

56-3315

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: McCoy Farmstead

Other names/site number: _____

Name of related multiple property listing: _____

(Enter "N/A" if property is not part of a multiple property listing)

N/A

2. Location

Street & number: 307 Boyer Road

City or town: Holly Hill State: SC County: Orangeburg

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

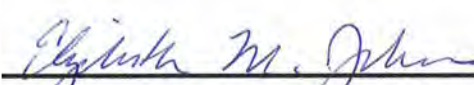
I hereby certify that this x nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B X C ___ D

 _____ Signature of certifying official/Title: Elizabeth M. Johnson, Deputy State Historic Preservation Officer _____ State or Federal agency/bureau or Tribal Government	<u>12/3/2018</u> _____ Date
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Name of Property

County and State

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

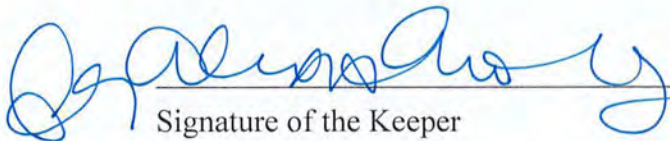
Signature of commenting official: _____ **Date** _____

Title : _____ **State or Federal agency/bureau or Tribal Government** _____

4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
- ___ determined eligible for the National Register
- ___ determined not eligible for the National Register
- ___ removed from the National Register
- ___ other (explain:) _____


Signature of the Keeper

1-22-19
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

Public – Local

Public – State

Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>12</u>	<u>1</u>	buildings
<u>1</u>	<u> </u>	sites
<u>3</u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>16</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- DOMESTIC/single dwellings
- AGRICULTURE/agricultural outbuildings, storage, animal facilities, agricultural fields
- EDUCATION/school
-
-
-
-

Name of Property

County and State

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

AGRICULTURE/agricultural outbuildings, storage, agricultural fields

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/Queen Anne _____

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Wood, metal, stucco

Foundation: CONCRETE/STUCCO; Concrete Masonry Units (CMUs), Stucco

Walls: WOOD; wood frame, weatherboard

Roof: METAL; tin

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

McCoy Farmstead is a rural farming complex and dwelling site of approximately 1,039.97 acres located on Boyer Road, two miles from the town of Holly Hill in Orangeburg County, South Carolina. Holly Hill is a small commercial hub for the surrounding rural community. It is named for the McCoy family, who farmed the land for multiple generations with the help of tenant farmers. They still own the farm today. The McCoy Farmstead consists of a main house built circa 1875 and fourteen contributing buildings and structures erected between 1875 and 1900, with the exception of the flower house that was built in the 1930s. The main house is situated on a bend in Boyer Road and is the focal point of the farmstead, surrounded by mature oak trees. A series of outbuildings are grouped around the main house. The house and outbuildings are in a maintained grass clearing, with small shrubs and trees in the vicinity. The agricultural fields of McCoy Farmstead are located on both sides of Boyer Road, surrounding the house on four sides. With the exception of a masonry potato house/root cellar and the base of the flower house, the contributing outbuildings and structures are of wood frame construction. They are clad with painted or unpainted clapboard siding and feature simple gable roofs with metal cladding. A one-story building adjacent to the main house that was historically used as a magistrate's office, a commissary, and a farm office features a one-story Folk Victorian front porch. The other outbuildings near the main house are utilitarian in nature and lack stylistic elements. Across Boyer Road from the main house to the west is a circa 1875 one-story wood frame schoolhouse with an ell plan. It operated as the McCoy School in the late nineteenth century.

Narrative Description

Setting:

The McCoy Farmstead is located two miles from the town of Holly Hill in Orangeburg County, South Carolina. The property was in St. James Goose Creek Parish, Charleston District, and became part of Berkeley County when that county was created in 1882. The property is now in Orangeburg County, due to a county boundary change in 1910. Holly Hill (first post office in 1848, chartered in 1887) is a small town servicing the surrounding rural community. Holly Hill was described in 1923 as “the center of one of the most prosperous agricultural and lumbering communities in the state, situated on Pregnall’s Branch of Atlantic Coast Line Railroad.” The main industry and source of economy was agriculture, with cotton, tobacco, corn, and sweet potatoes as the most common crops in the late nineteenth and early twentieth centuries.¹

The McCoy house is located one mile west of the now-defunct community of Boyer (originally Bowyer) on Boyer Rd/ State Road S 38 171, at Boyer Road’s intersection with Target Road/ State Road S 38 68. The main house and outbuildings’ situation in the center of a rural tract along the road connecting Bowyer (where there was a railroad stop) and Holly Hill reflects the site’s agrarian use and prominence in the community for farmers traveling in and out of the town. Boyer Road is a two-lane road which bisects the family property of approximately 1039 acres. When the State Highway Commission paved what is now Boyer Road in the 1950s, its path was moved further away from the house to its current location, where it creates a large bend around the house site. The original dirt road, which ran directly in front of the house, became the McCoy Farmstead driveway. The main house is situated about 100 yards from Boyer Road on the western side. The house and extant farm outbuildings are on the east side of that portion of Boyer Road. Former barns and other outbuildings were north, west, south, and east of the house. These included barns, chicken yards, cow pens, wells, and a mule lot across the driveway from the main house. The house and outbuildings are grouped together in a clearing near Boyer Road, with the McCoy Schoolhouse on the opposite, western side of Boyer Road from the main house.

Home Branch Creek runs through the eastern portion of the farm as the creek meanders toward Holly Hill proper. The soil composition of McCoy Farm is Goldsboro sandy loam, which is suited for crops, grasses, and pasturelands and drains well; Bonneau sandy loam, which is suited to grain and food crops; and Rains loam, which is ideal for tree cover and cultivating hay.²

CONTRIBUTING RESOURCES

1. Main House (c. 1875)- Contributing Building

The main house was built circa 1875.³ The front façade faces Boyer Road as it curves to the southeast. The exterior retains original fenestration, window sashes, porch posts and balustrades.

¹ James M. Green Jr. and William Fletcher Fairey Jr., *Orangeburg County Economic and Social: A Laboratory Study in the Department of Rural Social Science of the University of South Carolina*, June 1923, 22, 70.

² USDA, *Orangeburg Soil Survey*, 18, 24, 36, Soil Map 75.

³ Date based on material analysis and family photographs showing the house. Owner Christe McCoy-Lawrence states that her great grandmother was born in 1860 and according to later census data, had her first child, Samuel

It is a two-story wood frame house on a two-foot-tall, solid masonry foundation. The house is 2,958 square feet; this is roughly the same as the original square footage, as the house has had no alterations that impact the size of the foot print.⁴ Both stories of the front façade have five bays of fenestration— two windows on each side of a symmetrically placed entry door that gives access to the porches. The plan consists on the first floor of two rooms on each side of a central hallway. The second-floor plan is one bay deep, with one room on each side of the central hall. The house has a hipped roof over the main block, a reverse gable projecting from the hip roof on the front facade above the second story porch, and a shed roof over the rear two first floor rooms. The shed roof that projects on the rear of the house (over the rear first floor rooms) is part of the original plan and is not an addition. To the rear of the house is a two-room kitchen and dining building, connected to the main house by a hyphenated breezeway, which is original to the house and was only modified by the enclosure of a rear section next to the dining room with a bank of windows in the 1930s.

The house plan is typical of larger farmhouses in Orangeburg, Dorchester, and Berkeley counties. There were four known similar houses (in terms of age, scale, and interior layout) in the Holly Hill area that may have been erected by the same builder. Only three are extant, and only the McCoy house retains a high level of integrity of the interior, exterior, and outbuildings.

The house is decorated in a vernacular Queen Anne style, with turned porch posts, turned balustrades, and a bay window projecting from the east elevation. The roof is clad in stamped metal paneling, which may be original and has been on the house at least since the 1930s.⁵ The house is clad in pine clapboards, painted white, with approximately five inches of reveal. The double entry doors are original to the house and have cut glass panes on the upper half. The doors have been re-glazed with clear panes, but the original colored glass is still on site. The entry door features square pane sidelights and a wide transom of square panes spanning the frontispiece. The windows on each elevation of the house are wood nine-over-nine, single hung sash windows (original to the house). The window openings have simple sills and louvered wooden shutters (original but no longer operable.)

