessive organic growth on walls which appears to penetrate roof eaves, window frames, and foundation. Overall the structure is Vulnerable.

Photograph:



Recorded by: Kristopher Ring

Date: 7-29-99

**Historic Charleston Foundation Endangered Structures
Report 1999**

Name: 805 Simmons

County: Charleston

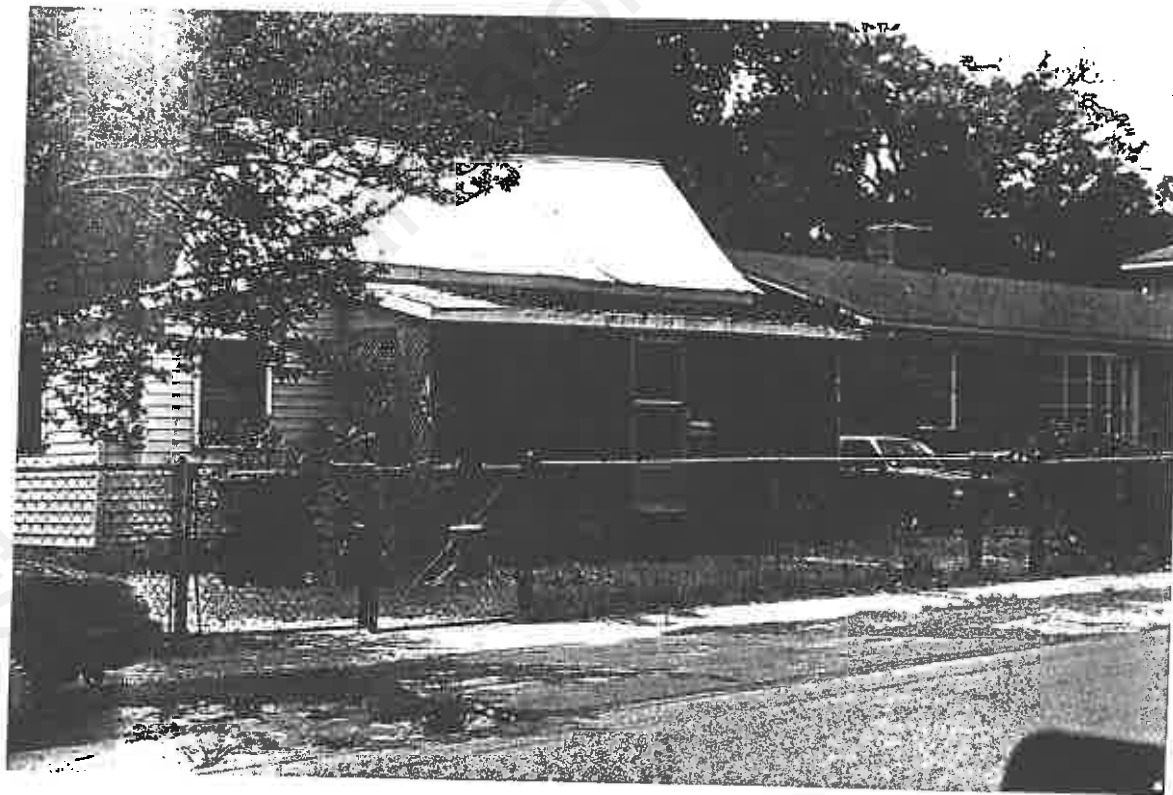
Priority: A

Condition: Poor

Ownership: Private

Summary: There is severe deflection of the roof. The roofing material of the porch is completely deteriorated. Suspect water penetration. The windows and door are in very poor condition. The structure is sided, but suspect serious rot to be occurring within structure. No sign of maintenance. The structure is at Risk, approaching Crisis.

Photograph:



