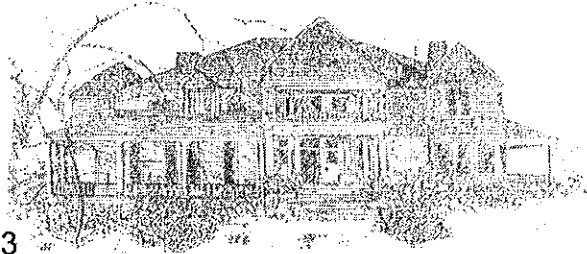


# *Abbeville County Historical Society*

*P.O. Box 12*

*305 North Main Street*

*Abbeville, South Carolina 29620*



Date: January 25, 2023

To: The Honorable Dr. Craig Gagnon  
S.C. House of Representatives Dist. 11  
436A Blatt Bldg.  
Col, S.C. 20201

Eleemosynary Tax I.D. No. 57-6024645

**Subject: *The Abbeville County Historical Society* Request State Funding in the Amount of \$397,872**

**In Summary to Cover:** Guttering for 10,000 sq ft house, storm windows for all 4 stories, window replacement, plaster and painting damage repairs of all the interior post leaking roof, HVAC and dehumidification to second floor, insulation to attic, handicap access (lift and parking), foundation stabilization, basement exterior brick and mortar repairs/replacement, replace rotten windows, put back 1880s 50 yard picket fence across front, replace brick walk 30 yards front, replace 20 feet of rotten turret front porch and associated serpentine railings, replace all missing shutters with wooden shutters, replace 1950s inappropriate door with the original style 1888 pocket window door that was there, purchase 4 fireproof files, restore 6 historic portraits, make the non-usable second floor restroom usable with total rebuild, replace deteriorated garage door with new one, remove rest of metal siding from back of house and paint, paint rest of exterior where it needs painting, stucco heinous cinderblock wall on edge of property, replace steps to two 1857 African American cabins in yard and missing windows, missing exterior bargeboard, missing clapboard and missing interior plaster on walls in both cabins and paint interiors, raise chimneys to correct 1857 height. White wash ceiling in 1870 cabin and raise chimney to correct height. Restore wine cellar.

This property is on the NATIONAL REGISTER OF HISTORIC PLACES having been built in 1888 and we follow the Secretary of Interiors' Best Practices for Historic Preservation. We have owned the property for thirty-two years and received no endowment when given this significant property that was slated for demolition for a parking lot when acquired. COVID-19 and interior damages from former leaking roof have significantly limited our ability to hold fundraising activities for over 12 months.

Jan 25, 2023

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Dear Honorable Dr. Gagnon:

Thank you, Sen. Billy Garrett and Sen. Mike Gambrell for having the vision, understanding and continued interest in the importance of The Abbeville County Historical Society and its impact on Abbeville County's history, as well as the resultant overall economic tourism impact it has to our county. Your concerns and support are valued in the seriousness of the Society's aforementioned preservation problems of this property with so many significant items within it that are pertinent to Abbeville County's rich history. I have served on the Society's board for 32 years and thus have great knowledge of our needs from many years of volunteer service to the Society, all of which has helped promote Abbeville County.

As background, the Society owns the architecturally important 10,000 square foot, 1888 Victorian home that Samuel McGowan had built and died in. He was a notable S.C. figure in his lifetime. McGowan was an attorney, member of the S.C. legislature, like you and also a long-term Associate Justice of the S.C. Supreme Court. In addition, WWII Gen. Wm. E. Barksdale owned the house later. The Society was given this house by Gen Barksdale's nephew, J.D. Bundy in Dec. 1989 with no endowment and no funds for preservation. It was otherwise slated to be destroyed for a parking lot and with it would have gone a major amount of our county's history and architectural importance.