The first story porch spans the length of the front of the house and has a hipped roof, which engages with the second story exterior wall. The second story porch is situated in the center of the façade, above the entryway. A reverse gable roof, with a full return boxed wooden cornice, engages with the cornice below the hipped roof of the main block of the house. The second story porch has four turned supports and turned balustrades, typical of the Queen Anne style. The second story porch has been enclosed with screening, but it is reversible, and no balustrades were removed for its installation. The first-floor bay opening on the east side of the house has two-over-two pane windows. With few exceptions, the windows throughout the house contain original hand-blown glass. Other alterations to the house occurred at the foundation. The original foundation enclosure was claustra brick work between support piers; at the request of the

James, in 1874. A family photo shows her and her infant son posed in front of the house, placing its completion around 1875.

⁴ Size obtained from 2008 real estate appraisal in possession of Christe McCoy-Lawrence.

⁵ Historic photograph showing stamped metal roof on McCoy Farmstead; National Park Service' *Preservation Brief 4: Roofing for Historic Buildings* notes that stamped and rolled metal roofing was common in the United States in the latter half of the nineteenth century, during the construction of the McCoy house.

owner's insurance company, the foundation was enclosed and fitted with flood vents in the early 1990s.

There are two original brick chimneys on the main block of the house with simple caps, spaced symmetrically and visible from the rear of the building; each has double flues to provide fire places in each of the four rooms on the first floor, and in the two rooms above.

Interior: The front two parlors and back first floor bedrooms (arranged symmetrically off the main stair hall) have plaster walls, simple Victorian mantles, and painted pine trim. The front parlors have flat paneling in the dado section of the wall. The casing on the first floor consists of a back band with a bead around the door opening, and a thin outer band with an ogee profile. The front parlors, hallway, and downstairs bedrooms have original oak flooring of inch and a half width planks. The rest of the house has original heart pine flooring of 4-inch wide planks. The stair hall walls and ceiling, and the walls and ceiling of the two upstairs bedrooms, are clad in shiplap pine paneling, which is painted. Because the house still has knob and tube wiring, minimal changes have been made to the interior walls of the house.

The hall contains a single run of stairs with pine treads and painted pine risers. There is no skirt board; the shiplap wall covering engages with the side nosing of the stair treads. The stairs are unusual in that they are oriented toward the back door, which is necessary to facilitate access to the second-floor bedrooms, which are oriented towards the front of the house (because the plan is two rooms on the second story over four rooms, with the main block of the house at the front elevation.) The balustrade consists of a pine handrail and simple turned Queen Anne balusters. Built-in bookshelves constructed in the 1960s run the length of the central hall opposite the stair run, between the doors that access the easternmost two downstairs rooms. The formal front parlor with the bay window has crown molding. The arched opening above the bay window area is decorated with pilasters.

The dining room in the hyphenated kitchen/dining building has heart pine flooring, wood wainscoting on the dado of the wall, and plaster on the upper field of the wall and ceilings. There is a corner fireplace with a wooden mantle on the inner partition wall between the dining room and kitchen. The fireplace shares a flue with the kitchen corner fireplace. A pair of glazed gallery doors opens from the dining room onto the screened breezeway that connects this back building with the main house. The interior doors are painted four-panel frames, with two longer rectangular panels on the upper portion of the door. They have original knobs and mortised hinges. The window and door casing throughout the house is two level in profile.

The porch along the east side of the kitchen building was enclosed sometime in the late 1930s. The bottoms of the walls are enclosed with painted clapboard, while the field above the dado is enclosed with continuous six-over-six windows separated by simple wooden mullions. This side bay and the kitchen/dining room still have siding on the walls facing the main house, indicating that they were exterior walls prior to the breezeway that connects them to the main house being screened in. Turned Victorian porch posts are still in place within the breezeway.

Alterations: The interior of the house has been electrified and has indoor plumbing. The kitchen has been updated with a modern range, refrigerator, and dishwasher. After World War I, an upstairs bathroom was created from a small nursery or sewing room, and a small bathroom was

added onto the rear first story of the house, west side, for the back bedrooms.⁶ It engages with the breezeway connecting the kitchen to the main house, and has a shed roof, tied back into the original exterior wall of the main house. In the 1970s, central heat and air were added, and in the early 2000s, a small powder room was formed from part of the kitchen pantry.

2. Kitchen/Dining Building (c.1875) – Contributing Building

The kitchen/dining building was originally detached from the main block of the house and has a medium pitched gable roof clad with metal. It is a wood frame building that has been hyphenated to the main block of the house with a screened breezeway. The kitchen/dining block also has two brick chimneys, wood sash windows, and clapboard siding that matches the main house. The side enclosure, added rear porch, and breezeway area have low pitched shed roofs. Historic photographs show that the hyphen or breezeway connecting the kitchen to the main house was complete by the 1930s, and likely earlier.

3. Office (c.1875) – Contributing Building

The office building was used by Addison E. McCoy to administer his civic duties while he was a magistrate, and by him and his son Samuel James for business and farm management.⁷ Margaret Wiggins Uzzle, a former schoolteacher and local historian who was 90 when she died in 2010, referred to the office as the “commissary” because it was used as a distribution site for supplies such as flour, sugar, and rice to sharecroppers for a few years in the early twentieth century.⁸ Landowners often operated a commissary or farm shop for tenant farmers, where they sold fertilizer, food, and domestic products for cash or on credit.⁹ However, the McCoy family has always called it “the office.”

The office is adjacent to the main house, to the southwest, with the front porch oriented toward the driveway and the southern sweep of Boyer Road. The two-room wood frame building has a gable roof, which runs transverse from the front facade, continuously from the enclosed section of the building over the integral front porch. The porch is accessed by three wooden steps with simple bull nosed, painted treads. The posts and balustrades are turned in the Queen Anne style. The balustrade is mortised into the support posts, indicating that they are original. The gable end of the roof above the porch has a simple full return cornice covered in wooden shake shingles. The south façade facing the driveway has no windows, only a central paneled entry door. The east elevation facing the main house has a single asymmetrically placed nine over nine window and a paneled door, to access the back room. There are two symmetrically placed windows on the opposite elevation, and a window on the rear north side.

The office was recently converted into a guesthouse, retaining the original interior and exterior materials and fenestration. The interior has original pine flooring and the walls and ceiling retain their original bead board covering. It has been divided into two main rooms, with a small bathroom connecting the two. The adapted use required no visible exterior changes.

⁶ Interview with owner Christe McCoy-Lawrence, 7 May 2017.

⁷ McCoy was commissioned Berkeley County Magistrate in February 1899. *Report of the State Officers of the General Assembly of South Carolina*, pg. 882.

⁸ Oral history information provided by Christe McCoy-Lawrence, 6 May 2017.

⁹ Reinberger, “The Architecture of Sharecropping”, 117.

4. Pea house/farm storage building (c.1875) – Contributing Building

This one room, windowless wood frame building is situated to the west of the main yard, near the tree line. The building has a gable roof with simple dimensional lumber eaves, skirt boards, and corner boards. It has an earth floor and a wide board and batten door, facing the southern curve of Boyer Road.

5. McCoy Community Schoolhouse (c.1875) – Contributing Building

The McCoy schoolhouse is located across Boyer Road, about 150 yards west of the main house. The single-story wood frame building has two large rectangular rooms, arranged in an ell plan of equal sized bays. The main classroom inside is larger than the ancillary room in the other part of the ell. The wooden building frame sits on sill beams supported by masonry piers of simple red brick laid in a running bond, and is elevated about one foot above the ground. The front façade of the building is oriented perpendicular to Boyer Road, facing the original dirt road which went from the farm to Target Methodist Church a mile and a half west. When Target Road was paved in the 1960s, its position was moved 150 yards south, and the dirt road, later named Preston Road, is now grown-over. The roof over the main bay of the ell-plan (so called because this bay features the entry door and porch) is a transverse gable clad in metal. The other bay of the ell intersects with a cross gable. There are five window openings on the front façade and a solid entry door of board and batten construction. A hipped roof porch spans the front façade below the reverse gable of the ell. The porch has no balusters and is supported by simple box posts. The bottom portion of the boxed columns are wrapped with additional one-inch-thick boards to create a simple projecting base. On each elevation of the schoolhouse, the six-over-six wood frame windows are fitted with board and batten operable shutters.