Recorded by: Kristopher King

Date: 8-3-99

**Historic Charleston Foundation Endangered Structures
Report 1999**

Name: 439 Venning

County: Charleston

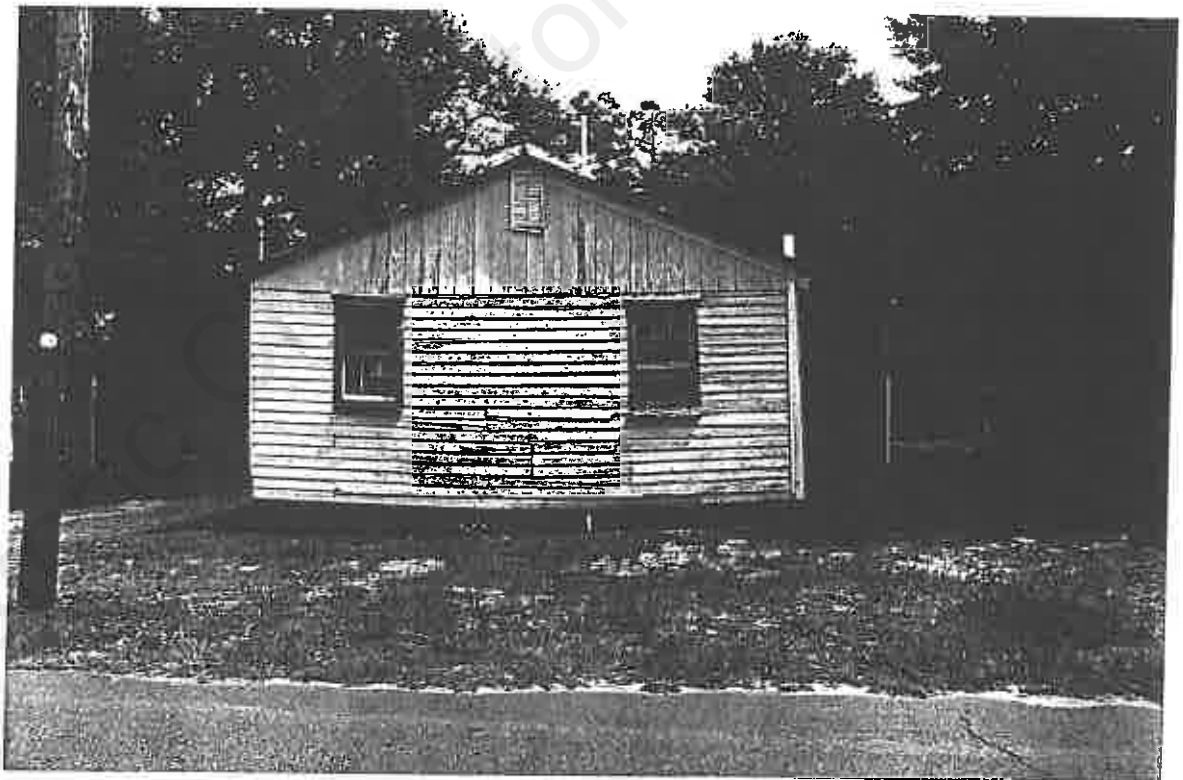
Priority: A

Condition: Poor

Ownership: Private

Summary: The structure is displaying accelerated settlement. The windows subsequently don't function. The structure appears vacant, but unsure. There is advanced wood rot occurring on the clapboards, windows, and floor plate. The roof is sagging and very near to failing completely. The structure is in Crisis.

Photograph:



Recorded by: Kristopher King

Date: 8-3-99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: [503?] Whilden

Priority: B

Condition: Fair/Poor

Ownership: Private- Rental Apartments

Summary: Structural failure occurring. Note differential settlement concentrated at center. Very noticeable sag at center of porch. Evidence of rotted wood. Extensive rot to clapboards. Roof in poor condition with very crude patches. Suspect water penetration. Building at Risk.

Photograph:



Recorded by: *Kristopher King*

Date: 8.3.99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: [513?, # not clear] Whilden

Priority: A

Condition: Very Bad

Ownership: Private

Summary: This structure is a Crisis, possibly Loss. The roof has failed causing severe interior damage. The eaves are rotted out. All windows have failed and rotted. Organic growth penetrating windows, walls, and the roof. The foundation appears to be beginning to fail, suggests total rot.

Photograph:



Recorded by: Kristopher King

Date: 8-2-99

South Of Broad



Recorded by:

Date:

South of Broad

91 Broad Street
93 Broad Street
97 Broad Street
113 Broad Street

52 Church Street
54 A/B Church Street

21 Elliot Street

38 King Street
71 King Street

9 Lambol Street

6-10 Logan Street

6 South Battery

5 Stolls Alley

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 91 Broad Street

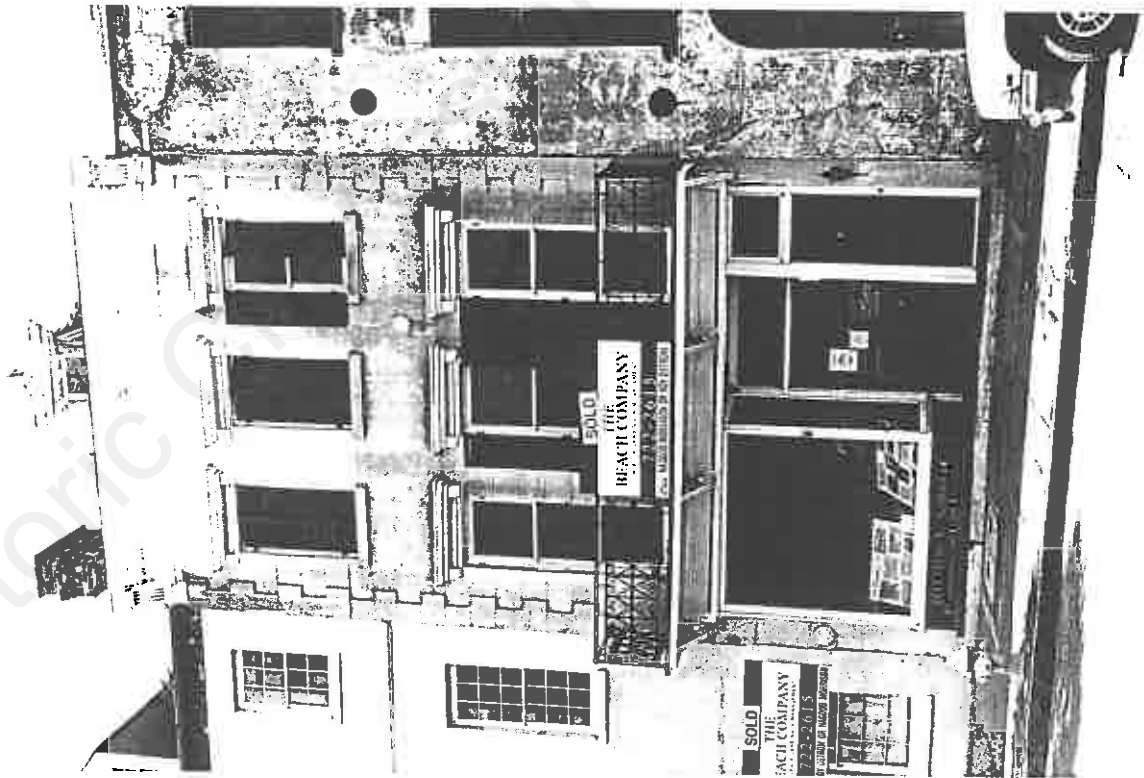
Priority: D

Condition: Fair/Poor

Ownership: Private

Summary: This structure appears fair on the exterior. But the interior is completely deteriorated on the third and fourth floors. The roof has failed exposing the interior to the weather. The front porch displays some deflection in the middle. The fourth floor dormer is rotted and the window has failed. The structure is vacant. The structure is at risk as is.