For understanding of preservation needs, I will list them numerically with short description:

1. **Gutters** Leaf-Filter gutters are needed on the entire house to divert water away from the house, prevent leaves in gutters and thus reduce moisture and basement restored room leaks. This would also preclude the need to clean gutters. Gutters also need to be the largest size due to steep slopes of all the roofing throwing water on windows. About 70% of the house has no gutters. On the tower and turret, the LeafFilter covers will need to be handcrafted and serpentine. See photo with water in the basement and window rot and foundation damage. Bid is attached. (actual bid \$37,713 but inflation added). **\$40,000**
2. **Storm Windows** Storm windows for all 4 floors...80 windows total. We need large storm windows for 63 standard 1888 Victorian windows, plus 6 pocket windows (door size 8 feet), plus 9 colored glass windows, plus one oval window and one elliptical colored glass window. Storm windows are needed to help with moisture/humidity and heat and air control. Many of the 1888 windows rattle when the wind blows and cold air swishes in. 4 have actually blown out in wind storms breaking valuable antique glass and china artifacts. This will prevent rot on the antique windows and protect the colored glass windows, two of which amazingly form large crosses when opened in the hallway. For 80 windows and

most sizes custom made plus labor to install, we have estimated conservatively **\$72,500**

3. **Window Replacement Solarium & Restroom.** These 3 windows have rotted and will not close and lock. See photo. They are not original to the house and 2 are only about 18 years old. Bid in hand & attached. **\$6,100**
4. **Plaster repairs & Painting** To paint all rooms due to leak damages before new roof was on. Of the 18 rooms on the 3 floors, those remaining for painting include 16 more rooms and 3 restrooms plus two very commodious halls on the first and second floors and the large stairwell. Due to aforementioned leaks and lack of humidity control, paint is peeling everywhere and especially in the hallways and the paint peels are as big as potato chips! Moisture and leaks have caused parts of the plaster ceilings to fall 7 different times in four main rooms. Currently all have been repaired but one new place is budging in turret bedroom. Bid is in hand and attached for **\$18,775**
5. **HVAC** There is no HVAC on the second floor. All second-floor rooms are filled with museum quality items including an extensive military collection. Moisture and lack of humidity control are bad for this collection. Because of extreme afternoon heat in the summer, tours are insufferable and tourists leave exhausted and perspiring. In January and February, it is too cold for upstairs tours and we close as water has to be turned off. There will need to be more wiring upgrades to support the second floor HVAC. More ductwork and HVAC in the basement are needed as well. We have just redone two rooms and a hall and installed a railroad museum in the basement filled with many Abbeville railroad artifacts. This opened Nov. 2019. In 2022 we added 2 more rooms in basement display area (the Rough House and Poliakoff Store rooms). They are not quite finished. In addition, we plan to re-do and incorporate two more basement rooms this year in our Abbeville Railroad Museum due to collection space needs; this will include 7 basement museum rooms in all when completed. The railroad has played a significant part in our county's history (one bid in hand but old). **\$35,000**
6. **Dehumidification** Continue dehumidification of the basement, and the next two floors using an enhanced dehumidification system decanted to the exterior is greatly needed. **\$5,000**
7. **French Drains** Proposal includes the building of 2 exterior French drains to further divert water away for the house. **\$1,500**
8. **Insulation** Add insulation to the attic and walls to further aid in moisture and temperature control. **\$7,000**