There are two identical chimneys on the side and back façade of the main bay of the ell plan, constructed of factory made bricks laid in a running bond pattern. They vented potbelly cast iron heating stoves that are no longer extant. The flues were an addition to the schoolhouse; the mason scored the date '1908' into the mortar on the eastern chimney cap. On the back façade of the main bay is a small back porch with a shed roof, dimensional lumber handrail, simple 4x4 posts, and a board and batten door fitted with a screen door. The east side façade of the main bay has four window openings. The opposite façade has three windows on the long bay of the ell. The rear, western end of the secondary bay/ell has a door opening with no porch, and no extant access steps. Each of the gable ends for the two bays feature simple eave boards and a partial return cornice. The inner façade of the ell, where the two gables engage, features three windows on each ell elevation. The entire building is sided with unpainted pine weatherboard.

The interior of the schoolhouse has wide plank heart pine flooring, pine shiplap wall cladding, and board and batten pine ceilings. The largest interior room (in the bay with front and back porches) has no interior partitions. The second bay is accessed through a board interior door and has rot damage due to water intrusion. This room has one partition wall from the 1950s to create a small closet and plywood sheathing over holes in the original floorboards. In the 1950s, Samuel Jesse McCoy II added partition walls to the interior of the large room to convert it into a three-bedroom residence that was used by a family named Mitchum, originally at no charge, later for \$10 a month, who kept an eye on the McCoy Farmstead when the family was away.¹⁰ They vacated the house in the early 2000s, and in 2013 Christe McCoy-Lawrence began a restoration.

¹⁰ Interview with Christe McCoy-Lawrence, 14 June 2017.

As the partition walls and drop ceiling and linoleum floor coverings were removed, the original heart pine ceilings, walls, and flooring, including the teacher's dais, were exposed.

6. Flower House (c.1930s) – Contributing Building

This masonry building, built in the 1930s, has an excavated cellar area extending approximately four feet below the ground level. The running bond masonry walls have a water table about two feet above ground. Above that are large wood sash windows, with six-over-six-pane configuration. The windows dominate all four walls, in a greenhouse arrangement. The building has a five-panel door typical of the 1930s. The hip roof is clad in 5-V crimp metal, painted blue to match the historic metal roof of the main house. The building was used to “winter over” ferns and other plants, the windows and sunken floor providing humidity and warmth.

7. Laundry/wash house (c.1875) – Contributing Building

The wash house is a two-bay wooden building of post construction, with a gable roof running transversely for the length of the building. One of the bays is open to the air, while the other bay is enclosed with rough sawn, unpainted weatherboard. Both bays have earthen floors.

8. Dairy (c.1875) – Contributing Structure

The dairy building is a simple wood frame structure with a low-pitched gable roof. The bottom half is open air, and the top half of the exterior walls have 1”x8” wood plank siding, installed with butt joints and no overlap. The metal roof is supported by dimensional lumber rafters and 1”x 6” purlins. The frame consisted of posts bedded in a food footer trough. Inside the open-air building is a smaller frame structure with a gable roof; this second structure is fully enclosed, with no window openings and a single solid door. This inner structure has a wood shake shingle roof. Before electric refrigeration was available, a block of ice was purchased each day from the ice house in Holly Hill and placed in the small inner structure along with that day's milk, cream, fresh churned butter, pies, and other perishables.

9. Pantry (c.1875) – Contributing Building

The pantry is a detached wood frame building that is located to the rear (northwest) of the kitchen/dining room. It has a medium pitched gable roof with a kick rafter. The roof is clad in metal, and the building has wood clapboard siding. There is a window on the back elevation with no glazing, and a simple wooden door on the front face. There are no other windows. The building sits on masonry piers. It contains shelving on both sides of a center aisle for storage of canned goods and kitchen equipment.

10. Smokehouse (c.1875) – Contributing Building

The smokehouse is a wood frame single bay building with a continuous dry-fit brick foundation, two courses high, to elevate the frame off of the ground. It has unpainted weatherboard siding and a metal roof. The interior has a cement floor. The frame of the building is wracking slightly. At the bottom of the building where the weatherboard begins above the foundation, there are several metal smoke ports. On each of the side walls and rear wall, there is a symmetrically placed, screened opening at approximately head height, likely used to allow ventilation during the smoking process. The building is accessed by a board and batten door, arranged below the gable end, facing toward the main house.

11. Chicken Coop 1 (c.1875) – Contributing Structure

Coop 1 is a post constructed structure with unpainted weatherboard siding cladding two thirds of the exterior walls. The top of the exterior wall fields are covered with chicken wire to allow ventilation. The structure has a low pitched shed roof.

12. Cook's cabin/ Lula's house (c.1875) – Contributing Building

The cabin is known as “Lula’s house,” for an African American family servant named Lula Durant who lived there. The house is two bays wide on the front façade by one bay in depth. A sill beam on low masonry piers supports the two-room wood frame house. The house is accessed by a central six panel door that opens into the larger of the two interior rooms. On each side of the door is a symmetrically placed window. The gable roof has open one-by-six sheathing and is clad in 5V crimp modern metal paneling. There are no decorative eave boards or fascia present. A front porch supported by simple unturned 6x6 posts spans the front elevation of the one-story building, and is covered by a shed roof that engages with the main gable roof. The posts have simple diagonal bracing where they engage with the open porch ceiling, and the porch decking is 4-inch-wide half lapped flooring. The porch roof has a slightly steeper pitch than the main gable roof, resulting in a cat-slide profile. The wooden, unpainted pine clapboard siding extends from the side elevation of the house to the side of the porch, in a seamless transition. The clapboard siding has approximately six inches of reveal. The rear door is of board and batten construction. The surrounding casing for it and the other exterior window and door openings is simple, flat trim. The window openings are protected by single board and batten shutters that are side hinged with butterfly hinges to open in casement fashion. There is an extant upper six-over-six pane sash in the one of the window openings. The shutters are a weather green color, with faded red surrounding trim.

The inside walls are clad in unpainted rough finished shiplap pine board. One of the rooms has the remains of a homemade wallpaper, comprised of small squares of newspaper and other sheets of paper glued to the wall. The ceiling joists are exposed, but attic decking boards seal the interior space from the rafter bay area. There is no visible internal hatch for access into the attic space, and no attic vents or openings to the attic visible on the exterior. The two-room house has no electricity or plumbing. There is no extant fireplace, although there is evidence of a flue on the exterior, and a mantelpiece on the interior.

13. Well/Pump House (c.1875) – Contributing Building

The pump house is a one room wood frame building on a masonry foundation of two masonry courses of roughly pointed running bond brick. The building has unadorned eaves, a metal gable roof, and board and batten door. It has a single window opening with board shutter and no glazing. The modern pump is housed here but the original masonry well is still intact.

14. Potato House/ Root Cellar (c.1875) – Contributing Building

This is the only full masonry building on site. It is about fifty feet to the east of the main house, near a recently excavated retention pond. The building has a board and batten door and a single shuttered window opening with no glazing. The medium pitch metal gable roof with wide, undecorated eaves sits atop a sill beam on top of the masonry exterior walls. The gable ends have rough, unpainted weatherboard. The masonry is laid in American bond, with un-struck joints. The bricks are large and under fired, probably salvaged from an earlier building on site. The packed dirt floor is about six inches lower than the surrounding ground, providing improved storage of potatoes, onions, and other root vegetables.

15. Chicken Coop 2 (c.1875) – Contributing Structure

Coop 2 is similar in scale and construction to Coop 1. It is a post constructed structure with earth floors, a shed roof, and a combination of clapboard and chicken wire exterior covering. There is a hearth in the coop that was used for incubating eggs and warming young chicks.

16. Agricultural Fields – Contributing Site

While the type of crop in cultivation has changed, the land surrounding McCoy Farmstead still operates agriculturally, as it did historically. It has been used for agriculture at least since the mid nineteenth century when the McCoy family purchased it. McCoy Farm's acreage is cultivated in timber, agricultural fields, and some natural brush. The land has been used for crop farming and timber tree farming throughout the McCoys' ownership. As of 2017, some of the acreage that was at one time used for growing cash crops (cotton, rice, and tobacco) and subsistence crops (primarily sweet potatoes and corn) is now planted with pine timber.¹¹ Cousins of the McCoys who operate Russell Farms currently rent six large fields on the McCoy Farm, cultivating wheat, soybeans, and corn. The remaining acreage is cultivated in timber, as it was in the past.