Photograph:



Recorded by: Kristopher King

Date: 8-6-99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 93 Broad Street

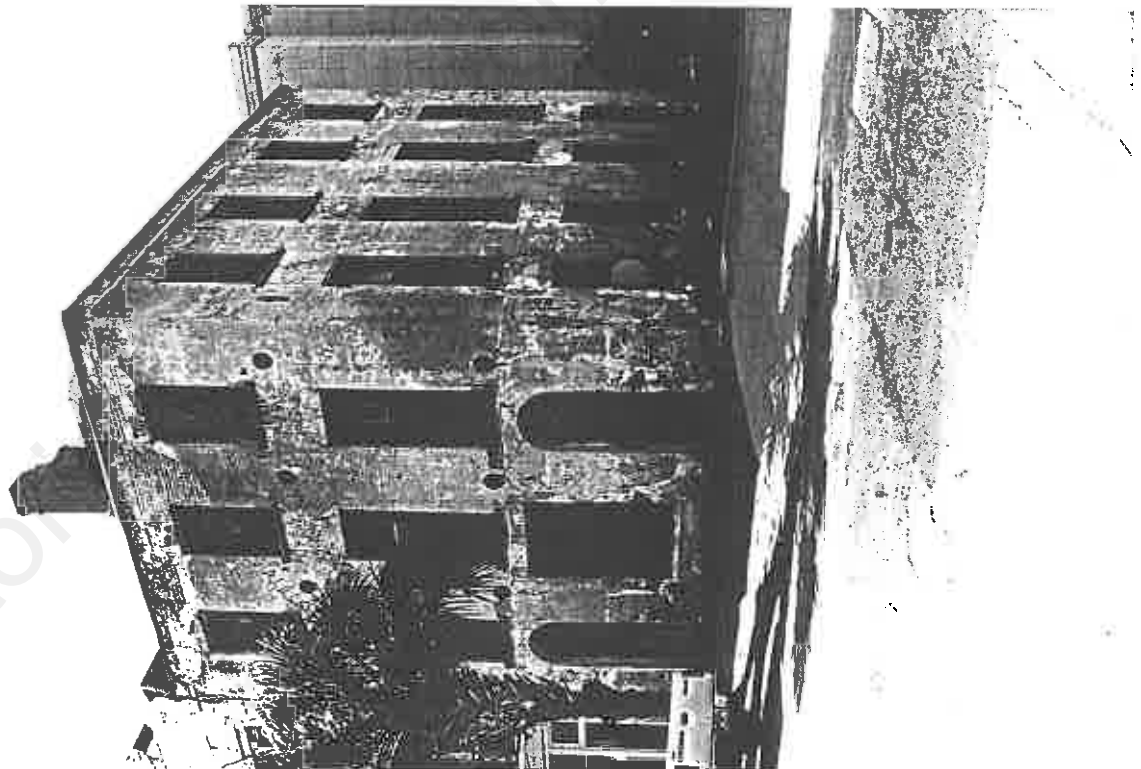
Priority: A

Condition: Poor

Ownership: Private

Summary: There is a temporary roof on the structure, but evidence of considerable water penetration. The masonry is severely deteriorated under the eaves of the roof and is crumbling off. The window lintels are cracking, spalling, and sagging. The windows and doors are rotted and no longer functional. The building is vacant and as is it is in Crisis.

Photograph:



Recorded by: Kristopher Ring

Date: 8-8-99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 97 Broad Street

Priority: A, E

Condition: Very Bad

Ownership: Private

Summary: The roof has failed completely and the interior is exposed to direct water and weather. There are cracks in the masonry above the doors and windows suggestive of differential settlement. All remaining wood displays advanced rot. The windows and doors are missing. The structure has a section demolished and is threatened by the courthouse construction. The structure is in Crisis, approaching Loss.

Photograph:



Recorded by: Kristopher Ray

Date: 8-6-99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 113 Broad Street

Priority: B

Condition: Fair

Ownership: Private

Summary: Over all the structure is in fair condition, but close examination reveals that the rot visible under the eaves of the roof is very deep and probably effecting the joists and roof plate. The roof in fair to poor condition, and overall maintenance appears to be low. The structure is Vulnerable.

Photograph:



Recorded by: Kristopher Rig

Date: 8-6-99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 52 Church

Priority: B

Condition: Fair/Poor

Ownership: Private

Summary: The roof is slate and in good condition. The dormers are in poor condition, the flashing is missing, and the shutters are rotten. The masonry is stucco and in fair condition, but sections are deteriorated and spalling. Construction brick is exposed. The porches are in poor condition displaying advanced stages of rot. The windows are in poor condition and the shutters are missing. There are six opens on the north wall that have been filled. Overall the structure is Vulnerable.

Photograph:

Recorded by: *Kristopher King*

Date: *8. 4. 99*

Historic Charleston Foundation Endangered Structures
Report 1999

County: Charleston

Name: 54 A/B Church

Priority: D

Condition: Poor

Ownership: Private

Summary: This structure consists of two structures. There is an earlier stucco over masonry block that has been wrapped with a clapboard addition on the North and East. The porch is in poor condition and displays a considerable amount of rot. The roof is suspect, but unable to be viewed. The gutters are in poor condition. There is advanced dry rot occurring on the clapboard and on all of the window sills and frames, which subsequently display deflection. There is also an excessive amount of biological growth on the structure. Visual inspection shows the interior gutted and rot occurring with wall studs. Overall the structure is in Crisis.