9. **Handicap Access** Handicap access is needed for parking, facility access and restrooms access. This includes a lift to first floor from north side. **\$15,000**
10. **Foundation Stabilization**. There are cracks in the walls on all 3 levels and we have reached out to Mt. Valley Foundation Stabilization with a Feb 2<sup>nd</sup> appointment. No reply from Ram Jack yet. Estimate **\$35,000**
11. **Replacement of Missing Exterior Basement Bricks** and repointing all bricks on north exterior side. Photos attached. **\$16,000**
12. **Picket Fence**... Replace 50 yards of treated wood picket fence with two egress gates across front yard as seen in 1890 photo with McGowan Family **\$15,000**
13. **Brick Walk** Replace missing 30-yard brick walk from sidewalk to front door. This will split in the middle around Promenade Urn Garden and come back together. Use antique bricks from Calhoun Falls Mill. Price of bricks and laying **\$20,000**.
14. **Rotten Porch & Railings** Replace 20 feet of rotten turret front porch with serpentine railings. Railing must be custom milled as is serpentine. **\$18,000**
15. **Replace Shutters** Replace missing wooden shutter for very large windows 20 pairs & paint. **\$7,000**
16. **Replace Door** Replace 1950s side front door with 1888 style pocket window/door and paint. Will have to be a custom-made window/door with some carpentry work to install. **\$2,500**
17. **Fireproof Files** Need 4 large fireproof files for historic documents, letters, photos, etc. \$3,999 ea plus tax (priced from internet) **\$17,116**
18. **Preservation of Portraits** Restore 6 historic large portraits of early Abbeville notables using portrait artist Linda Weaver in Winston-Salem, NC **\$10,000**
19. **Restroom 2<sup>nd</sup> Floor** Refurbish Small 2<sup>nd</sup> floor restroom so it can be used again (completely gut). bid in hand & attached **\$6,175**
20. **Restroom 1<sup>st</sup> Floor** Sheetrock and repair 1<sup>st</sup> floor restroom from leaks damage before new roof. Bid in hand & attached **\$1,200**
21. **Garage Doors** Replace deteriorated garage door with new one. Bid in hand & attached **\$2,189**
22. **Remove Metal Siding** Remove rest of metal siding in back, repair damaged clapboard and paint. Bid in hand & attached **\$4,817**
23. **Exterior Painting** Repaint rest of exterior where needed **\$17,000**
24. **Stucco Exterior Wall** Stucco 40 yards of heinous cinderblock wall by north side of yard **\$6,000**
25. **1857 African-American Cabins** Preservation of cabins in backyard.. replace missing wooden and cement steps, replace missing barge board and clapboard, replace missing interior plaster and missing windows, paint interior only. Return chimneys to correct height. **\$12,000**
26. **1870s African-American Cabin**.. Continue preservation of this cabin; return chimney to correct height and re-whitewash/touchup the board ceiling. **\$1,200**
27. **Wine Cellar**.. 9 feet below the basement is a beautiful 1857 wine, cheese and meat cellar of Col James Perrin. We have new steps to it and lighting. We need to add handrails, rebuild the shelves from marks on the walls

and keep water out with permanent sump pump or other measures. This could be a new area to tour. **\$3,000**

28. **Preservation of 2 Large Colored Glass 1888 Windows** To replace and paint the deteriorated 1888 wood around two large colored glass windows in stairwell. Bid in hand and attached **\$2,800**

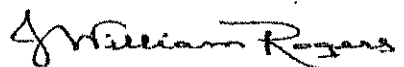
Our valuable moisture sensitive artifacts include 5 large antique oil portraits of S.C. State Representative Joel Smith and wife Isabella Marshall Smith and his mother Mary Wright Smith who lived in the Old Abbeville District. These 3 portrait paintings, circa 1840, are featured in the book "Portraits of S.C." We also have the portrait of Abbeville notable William Campbell McGowan, Esq. who died in 1890s. His portrait is deteriorating with paint peeling badly from it. There is also a portrait of J.C. Calhoun. In addition, the collection includes, antique watercolors, charcoals and other antique oils. There are many letters and documents over 160 years old in our collection including a letter from Jeff Davis and an original copy of the Ordinance of Secession! In addition, we have important leather-bound books having belonged to Abbeville natives, antique Abbeville glass negatives, many antique photographs, tintypes, antique furniture some of which is veneered, a 1730s petipoint settee, many linens and textiles including an 1860s ballgown, military uniforms from all wars except the Revolutionary War and a lot of clothing in general worn by Abbevillians for almost 160 years.

Our staff and board members are all volunteers. The 1888 building was painted several years ago in part but needs touchup and completion. The house was re-wired 4 years ago some more wiring will be needed to support the additional HVAC and dehumidification as mentioned, etc.