NON-CONTRIBUTING RESOURCES

Barn (2015) – Non-contributing Building

There is a three-bay pole barn structure with metal roll-up doors situated along the tree line to the rear of the property. It was erected by Christe McCoy-Lawrence in 2015 and is used to store historic farm equipment.

¹¹ 1870 and 1880 Agricultural Census; information on current use provided by owner Christe McCoy-Lawrence November 2017.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

AGRICULTURE

SOCIAL HISTORY

EDUCATION

ARCHITECTURE

Period of Significance

1875-1953

Significant Dates

1875

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

McCoy Farmstead has achieved significance at the local level under National Register Criterion A in the areas of Agriculture, Education, and Social History. It qualifies for Criterion A: Agriculture through its associations with late 19th and early to mid 20th century agricultural practices, conveyed through the extant main house, outbuildings, and surrounding agricultural fields. The property is also significant under Criterion A: Social History for associations with tenant farming and domestic labor throughout the period of significance. Due to a lack of maintenance, prolonged periods of vacancy, and sometimes purposeful demolition to clear sites for farming, few postbellum servant and tenant houses survive on the rural landscape of Midlands South Carolina, making Lula's House a significant extant example. McCoy Farmstead qualifies for Criterion A, Education, through the role of the McCoy Community Schoolhouse in local education from c. 1875- c. 1902. All extant buildings retain high levels of integrity that allow them to convey their local community importance and representative agricultural use in the late nineteenth to the mid twentieth century. Finally, McCoy Farmstead qualifies under Criterion C: Architecture for the vernacular Queen Anne architecture of the main house. The period of significance begins circa 1875, the year of construction of the main house, and extends to 1953, when Samuel James McCoy died and tenant farming activities on the property ceased.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A – Agricultural Practices and Tenant Farming/Domestic Labor in Late 19th and Early 20th Century in the Midlands (Agriculture and Social History)

McCoy Farmstead retains its original rural setting and intact outbuildings that convey its association with agricultural use, as well as its role in the neighboring Holly Hill Community through the extant school house and farm office/magistrate's office. The farm is an outstanding example of multi-generational farming activity in northern Berkeley and southern Orangeburg Counties, South Carolina. For example, three generations were living at the farm in 1880: Samuel Jesse McCoy I and wife Mary Rebecca (1818-1892) and daughter Minerva, son Addison and his wife Olivia, grandson Samuel James, granddaughter Alma, and Samuel Jesse's half-sister Sarah Carter Long; Addison and later Samuel James inherited and operated the farm after Samuel Jesse I died.¹² It is a Reconstruction-era farmstead representative of the post-war agricultural practices of Midlands South Carolina, utilizing wage labor and tenant farming alongside the McCoy's own labor and management. The period of significance (1875-1953) corresponds to the construction of the house, and intensive agricultural use of the McCoy Farm. The period also corresponds with the occupancy of Samuel Jesse McCoy I, his son Addison E. McCoy, and his grandson Samuel James McCoy. These men were prominent planters, school founders and trustees, businessmen, and local level politicians. During their ownership, they built tenant houses for use by field hands and others who leased parcels of land around the houses.

¹² 1880 Census.

Farm Ownership from Reconstruction through the Mid-20th Century

Before the Civil War, the McCoys, a white family, were yeomen farmers, not large slaveholding planters. They employed a mixed-race labor force on their lands. They and their hired white laborers worked alongside the small slave population at the farm. In 1850 and 1860, Samuel Jesse had free white laborers among his household. He also owned three slaves in 1850 — an 11-year-old male, 8-year-old female, and 4-year-old male.¹³ During Reconstruction the McCoys hired farmhands and made tenantry arrangements to supply labor for the farmstead. Their workforce was predominantly but not exclusively African American.

The average size or acreage of farms dropped steadily in South Carolina (outside of the Lowcountry) from 1870 to 1900. After the end of Federal Reconstruction in 1876, the economic and political climate became increasingly disadvantageous for black farmers and many lost their short lived autonomy. During this era, the McCoys were in a position of success, in possession of a large farm of around 1,000 acres, which necessitated outside tenant help.¹⁴ Towards the end of the Reconstruction era, Samuel Jesse McCoy I amassed additional acreage, perhaps accruing more land as smaller farmers struggling to keep their own farms made the transition to tenant farming. For example, he purchased a 104 acre parcel from “John and Rachell Jackson, both colored” for \$100 in 1876.¹⁵

Besides the social and economic changes with the end of slavery, the Civil War and Reconstruction had greatly disrupted the banking and credit system of South Carolina because “planters could no longer obtain credit using slaves as collateral, and neither could small farmers easily borrow against next season's crop. The few banks that existed ceased to function.”¹⁶ In this climate of formal banking stagnation, successful families with larger land holdings like the McCoys extended credit to fellow farmers and essentially acted as community bankers. In the antebellum era and in the 1870s, Samuel Jesse McCoy I filled the role of local lender, extending money to neighboring farmers through crop liens, and through mortgages. In 1878, he advanced Levi Russell, a mulatto farmer who was enumerated three households from McCoy Farm, money for several bushels of corn seed at 7% interest “for use in cultivation of crops.” Russell used two horses he owned as collateral to secure the advance.¹⁷ There is evidence that Samuel Jesse McCoy amassed some of his plantation acreage through defaulted mortgages he administered. For example, in December 1879, he extended a mortgage on a 60 acre parcel owned by Laura B. and W.A. Livingston, who borrowed \$80 against the farm. There is no evidence the mortgage was satisfied in the deed records, meaning it was probably repossessed by McCoy.¹⁸ Addison E. McCoy and Samuel James McCoy also loaned money to local farmers in advance of their annual

¹³ 1850 Slave Schedule, 1850 Census, 1860 census.

¹⁴ Edgar, *South Carolina: A History*, 450.

¹⁵ Charleston Deed book L17-467, Jacksons to McCoy, 16 December 1876.

¹⁶ Latzko, “Mapping the Short-run impact of the Civil War and Emancipation on the South Carolina Economy”, 261. Jack Temple Kirby also noted the scarce capital and abundant labor in the post-Civil War South. Kirby, “The Transformation of Southern Plantations”, 259.

¹⁷ Charleston Deed book L17-86, SJ McCoy to Levi Russell, loan for seed, May 1878; L17-87, SJ McCoy to JE Richbourg, advance of \$15 to be paid in first cotton crop by November 1st, May 1878; T11-403, Mr. Thomas to Samuel J McCoy, mortgage for two head of horses, four cattle, seventeen hogs, and 100 acres plantation in St. James Goose Creek, May 1846. 1880 census for Levi Russell, St. James Goose Creek, Berkeley County, SC.

¹⁸ Charleston Deed book V17-537, December 1879.

crops on credit. Later, Samuel James McCoy was a founding member, and later president of the Holly Hill-based Farmers and Merchant's Bank, chartered in 1912. Addison E. McCoy also served as magistrate for Berkeley County, using the office next to the main house for farm management and his civic duties. As magistrate, Addison McCoy was an important member of Holly Hill society, calling inquests and testifying in court for cases of suspicious deaths and crime in the community. For example, he was involved in a 1904 lynching case in neighboring Eutawville and the shooting death of Bill Williams, an African American man, by his constable John L. Wiggins during a burglary arrest in 1899.¹⁹

Although the McCoy's were educators and occasional lenders, the farm was the family's main source of income during the period of significance. The 1880 Agricultural Census lists Addison McCoy as the head of the farm; Samuel Jesse was still alive but retired by that time. The farm at that time consisted of 100 improved acres, and 400 acres listed as "other". The farm was valued at \$1000, the livestock at \$500, farm implements and improvements at \$500. McCoy spent \$200 the previous year on wages for his farm laborers. The annual produce was valued at \$1200. The farm included 2 horses, 3 mules, 25 swine, and 40 poultry. The four acres planted in rice yielded 1760 pounds of produce; 50 acres planted in corn yielded 400 bushels, 10 acres of oats yielded 100 bushels, 1 acre yielded 75 bushels of potatoes, and 25 acres planted in cotton yielded 15 bales. The cultivated acres thus yielded food stuffs for subsistence, and cash crops (cotton and rice) for sale. Growing a combination of produce for home consumption such as Indian corn in conjunction with cash crops for sale was common in postbellum Orangeburg County, making McCoy Farm's diversification typical for the area at that time.²⁰ Despite their many tenants, the McCoy's remained actively engaged in management of the farm and assisted with agricultural practices on the land. For example, Samuel Jesse McCoy II wrote in his diary while home from Wofford College for the summer after his freshman year in 1922 that he supervised the farm hands plowing for potatoes while hauling crop and equipment across the property, helped tenant Claude Johnston feed, and aided Charlie Sweat (another farm laborer) with mixing and distributing boll weevil poison.²¹

Towards the end of his life, Samuel Jesse McCoy retired from farming, and the practice of resident tenant farming ceased at McCoy Farm with his death in 1953. The end of tenantry at McCoy farm paralleled a general decline of share cropping and tenant farming throughout South Carolina. This overall decline was brought about by new job options in the burgeoning textile mills in the Midlands and upstate, fluctuating cotton prices, soil conservation and crop reduction programs as part of the New Deal programs during the Great Depression, and finally, by changing labor patterns and social mobility during and in the wake of World War Two. By 1992, only 7.4% of South Carolina farms were still tenant operated.²² With the decline of tenantry came the inevitable loss of many farming buildings and tenant houses, making the extant grouping of agricultural buildings at McCoy Farm, which includes one tenant house, an important survival.