Photograph:

Recorded by: *Kristopher King*

Date: *8.4.89*

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 21 Elliot

Priority: B

Condition: Fair

Ownership: Private

Summary: There is slight deflection on along the roof line, and overall the roof is in poor condition. The gutters have failed, and the shingle condition is poor. Inspection suggests possibility of internal dry rot within the walls. The windows are in poor condition and the lintel are rotten. There is iron railing missing, and excessive biological growth penetrating the shingle and roof. The basement ventilation is blocked up. Overall the structure is Vulnerable.

Photograph:



Recorded by: Kristopher King

Date: 8-6-99

Historic Charleston Foundation Endangered Structures
Report 1999

County: Charleston

Name: 38 King

Priority: B

Condition: Fair/Poor

Ownership: Private

Summary: The roof is suspect, but difficult to examine. There is serious deflection occurring on the porch and a considerable amount of wood rot. Eaves are rotted out and visible rot occurring on roof joists. A large percentage of the wood needs to be replaced.

Photograph:

Recorded by: Kristopher King

Date: 8.4.97

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 71 King

Priority: E

Condition: Good

Ownership: Private

Summary: This property is under serious threat of development due to poor revenues as a gas station. Plans and proposals for the demolition and construction of apartments have been submitted. The lot is a double lot and can create higher income as apartments. The structure is in good condition with a very sound roof, no signs of rot or deterioration, and in working condition.

Photograph:



Recorded by: Kristopher King

Date: 8-6-99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 9 Lambol Street

Priority: B

Condition: Fair

Ownership: Private

Summary: This small single house is on a very narrow lot, and the original stair and door have been removed for a parking space and relocated to the rear. The door is covered with plywood. The construction brick from where the stair once was is exposed. The windows are deteriorated. The rear porch shows signs of deflection and rot. Overall the structure is Vulnerable

Photograph:

Recorded by: Kristopher King

Date: 8.4.99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 6-10 Logan Street

Priority: E

Condition: Fair/Poor

Ownership: Private-Church

Summary: This property is under threat of development due to its location and the presence of apartments next door. The site displays very low maintenance, and appears to be no longer in use.

Photograph:



Recorded by: Kristopher King

Date: 8-6-99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 6 South Battery

Priority: A

Condition: Poor/Very Bad

Ownership: Private

Summary: The roof of the structure appears fair. There is deterioration of much of the detail work on the eaves, columns, windows, and doors. The capitals are broken and the corbels are rotting and missing. There is strong evidence suggesting severe differential settlement. There are many visible cracks, there is stucco spalling suggestive of water vapor within the wall. The entire structure seems to be settling on the South West Corner. Overall the structure is in Crisis.

Photograph:

Recorded by: Kristopher King

Date: 8. 4. 99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 5 Stolls Alley

Priority: B

Condition: Poor

Ownership: Private

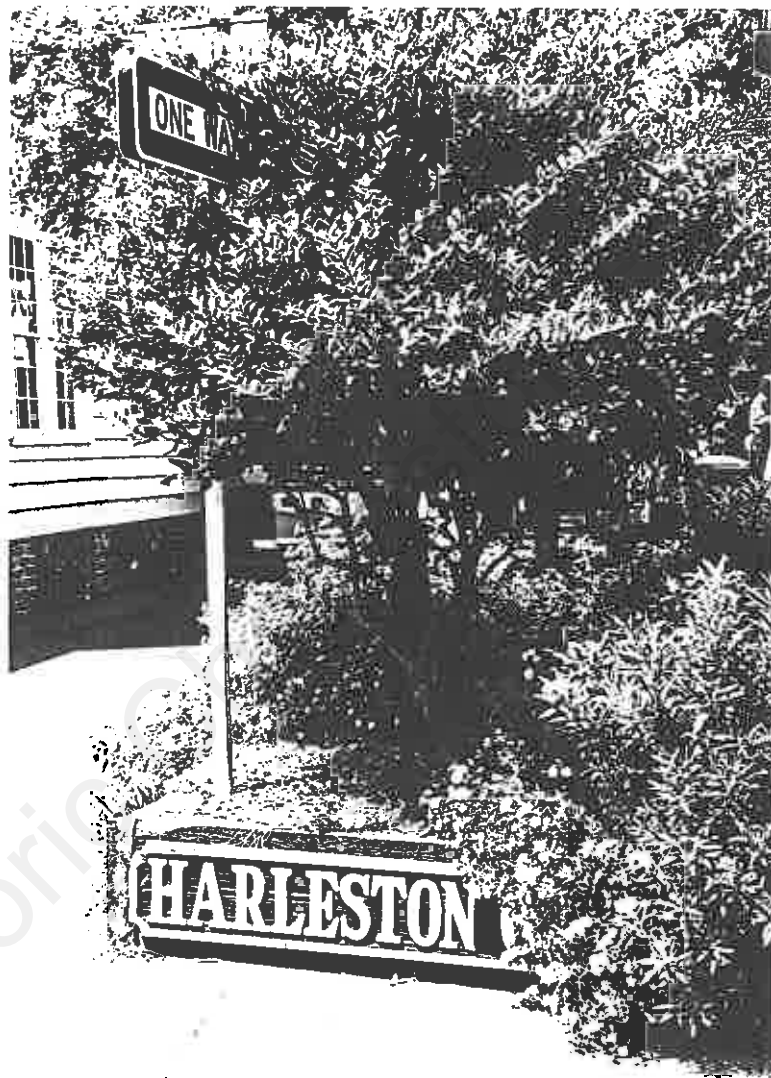
Summary: The roof is rusting and the gutters are defective. There is rot evident on much of the clapboard. The windows also show signs of rot and a few of the sash are collapsing. There is organic growth penetrating the wall surface, and the fascia is rotting and suggests internal wood rot. Overall the structure is at Risk, approaching Crisis.