Again, the Abbeville County Historical Society received this 1888 Victorian house in 1989 with no funds and no endowment. We average about 900 tourists a year and plan to increase our marketing activities. In addition, we normally host things like the Tour de Abbeville bike ride as a fund raiser, The Abbeville Heritage Festival, brunches and dinners as fund raisers, a Christmas House, Ghost Walk, Living Histories, Tour of Homes, lectures on our county and state history, etc. We also took over the running of our local museum in 2021 as requested by county managers. All of the aforementioned has been a hardship to raise money due to COVID-19. We did finalizing a COVID Friendly tourists walking tour with signage, a brochure and a phone "audio ap". Visit our website [abbevillecountyhistorical.org](http://abbevillecountyhistorical.org) or follow us on Facebook.

Your serious consideration to help us preserve the rich history of Abbeville County is most gratefully appreciated. This building/museum house is the center of our Society's and the county's historical tourists' activities and now we have the county museum too.

Respectfully yours,

A handwritten signature in black ink that reads "J. William Rogers". The signature is written in a cursive style with a large initial "J" and a long, sweeping underline.

J. William Rogers RPh, MHSA  
Senior Board Member, Curator and Grant Writer  
Abbeville Co Historical Society

[jwrogers@wctel.net](mailto:jwrogers@wctel.net) Hm 864-446-2847 cell 864 828-0462  
29 Rogers Rd, Abbeville, S.C. 29620



# Estimate 305 North Main Street Abbeville, SC 29620

Company Name LeafFilter Gutter Protection  
 2917 Riverwest Dr. Augusta, GA 30907  
 Phone (229) 421-9194

CUSTOMER  
 Abbeville County Historical  
 Society (John Rogers)  
 ESTIMATE NO  
 LFCC1994

DATE  
 2/1/2023

ADDRESS  
 305 N Main Street

CITY/STATE/ZIP  
 Abbeville/SC/29620

PHONE  
 (864) 828-0462

E-MAIL  
 jwrogers@wctel.net

SALESPERSON  
 Dylan Dixon

PROJECT  
 Abbeville County Historical  
 Society

PREPARED BY:  
 Dylan Dixon

ATTENTION

**John Rogers**

PAYMENT TERMS

**Check**

DUE DATE

**Upon Completion**

| QUANTITY | DESCRIPTION  | UNIT PRICE | AMOUNT      |
|----------|--|------------|-------------|
| 582      | LeafFilter Gutter Protection                                       | \$35.00    | \$20,370.00 |
| 177      | Seamless 6" .032 Gauge Aluminum K-Style Gutter Musket Brown        | \$19.00    | \$3,363.00  |
| 177      | Roof Straps/Wedges   | \$3.50     | \$619.50    |
| 582      | 200lb Weighted Hidden Hangers                                      | \$0.50     | \$291.00    |
| 50       | LeafFilter 50-Year Sealant   | \$25.00    | \$1,250.00  |
| 155      | 3x4 Down Spout and Elbows Musket Brown                             | \$15.00    | \$2,325.00  |
| 405      | Copper Hardware  | \$6.00     | \$2,430.00  |
| 405      | Clean, Seal, Reinforce, Repair, Existing Gutter                    | n/a        |             |
| 2        | 3x4 Groundspout Hose   | \$25.00    | \$50.00     |
| 1        | Manufacturer's No Clog Guarantee + Lifetime Transferrable Warranty | \$0.00     | \$0.00      |
| 1        | Manufacturer's 50 Year Baked on Paint Process Warranty             |            | \$0.00      |
| 405      | Spike Removal  | n/a        |             |
| 119      | Miters   | n/a        |             |
|          |  |            | \$0.00      |
|          |  |            | \$0.00      |
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|          |  |            | \$0.00      |
| 4        | Gas Allowance  | \$20.00    | \$80.00     |
| 80       | Labor  | \$60.00    | \$4,800.00  |

SUBTOTAL \$35,578.50

THIS PROPOSAL INCLUDES THE CONDITIONS NOTED:

Total body of work includes all warranties, all clean up, and tax.

TAX RATE 6.00%

SALES TAX \$2,134.71

OTHER

TOTAL \$37,713.21

LeafFilter Sales Representative:

Dylan Dixon

1/22/2023

Authorized Rep

Date