¹⁹ *News and Courier*, 4 November 1904; "Negro Desperado Killed" *News and Courier*, 30 August 1899.

²⁰ Morris-Crowther, "An Economic Study of the Substantial Slaveholders of Orangeburg County", 297.

²¹ Samuel Jesse McCoy diary, entries from June 9, 10, 11, and 12th, 1922. McCoy family papers.

²² Burton, "Tenantry", *South Carolina Encyclopedia*. <http://www.scencyclopedia.org/sce/entries/tenantry/>. Accessed 9 September 2018.

Tenant Farming & Domestic Labor

African Americans made up roughly two thirds of the population of Charleston, Orangeburg, and Berkeley Counties in 1860, almost all of whom were enslaved.²³ The entire agricultural economy of the plantation system in South Carolina changed with the end of slavery during and following the American Civil War. White landowners sought new forms of labor control to keep the plantation system intact, while freed people held hopes of owning their own land.²⁴ The South Carolina Midlands postwar economy “centered on timbering and farming, the latter built on sharecropping. The system kept many people, both black and white, perpetually in debt, living from crop to crop. Manufacturing was virtually nonexistent.”²⁵ Tenantry and sharecropping were, however, an answer to changing economic conditions, and remained in practice well into the twentieth century in the American South.

Several types of tenant labor arrangements gained popularity during Reconstruction. These included sharecropping (in which the tenant cedes a share of everything he grows in exchange for use of the land), cash tenant farming (tenant rents land for a cash fee, paid after the annual crop is sold), wage labor (where workers earned a daily wage for farm labor), and task based systems (most popular in the Lowcountry rice regions, in which laborers completed set amounts of work in exchange for land to farm; a variation of this was the “two day system”, where workers farmed the owner’s land for two days a week in exchange for land to farm autonomously the rest of the time.) Sharecropping and other tenant agreements were arranged through annual contracts which were often oral. Most tenant farms in Berkeley County operated under cash rental agreements rather than a sharecropping system, which benefited tenants because they were more likely to accrue enough money to later purchase land. Evidence of this is shown by the brief rise in the number of farms in St. James Goose Creek parish from 215 in 1860 to 563 by 1870.²⁶

Cotton was the most common cash crop in Midlands South Carolina for sharecropping and other tenant arrangements, followed by tobacco. Contract arrangements varied depending on what types of provision and housing were provided for the workers. For sharecroppers, landowners typically provided everything needed for production (including tools, livestock, and housing) and split the cost of fertilizer and seed with the tenant. Arrangements of one third to three quarters of the crop ceded to the landowner were common, grown on plots of land typically less than 50 acres in size.²⁷ Under a tenant agreement with a cash lease, the tenant might provide his own equipment. These renters bore a greater risk in case of crop failure but also stood to amass a

²³ Morris-Crowther, “An Economic Study of Substantial Slaveholders in Orangeburg County”, 296-297.

²⁴ Hahn, *The Countryside in the Age of Capitalist Transformation*, 144; Latzko, “Mapping the Short-run Impact of the Civil War and Emancipation on the South Carolina Economy,” 261.

²⁵ Strong, “Berkeley County”, *South Carolina Encyclopedia*. <http://www.scencyclopedia.org/sce/entries/berkeley-county/> Accessed 2 September 2018.

²⁶ Stockton, *Historic Resources of Berkeley County*, 11.

²⁷ Hahn, *The Countryside in the Age of Capitalist Transformation*, 154-156; Edgar, *South Carolina: A History*, 380-381.

larger cash gain. Blacks were statistically more likely to sharecrop while whites were more likely to cash rent.²⁸

Historian Walter Edgar notes that the percentage of farmers working their own land in the state declined from 50 percent to 38 percent between 1880 and 1900. By the turn of the century, 6 out of 10 South Carolina farmers were sharecroppers. There was an expected disparity of ownership and tenantry by race, with 41 percent of white farmers and 78 percent of black farmers in a position of tenantry.²⁹ This demographic is born out at McCoy Farm, where the tenantry was majority African American. In a sampling of thirty households neighboring the McCoy's in the 1900 census, only one black head of house was listed as a farmer working for himself on his own land; one white householder was a nurse; and four white heads of household including Addison McCoy were landholding farmers. The remaining heads of house and most of their dependents are listed as "farm labor," showing the prevalence of tenant farming or renting land in the area. About two thirds of the representative families were listed as black.³⁰ Census records from 1910, 1920, and 1930 illustrate a continuation of that trend, as most of the tenant farming families enumerated as neighbors of the McCoy Farm were African American.³¹ The black tenants were almost certainly descended from slaves, but most would not have previously lived on the McCoy land before the Civil War, as the McCoy's had very few slaves. Instead, the tenants likely settled on and near McCoy Farm from nearby plantations, or because of the proximity to Holly Hill, which was a rail hub.

Many of the farmhands were provided with tenant houses, supplies, and cash payment in exchange for their labor. Two such labor contracts survive. In 1866, "Abram and Celia, freed people", entered into a yearlong agreement with Samuel James McCoy to "serve the said McCoy faithfully and diligently in all duties and requirement on the said McCoy plantation," for compensation in the form of \$5 a month and food for Abram and \$2 a month, food, and clothing for his wife, Celia.³² The following year, "Prince Freedman" contracted his two sons, Abram and Jacob (probably members of the same family in the 1866 contract, as Celia also made her mark as a witness of the document) to work on McCoy Farm in exchange for \$65 per annum for each boy, "and two suits of cloths [sic] one for summer and one for winter 1 pair of shoes each & one cheap hat, and to be fed for the year." Prince and his sons were not to leave McCoy Plantation or they would forfeit their wages and be subject to a fine for the lost time.³³

McCoy Farm was a major local employer, with tenant houses for at least sixteen families in 1919. Several had accompanying barns, in addition to the large barns closer to the McCoy house for the family's own use and collective farming equipment.³⁴ An Aetna fire insurance policy from that year lists the surnames of several families associated with the no-longer extant tenant

²⁸ Prunty, "The Renaissance of the Southern Plantation", 468; Kirby, "The Transformation of Southern Plantations", 258.

²⁹ Edgar, *South Carolina: A History*, 450.

³⁰ Analysis of three enumeration sheets surrounding the McCoy Household, St. James Goose Creek Parish, 1900.

³¹ 1910, 1920, 1930 United States Census, Holly Hill Township, South Carolina.