Photograph:

Recorded by: Kristopher King

Date: 8.4.99

Harleston Village



Recorded by:

Date:

Harleston Village

7 Archdale Street

22 Bennett Street

99 Bull Street

126 Logan Street

70 Montague Street

35 Pitt Street

116 Queen Street

129 Queen Street

141 Queen Street

144 Queen Street

89 Wentworth Street

91 Wentworth Street

131 Wentworth Street

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 7 Archdale Street

Priority: B

Condition: Poor

Ownership: Private

Summary: There is a new asphalt roof, but the eaves of the roof are rotted and joists are exposed. There is advanced deflection on the porches. The clapboards are in poor condition with evidence of rot occurring in isolated section and primarily on the porch, door, and details. There is noticeable differential settlement. Overall the structure is Vulnerable

Photograph:



Recorded by: Kristopher King

Date: 8-5-99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 22 Bennett

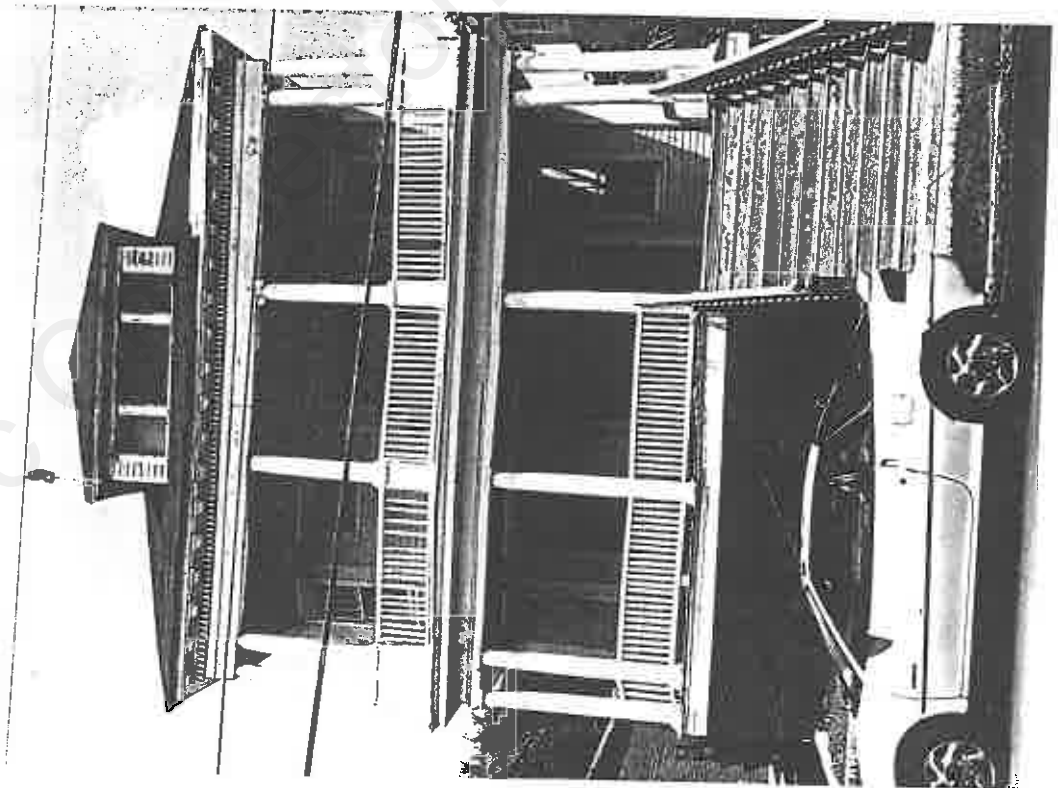
Priority: A

Condition: Poor

Ownership: Private

Summary: The structure is Vacant. There is deflection on the roof. The eaves are rotted as is much of the detail work. The capitals are missing. The flashing is rusting. The clapboards, doors, windows are rotted. There is severe deflection on the center of the porches. (see Photo). Overall this structure is Risk/Crisis.

Photograph:



Recorded by: *Kristopher King*

Date: 8-5-99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 99 Bull

Priority: B

Condition: Fair/Poor

Ownership: Private

Summary: This structure displays very bad cracking of the stucco probably due to settlement. The stucco is also spalling. The roof is in poor condition and the flashing is very bad. The cornice is missing. There is deflection in the porch and much of the wood is rotting. The windows are in poor condition. Very low maintenance. Overall the structure is Vulnerable.

Photograph:



Recorded by: Kristopher King

Date: 2-5-99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 126 Logan

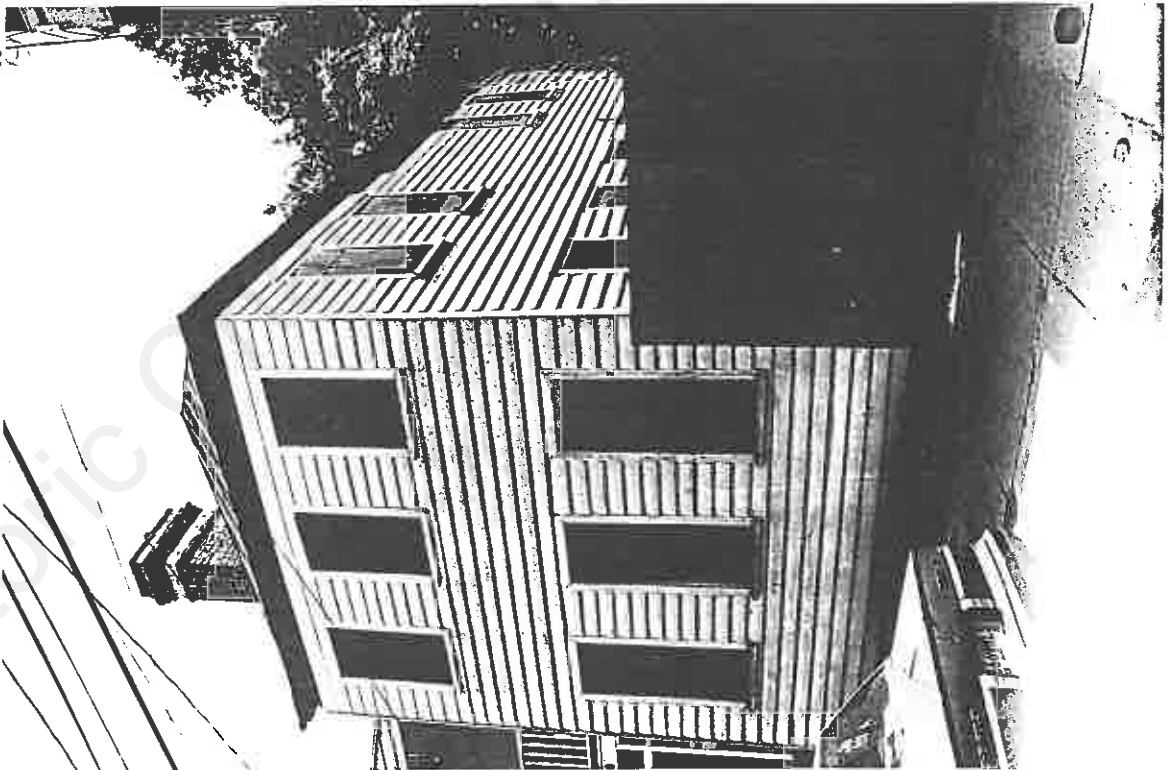
Priority: A

Condition: Poor

Ownership: Private

Summary: The structure is vacant. The roof is in fair condition on the front, but very poor on the rear of the building. The eaves are rotted out and the joists and roof plate are exposed. The windows are boarded. The clapboard is in fair condition, but water penetration into wall b/c of missing clapboard. There is mortar loss on the foundation. Overall the structure is at Risk,

Photograph:



Recorded by: Kristopher King

Date: 6.5.99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 70 Montague

Priority: A

Condition: Very Bad

Ownership: Private

Summary: The structure appears vacant. The porch is braced with supports. The roof is in poor condition. The dormers are deteriorated, and the eaves, clapboards, shutters, and windows display advanced deterioration. The joists and studs are exposed to weather. There are settlement cracks on the ground floor stucco. Overall the structure is in Crisis.

Photograph:



Recorded by: Kristopher King

Date: 8-5-91

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 35 Pitt

Priority: B

Condition: Fair/Poor

Ownership: Private

Summary: The roof of this structure is rusted and the flashing is failing. There is visible deflection on the porches, and evidence of rot occurring on the porch, clapboard, eaves, windows, and shutters. The interior of the walls are exposed as some clapboard and foundation brick are missing. Overall the structure is Vulnerable.

Photograph:



Recorded by: Kristopher King

Date: 8.5.97

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 116 Queen

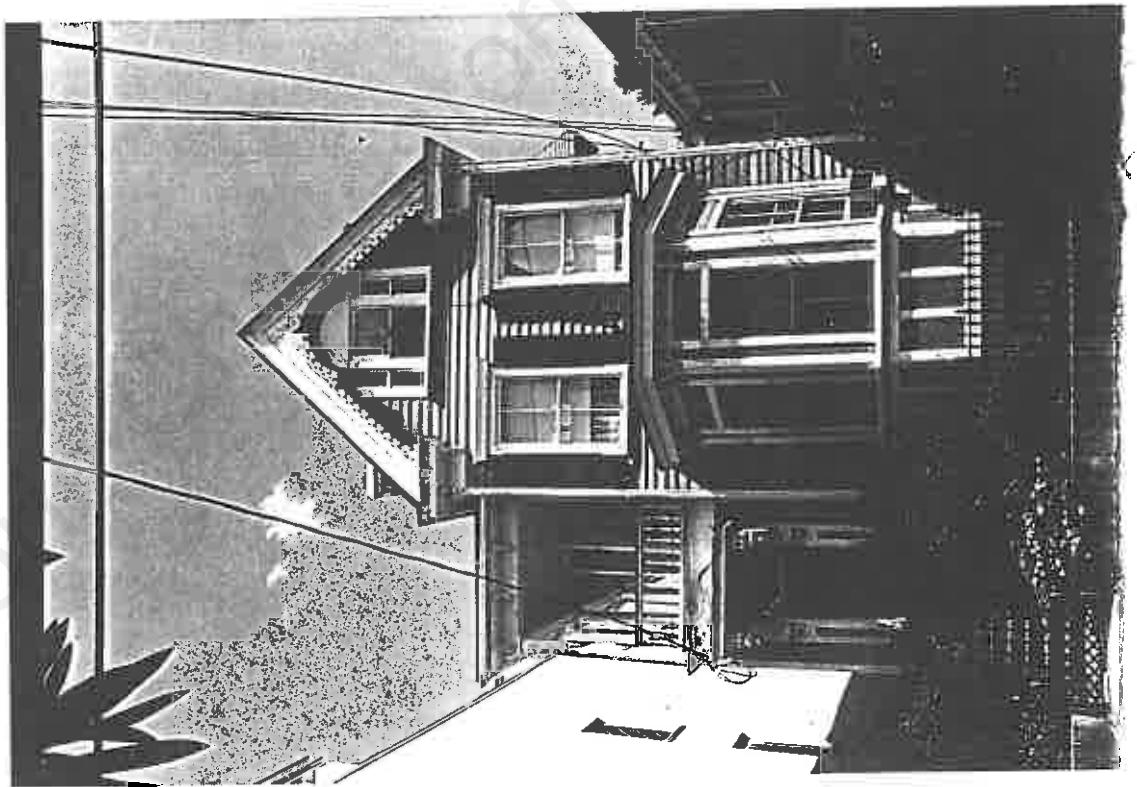
Priority: B

Condition: Poor

Ownership: Private

Summary: There is very heavy settlement occurring on the West side of the structure. The entire building leans. There is rot occurring on the clapboard, porches, and windows. The windows and door are warped due to the settlement. The roof is in poor condition. Overall this structure is at Risk.