³² Labor Contract, 9 January 1866, Berkeley County. McCoy Family Papers

³³ Labor Contract, 1 January 1867, Berkeley County. McCoy Family Papers

³⁴ Appendix 1: Transcription of 1919 Aetna Insurance policy, listing sixteen tenant houses.

houses on McCoy Farm: William Jackson, Hampton Brown, Stoutamire, Murray, Davis Jackson, Martin, Abe Brown, Owens, C.J. Martin, Grice, Solomon Brown, Russell, Vogt, and Shepard.³⁵ Some of these families were enumerated in the 1910 and 1920 census near McCoy Farm, giving indication of race and family size. In 1910, Hampton Brown, Solomon Brown, M. Owens, and William Jackson were listed as black farm renters. Charlie (CJ Martin) was a mulatto farm laborer born circa 1860, who lived with his wife Jenatta and their several children. In 1920, Solomon Brown and several of his children were listed as farm laborers on rented land. David Jackson was a 35 year old black wage farmer, and Charlie Sweat was also listed as a black farmer who was renting.³⁶

The cabin to the rear of the main house is known as “Lula’s house,” for an African American family servant named Lula Durant who lived there from the early twentieth century until her death in 1940. Lula Durant was born between 1886 and 1893 in South Carolina; there is a discrepancy between the 1940 census (which lists 1886 as her birth year) and her death certificate (which states 1893.) Though she could not be located as a child in the census, her death record lists her parents as Allen Griffin and Evan Griffin, both born in Holly Hill.³⁷ By 1920 she was enumerated in the census next to the McCoy family. She was listed as Lula Griffin, single, age 33, as a “cook for a private family”, with her son L.D. age 7, and daughter Inez, age 3. In 1930, she was enumerated with Willie Griffiths (probably a brother), and they were living with L.D. and Inez near the McCoy house. By 1940, Lula’s surname in the census was Durant and she was living on the “country road to farm house” in Holly Hill, near the McCoys, with her son L.D. Durant, who was married by that time to Martha.³⁸ Her daughter Inez married James Radical but died at age 23. Her death certificate lists her parents as Lula Griffin and Willie Durant (both born in Holly Hill, South Carolina), confirming Lula’s husband’s name.³⁹ Lula died in 1940 and was interred at Target Church.⁴⁰ Lula’s descendants were associated with the property until the 1970s.

Lula assisted with cooking, cleaning the main house, washing the laundry, and watching the McCoy and tenant farmers’ children. Lula’s House is a rare example of an intact African American tenant building extant within the larger context of the white-owned farmstead in which it was located. Architectural historian Mark Reinberger estimated in 2003 that around 98 percent of farm tenant housing in the South had been lost or were in a state of complete ruin, making Lula’s House an important representative example of a vernacular form.⁴¹ Because it has not been modernized, its simple finishes and lack of systems in the interior offer an example of the material culture and living conditions for laborers in rural midlands South Carolina.

Farm labor was the most common occupation for African Americans in postbellum South Carolina, including men, women, and even children. In a social ladder in which wage farm labor

³⁵ Aetna Fire Insurance policy, 1919. McCoy Family Papers.

³⁶ 1910 and 1920 United States Census, Holly Hill Township, South Carolina.

³⁷ South Carolina State Death Certificate, 6728.

³⁸ 1900, 1910, 1920, 1930, and 1940 United States Census, Holly Hill Township, South Carolina.

³⁹ South Carolina State Death Certificate, 5538.

⁴⁰ South Carolina State Death Certificate, 6728.

⁴¹ Reinberger, “The Architecture of Sharecropping”, 118.

was considered the lowest rung, followed by sharecropping and then tenant farming, domestic service held an elevated place, surpassed only by farm ownership. Domestic service included cooking, cleaning, minding children, or serving as maid, butler, or valet. Although such positions came with more scrutiny and less privacy (or chance for anonymity), domestic service brought the potential of a beneficial heightened personal relationship with elite whites. Domestic workers had less crowded sleeping quarters, finer clothing, and frequently, better housing conditions.⁴² This is possibly because of the proximity of their houses to the main white residence, or because of their enhanced status among other laborers on the farmsteads. Lula's house represents this dichotomy of positive and negative aspects of domestic positions for African Americans in a rural setting- her house was situated close to the main house where she would always be visible and on call, but it also exhibits more amenities and finish elements than a typical tenant house, such as interior paneling, glazed windows, a full front porch, and painted doors and window sills on the exterior.

The continued connection between the Durant and McCoy descendants bears evidence to the longstanding ties and multigenerational relationships that existed in integrated farming communities. While most of the farm tenants were in an employment relationship with the landowners, Lula and her family had a more personal relationship because of her role as house keeper and cook. This is apparent in the proximity of her house to the main McCoy farmhouse while other tenant buildings were located on the periphery and even out of site of the main house. Because of her family's long-lasting connection with the McCoys, there are surviving photographs of Lula and her children, in an era where African Americans were rarely portrayed in photography and when they were, it was usually as a nameless subject or as a form of degradation.⁴³

Tyrone Durant, Lula's great grandson, born in 1970, still visits the site.⁴⁴ The continued communication between the Durant and McCoy families allows for analysis of a common but rarely documented multi-generational tenant-landlord rural relationship and provides biographical data that is usually scarce for working class rural African Americans in the south. In a phone interview, Mr. Durant indicated that oral tradition holds that Lula was married to a Willie Durant. He also stated that Lula and her sister (name unknown) grew up on McCoy Farm. Lula's son L.D. Durant was Tyrone's grandfather. L.D. Durant married Martha Sprinkler of the neighboring farm owned by the Bunch family. L.D and Martha separated early on, but Martha and her nine children, and later grandchildren (including Tyrone), lived at the McCoy Farm in a tenant house on Target Road until 1978.⁴⁵ The house is not extant but the chimney and foundation remains of the house are still present on the landscape.⁴⁶

⁴² Burton, "African American Status and Identity in a Postbellum Community", 221, 231. Eugene Genovese noted the same heightened social and economic standing of house servants and domestic plantation workers in the antebellum era. *Roll Jordan Roll*, 337-340.

⁴³ Duke Today Staff. "Early Photography and African American Identity", *Duke Today*.

<https://today.duke.edu/2012/07/african-american-identity-early-photography>. Accessed 9 September 2018.

⁴⁴ Oral history information provided by Christe McCoy-Lawrence, 7 May 2017

⁴⁵ Interview conducted by Christe McCoy-Lawrence, with Tyrone Durant. June 2017.

⁴⁶ Correspondence with Christe McCoy-Lawrence, 6 May 2017.

The Farmstead

The architectural treatment of the surviving buildings at McCoy Farm are indicative of how they were used, and by whom; buildings associated with daily operations of the main house, such as fresh food storage and water procurement, are located closest to the main house and are painted white. The ancillary buildings associated with farm operations and worker housing are located on the periphery and are clad in unpainted, rough sawn pine weatherboard. Photographs of non-extant tenant houses show that they were simple, unpainted wood frame and log buildings.

Historic photographs also show no-longer-extant barns, a cotton gin house, blacksmith's shop, carriage house, tenant houses, and additional chicken coops that were grouped in a loose circle around the main house. The original blacksmith shop and carriage house were lost during Hurricane Hugo in September 1989. Christe McCoy-Lawrence remembers several other two-room cabins near the washhouse and chicken yard for household workers as late as 1950 (only one such cabin, identified herein as Lula's house, survives).

There were also sharecropper cabins further out on the property, which were located northwest of the main house work yard (near the current location of the non-contributing garage). Others were located south of the main house, beyond the lost barns and mule lot (across Boyer Road from the main house today.) This spatial arrangement was known as "fragmented occupance", in which the tenant houses were ringed around the periphery of the main house but scattered as opposed to grouped tightly together (as quarters would have been during the period of slavery.) The arrangement was common on postbellum plantation landscapes as tenants (especially newly freed people) sought privacy from the main house and a desire to live closer to their fields.⁴⁷ The 1919 Aetna insurance policy issued to Samuel James provides a list of buildings standing at the McCoy Farm at that time: the blacksmith shop; gin house; two story wood frame, shingle roofed barn; three story frame shingle roofed barn (stable); "buggy" house/carriage house; two additional one story barns; shingle roofed warehouse; shingle roofed "workhouse"; fifteen wood frame tenant houses; two large barns listed as "Big Barns 1 and 2"; two small barns listed as "small barns 1 and 2."⁴⁸ There is also a surviving sketched map that Samuel Jesse McCoy II made in 1972 for the Orangeburg County Farm Bureau, which is useful in determining what buildings have been lost.⁴⁹ No buildings have been lost since Hurricane Hugo in 1989.

Names of the outbuildings may differ over time, but owner Christe McCoy-Lawrence remembers the grouping of farm buildings near the western intersection of the driveway and Boyer Road as a place of activity. She described the sheds, gin house, hay barn, corn crib, and a mule trough and well that had a 30 foot sweep as being together in a large clearing just across the driveway from the main house to the south, would have been used by all of the tenants. Grouping barn, service, storage, and mule facilities near the owner's house was a common tenant farm organizational arrangement throughout the South, where tenants had access but the facilities were under surveillance of the main house.⁵⁰ When the cotton gin house collapsed and

⁴⁷ Ohm, *Historical Context: late 19th and early 20th century plantations and farms in the center and lower townships of Richland County, South Carolina*, 9; Prunty, "The Renaissance of the Southern Plantation", 466, 469.