Photograph:



Recorded by: Kristopher King

Date: 8-5-99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 129 Queen

Priority: B

Condition: Fair/Poor

Ownership: Private

Summary: The roof is in fair condition. There is rot on the side of the structure, the porches, and the windows. The stucco is spalling in areas and there are cracks on the top floor lintels. There is differential settlement occurring on the East side of the structure. The gutters are failing and signs of low maintenance. Overall the structure is at Risk.

Photograph:



Recorded by: Kristopher King

Date: 8-5-99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 141 Queen

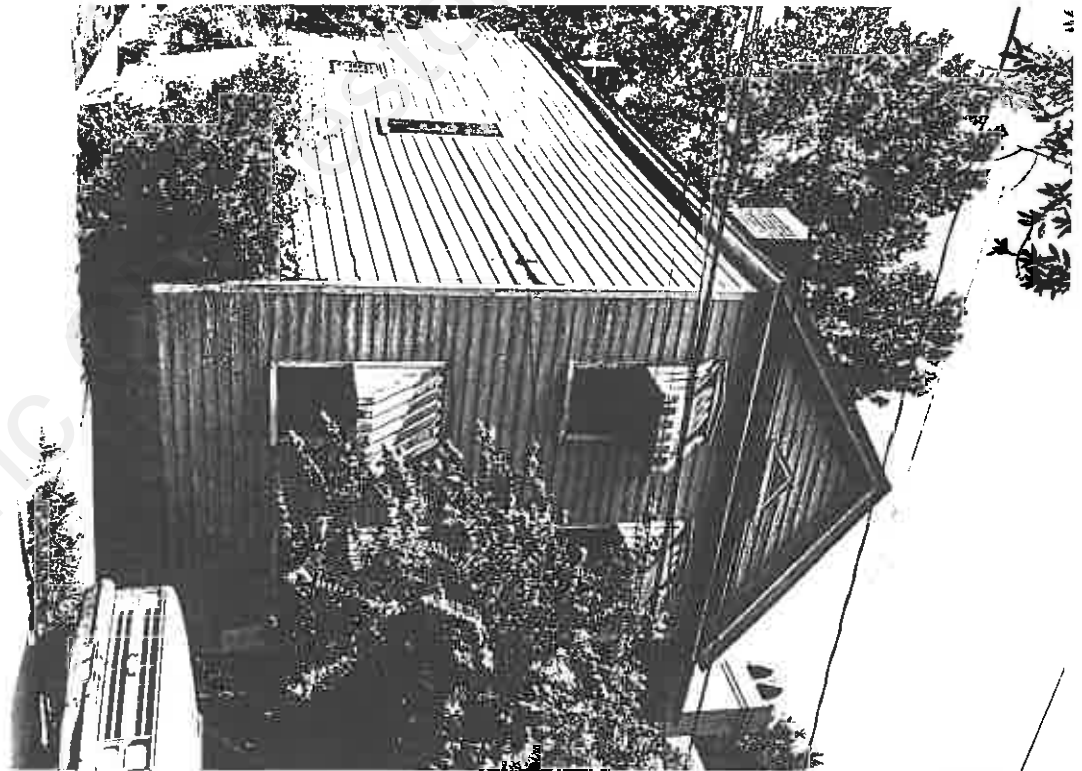
Priority: D

Condition: Poor

Ownership: Private

Summary: The structure is vacant. The roof of the structure is in poor condition with rust forming. There is deflection occurring on the eaves and there are signs of rot on the roof eaves and pent eaves. There is severe differential settlement. The windows are boarded. The porch is rotted and failing. There is minor rot on the clapboard and the pointing is deteriorating on the chimney. Overall the structure is in Risk.

Photograph:



Recorded by: Kristopher King

Date: 8-6-99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 144 Queen

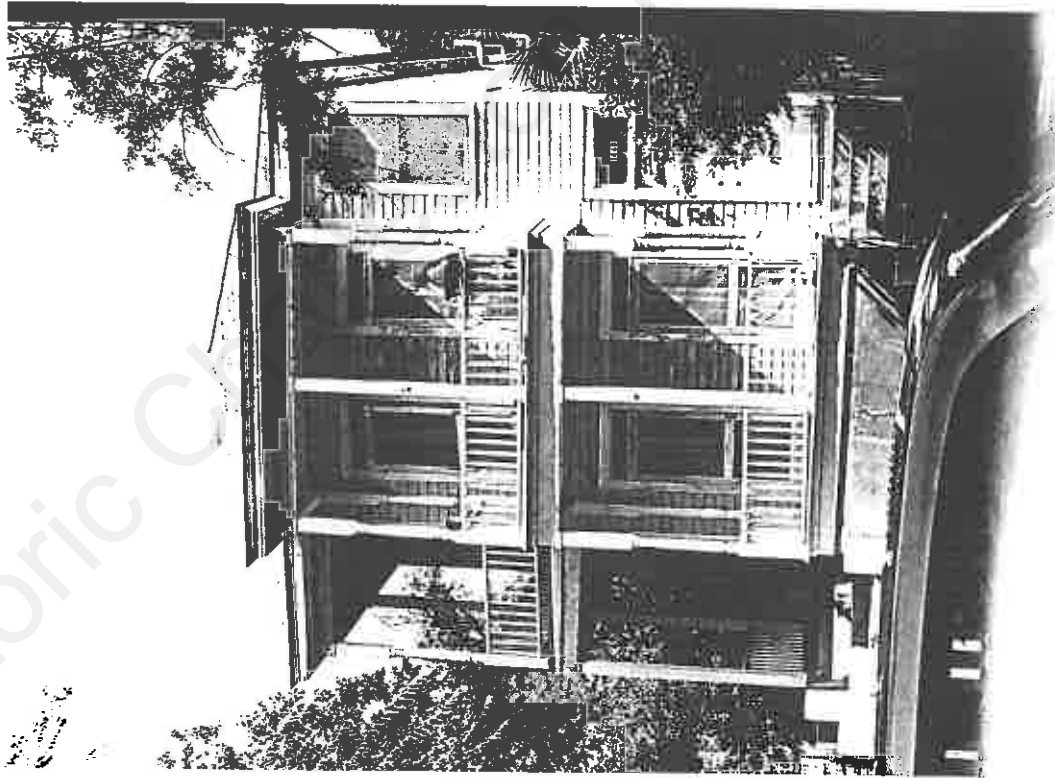
Priority: B

Condition: Fair/Poor

Ownership: Private

Summary: The roof is in poor condition. There is minor deflection occurring on the roof and the porches. There is rot under the eaves. There is differential settlement on the East wall of the structure. There is minor rot on the clapboard. Overall the structure is Vulnerable.

Photograph:



Recorded by: Kristopher King

Date: 8-5-99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 89 Wentworth

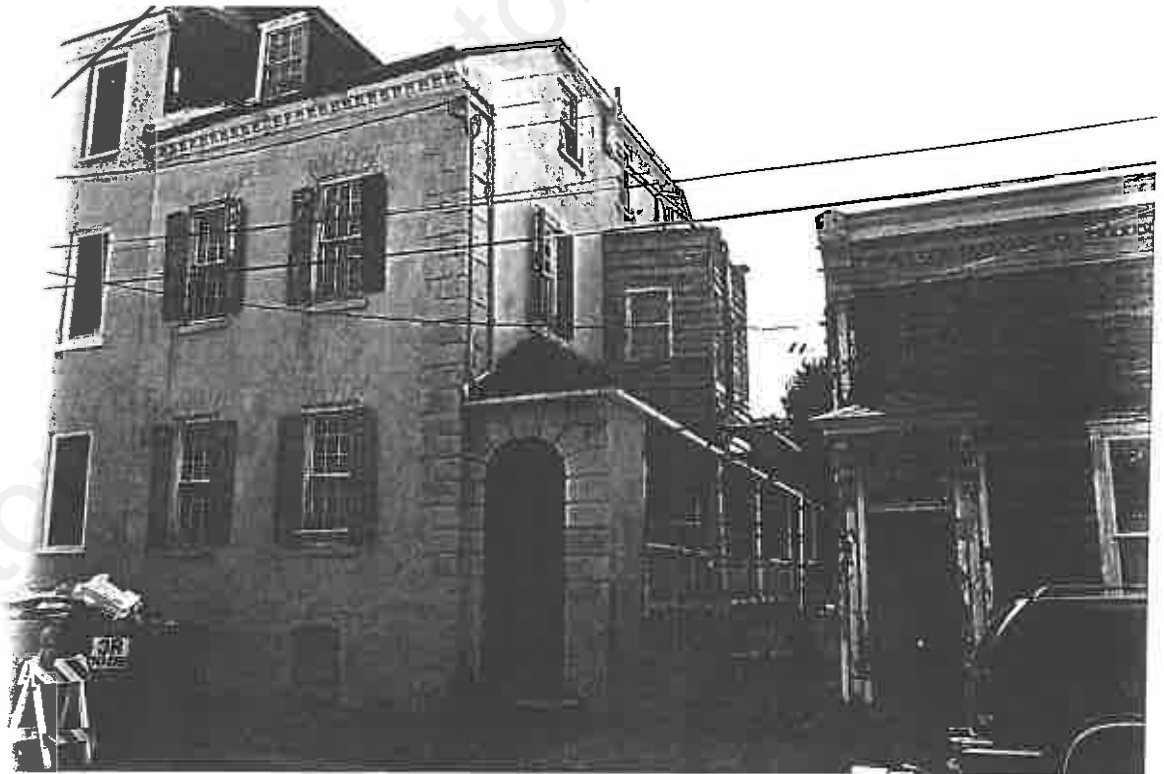
Priority: D

Condition: Poor

Ownership: Private

Summary: The structure is currently under repair. The roof is in poor condition. The eaves and details are rotted. The windows and shutters also show advanced rot. The masonry arch is cracking, possibly beginning to fail. The stucco is spalling and the porch is in very bad condition. Overall the structure is currently at Risk.

Photograph:



Recorded by: Kristopher King

Date: 8-6-99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 91 Wentworth

Priority: D

Condition: Poor

Ownership: Private

Summary: Currently the structure is under repair. The roof has been removed, and the remaining flashing is completely deteriorated. The interior is completely exposed. There is rot on the floor plate and the foundation is deteriorating. The back wall of the structure has been removed. Overall the structure is in Crisis.

Photograph:



Recorded by: Kristopher Ring

Date: 8-5-99

**Historic Charleston Foundation Endangered Structures
Report 1999**

County: Charleston

Name: 131 Wentworth

Priority: A

Condition: Poor

Ownership: Private

Summary: The structure shows no evidence of maintenance. The roof is in poor condition and there is deflection occurring. The flashing is missing, the gutters have failed, and the eaves are rotting. The 2nd floor cornice displays advanced rot and deflection. There is wood rot occurring throughout the structure and the windows are in poor shape. There is differential settlement on the West wall and the CMU's are cracking. Overall the structure is at Risk approaching Crisis

Photograph:



Recorded by: Kristopher King

Date: 8-5-99