⁴⁸ 1919 Aetna Insurance policy. McCoy Family Papers; Transcription is attached as Appendix One.

⁴⁹ Letter from Samuel Jesse McCoy II to Harry Whitaker of the Farm Bureau, 21 October 1972. McCoy Family Papers.

⁵⁰ Prunty, "Renaissance of the Southern Plantation", 469.

was dismantled, Samuel Jesse McCoy II donated the mule or horse operated cotton gin to the Neeses Museum, in Neeses, SC, where it is one of their most prized items for display.⁵¹

Criterion A – Education: McCoy Community Schoolhouse

Antebellum educational opportunities were limited in South Carolina, especially in rural areas of the state. The creation of the Free School scheme in 1811 was the first attempt to create a statewide public education system, which established public schools in each district of the state to provide free education for white children. These were heavily stigmatized as “pauper schools”, however, and were poorly funded. Most white families who could afford it sent their children to private schools or hired tutors to visit their homes to provide individual instruction. Outside of urban Charleston, private schools were usually associated with a plantation near a small town.⁵² These private plantation schools would have been the only education option for most rural individuals but were available only to white students, for a fee. Holly Hill’s first school (replaced by the current McCoy School building) opened circa 1855 as a private school and was constructed on land at the McCoy Farm that was leased to the school trustees by Samuel Jesse McCoy I.⁵³ The “Holly Hill Academy” held two five-month sessions a year and offered an additional course for college preparation. An October 1855 announcement for the upcoming season stated, “the exercises of Holy Hill School will commence January next. Located in the midst of a Methodist community and far from the allurements of vice and temptations of sin, it will afford a good retreat for those seeking moral and intellectual cultivation.” Courses included spelling, reading, writing, and arithmetic for \$8 per session, and philosophy, Latin, Greek, French, geometry, and chemistry for college bound students, for an additional \$8 per session. Samuel Jesse McCoy I served as a trustee for the school. The head teacher and second principal was Professor M.C. Connor, who married Samuel Jesse’s daughter Minerva after she attended the school.⁵⁴

During the upheaval of the American Civil War, many independently operated schools closed.⁵⁵ Local historian Leon Gilmore noted of the first McCoy School that, “the Confederate War, coming a few years after that memorable school announcement, had blighting effects on many institutions of learning, and the Holly Hill Academy ceased to function. Young men and boys went into service.”⁵⁶ McCoy family papers indicate that the first McCoy / Holly Hill Academy School closed permanently in 1869. The trustees then sold the school to Samuel Jesse McCoy I for \$56, and he paid a share back to each trustee.⁵⁷

Major changes to the state education system occurred during the postbellum era. The new State Constitution of 1868, written by the integrated, Republican dominated government during Federal Reconstruction, made provisions for compulsory education for all youth regardless of

⁵¹ “Area Can Be Proud of Neeses Museum”, *Orangeburg Times and Democrat*, 1 October 1978.

⁵² Switzer and Greene, *South Carolina Encyclopedia*, “Education.”
<http://www.scencyclopedia.org/sce/entries/education/> Accessed 2 September 2018.

⁵³ McCoy Family Papers (in possession of Christe McCoy Lawrence); Gilmore, 11; Chaplin, 167.

⁵⁴ *Orangeburg Times and Democrat*, 5 August 1930; Gilmore, 61-62, 64.

⁵⁵ Thomason, *Foundation of Public Schools in South Carolina*, 176, 180.

⁵⁶ Gilmore, 64.

⁵⁷ McCoy Family Papers include notes from the trustees for the original era of operation of the school and show that the old building was closed in 1869. Receipts for Samuel Jesse McCoy’s purchase, McCoy family papers.

race or color. It also created a state superintendent of education, a school commissioner for each county, creation of school districts, guidelines for uniform free schools, and set standards for compulsory attendance; children must attend school for a minimum of 24 non-consecutive months from the age of 6 to 16. Historian Walter Edgar notes that, “the establishment of a universal, publicly funded system of education was one of the major success stories of Reconstruction. Not only were black children being given the opportunity for schooling for the first time, but so were many whites.”⁵⁸

Unfortunately, some of the success was short-lived and finances for education were limited during the economic turmoil of the Reconstruction era. The white population was immediately opposed to the idea of integrated schools within the new system. Beside fear of integration, people were concerned about the loss of their children’s farm labor to compulsory education, and instruction led by “carpet baggers” and northern teachers. In 1875, the state Superintendent of Education recorded 44,000 eligible school age white males in the state, 78,700 black males, 44,130 white females, and 75,000 black females, but because of general lack of support, “very few school buildings were state property and most of them miserable affairs.”⁵⁹ Most were one-room non-graded facilities (with students of all ages and levels instructed at the same time in one space) with short school terms. Even with the new compulsory system, “twenty-two percent of whites and more than seventy-eight percent of blacks in South Carolina were completely illiterate” in 1880.⁶⁰

Around the time the McCoy house was completed in 1875, the family erected and opened the current McCoy schoolhouse, adjacent to the residence on the west side. It was a private school with two rooms, a step toward “graded” separation of younger and older students. Leon Gilmore wrote that, “after the war, small neighborhood schools had to meet the needs of Reconstruction days. One of these to serve the Holly Hill community was a little school building (still standing) about 150 yards west of the SJ McCoy residence. For many years it was the teaching center for children who came by buggy or by walking.”⁶¹ McCoy School was a private institution serving Holly Hill and surrounding farms until 1902.

Federal Reconstruction officially ended in 1876 and as southern whites regained control of state politics, the policy of segregated schools and “separate but equal” began to emerge. Bias against public education persisted alongside a general indifference by working class white South Carolinians toward compulsory schools, and many who could afford it continued to send their children to private schools.⁶² South Carolina’s funding of \$3.38 per student per annum lagged behind the rest of the South Atlantic region of \$7.63 and a fraction of the \$17.72 national average.⁶³ Because of poor funding resulting in only two or three months per year of free school

⁵⁸ Edgar, *South Carolina: A History*, 390.

⁵⁹ Thomason, *Foundation of Public Schools in South Carolina*, 193-197; 207-208, 213.

⁶⁰ Switzer and Greene, *South Carolina Encyclopedia*, “Education.”
<http://www.scencyclopedia.org/sce/entries/education/> Accessed 2 September 2018.

⁶¹ Gilmore, 64.

⁶² Thomason, 223.

⁶³ Edgar, 420.

instruction available per year, private schools like McCoy remained popular.⁶⁴ A public Holly Hill School was opened in the town, but due to instructor issues, “the pupils of the town school went back to school at the McCoy place” from 1886 to 1889. It is unclear how the transition was handled, or what the arrangement may have been between McCoy School and the public system. Although attendance rosters for McCoy School do not survive, the public school listed 74 students at the time the school body moved temporarily to McCoy. Circa 1890 photographs confirm enrollment at McCoy School to be around 70 students.⁶⁵

In 1890, there were 14 public and private schools to choose from in District 7/Holly Hill area: Bethlehem (white), Black Creek (white), Briner Hill (black), Can Run (black), Camden Road (white), Crane Road (Croatan), Cypress Hill (black), Hilly Hill graded (black), Holly Hill (old school at McCoy, white), Jamison School (Unity, black), Mt Zion (black), Roadville (white), Target (black), Water Pond (black).⁶⁶ Significantly, the new State Constitution of 1895 formally created a segregated, dual school system, and from that time forward, more whites began to attend public schools. In 1895, several schools were consolidated in district 7, yielding the following free/public school facilities: Camden Road (white), Crane Pond, Hickory Bend (black), Holly Hill graded (white), and Target (black).⁶⁷ Holly Hill Graded constructed a new, larger white facility that year for residents of the town of Holly Hill. It later burned and was replaced by a brick school house in 1912.⁶⁸ In 1909 when the district was annexed under the Orangeburg Superintendent, a Croatan School, Holly Hill graded white, Holly Hill graded colored, Target white, and Target colored were in operation.⁶⁹

There are few surviving records for McCoy School, but with the construction of the new Holly Hill Graded School (a segregated white facility), enrollment numbers likely dwindled. After McCoy School closed around 1902, the McCoy family remained active in local education as teachers and trustees of the public school system. There are multiple generations of educators in the McCoy family, dating back to the antebellum era. In 1835, 28-year-old Samuel Jesse McCoy I was teaching at the Sand Ridge School, where 12 students were enrolled, and he later spearheaded the 1855 founding of the first Holly Hill school, located on the McCoy Farm.⁷⁰ As a young man, Addison E. McCoy’s son, Samuel James, taught Latin and Greek at the Reconstruction era McCoy Community School. Members of the McCoy family founded schools, taught, served as trustees, and worked as English professor and administrator (Samuel Jesse II taught at Wofford College and the Citadel, and was academic dean of Winthrop College). Samuel James McCoy stayed active in Orangeburg County education after the McCoy Community School closed, serving as a trustee of Holly Hill School from 1912 to 1940.⁷¹

⁶⁴ Switzer and Greene, *South Carolina Encyclopedia*, “Education.”

<http://www.scencyclopedia.org/sce/entries/education/> Accessed 2 September 2018; Gilmore, 66, 68.

⁶⁵ Gilmore, 67, 70. See figures 7, 8, and 9.

⁶⁶ Gilmore, 67.

⁶⁷ Gilmore, 67-68.

⁶⁸ Roland Hubert Bennett. *Public Schools of Orangeburg County, South Carolina*. M.A. thesis, School of Education, University of South Carolina 1940, pg. 62; Gilmore, 66.

⁶⁹ Gilmore, 68.

⁷⁰ Culler, 527. Author does not specify exact dates of teaching.

⁷¹ Culler, 63.

According to Margaret Wiggins Uzzle, the cousin, educator, and area historian referred to earlier, the school building on the McCoy Farm was used for community functions and church socials during the early 20th century.⁷²

Criterion C – Architecture: Queen Anne

The circa 1875 Victorian farmhouse exemplifies the essential characteristics of the Queen Anne Style, applied to a vernacular wood frame farm house typical of the Midlands region of South Carolina. Queen Anne design elements present on the main house include the bay window in the first floor parlor, the full width first floor porch, and the decorative turned supports and spindles/balustrades on the first and second floor porches. The Queen Anne style was most common for domestic architecture. The house was constructed during the peak of popularity of the style, which was prevalent in the United States from the 1870s until the early 1920s. American examples were often wood framed and more flexible than their English counter parts, with folk innovations and design details borrowed from other Victorian era substyles.⁷³ This stylistic freedom and flexibility is seen at the McCoy Farm main house, which features a vernacular farmhouse floor plan and is absent of the turrets and shingle ornamentation often found on Queen Anne residences. The projecting gable second story porch above the full width first floor porch is an uncommon folk feature, found on examples in the southern states, and South Carolina specifically.⁷⁴ The house retains interior layout and character defining features, while the exterior also retains integrity of original fenestration and window sash, entry door and sidelights, porch balustrades and supports, and an intact breezeway linking the main house block to the kitchen house and dining room in the rear. The house has a stamped pattern metal roof that may also be original. Historic photographs show the high level of integrity and original materials that are still extant. There has been limited change to the house and surviving outbuildings over time. There are thirteen extant outbuildings that illustrate the historic agricultural and educational use of the home site.

Construction methods used and interior details in Building 1 (Main House) also exhibit outstanding craftsmanship from the period in the installation of the shiplap and beaded wood paneling in the interior. The house has a high level of integrity, being owned and occupied by the family that built it and having experienced few alterations. Both the McCoy main house and McCoy Schoolhouse have individual architectural significance. The McCoy Schoolhouse is a rare surviving late 19th century wood frame type schoolhouse.

The main house is a two-story wood frame house with clapboard siding, atop a masonry raised foundation. The house has original windows, roofing material, and character defining features such as porches with turned posts and balustrades. The main house maintains a high degree of integrity, having never been significantly altered and being maintained since its construction. The McCoy Schoolhouse is also substantially intact, although the windows and interior layout were restored in recent years. The other extant outbuildings are in a state of stable preservation.

⁷² Interview with owner Christe McCoy-Lawrence, 7 May 2017.

⁷³ Tyler, *Historic Preservation*, 81-82; McAlester, *Field Guide to American Houses*, 263-268, 310-314.

⁷⁴ McAlester, *Field Guide to American Houses*, 310-317. McAlester includes examples of folk Queen Ann houses with projecting second story gable porches or enclosed central gabled sections about an open one story full width porch (as found at McCoy House) in Texas, St. Francois County, Missouri, Laurens County, South Carolina, and Hampton County, South Carolina.

A review of architectural surveys and National Register listed properties in the Holly Hill area and Orangeburg County, South Carolina, demonstrate that McCoy Farmstead is representative of the region and era in which it was constructed, but that it retains a higher level of integrity and more surviving outbuildings than is typical, furthering its significance. The main house and outbuildings retain materials and craftsmanship that speak to their original era of construction circa 1875 to early twentieth century.

Due to the impact of the American Civil War on Orangeburg County, both through troop movements and wartime damage and neglect to the area coupled with the ensuing economic hardship of the Reconstruction era, there are few surviving antebellum or colonial era plantation houses in the region. Dantzer Plantation House, constructed between 1846-1850 in the Greek Revival style, is a rare pre-Civil War survival. It is located approximately fifteen minutes by car from Holly Hill in the Vance community of Orangeburg County. The National Register listed building has a larger double pile footprint than McCoy Farmstead and is one and a half stories on a raised basement. It does have a similar central hall plan on first floor as compared to McCoy main house, with narrow stairs in a straight run, and similar horizontally oriented wood wall paneling, aligned front and rear doors at each end of the stair hall, and hyphenated rear kitchen unit. Dantzer Plantation had a school building, but neither it nor the other farm outbuildings are extant. The property consists of 24.5 acres.⁷⁵

Connor Station Plantation house had similarities with McCoy main house. It was an I-house form with a Queen Anne two story front porch, although it did not have the rear projecting bay on the first floor that is found at McCoy house. It had a hyphenated one-story back kitchen building similar to McCoy house. Connor Station Plantation was located between Eutawville and Holly Hill but burned in the 1980s.⁷⁶

A large unnamed farmhouse near Wells Crossing at the intersection of US15 and SC 176 (Old State Rd) bears similarities to the McCoy house. This older, larger house was modified heavily in the late nineteenth century. It is a double pile house with a roughly square footprint, rising two stories above a brick pier foundation. The front facade features a first-floor porch with shed roof tying back into the front two story façade of the house, with a portico above (engaged with the shed roof) with a reverse gable roof, similar to that of the McCoy main house. It has simple turned balustrades and porch posts.⁷⁷

The Wiggins House at 2656 Camden Rd, Holly Hill is another comparable building with stylistic similarity to McCoy Farm, although it has had more invasive alterations and has no extant outbuildings. Olivia Wiggins, who grew up in the house, was the wife of Addison McCoy. The Wiggins house has larger rooms, a bay window on both side facades, and the first story porch is a wrap around with more ornate trim work. Wiggins House features a similar central second story reverse gabled porch and has a similar plan to the McCoy Farm. The Wiggins house has

⁷⁵ National Register form, Dantzer Plantation; SCDAH National Register properties in South Carolina, Dantzer Plantation, Orangeburg County (2755 Vance Rd., Holly Hill vicinity) <http://www.nationalregister.sc.gov>, Accessed 8 October 2017.

⁷⁶ SCIWAY, "South Carolina Plantations- Connor Station." <http://south-carolina-plantations.com/orangeburg/connor-station.html> Accessed 8 October 2017.

⁷⁷ Reconnaissance and photographs taken by author, 29 December 2017.

several alterations: the second story porch has been enclosed with windows, the breezeway was completely enclosed, the dining room and kitchen were moved to the front block, and the former kitchen block has been converted into a guest suite. The house was sold out of the Wiggins family in recent years, and the acreage was sold off. The outbuildings were already gone by that time.⁷⁸

The Shuler-Gilmore House, which was located near the intersection of SC 176/ Old State Street and Eutaw Road in Holly Hill, bore close similarities to McCoy House. Shuler-Gilmore House was constructed around 1840 and was believed to be one of the oldest residences in Holly Hill. The house was listed on the National Register in 1988 but was removed in 2005 after it was demolished. The two-story wood frame “I house” had a similar plan to the McCoy house, with a shed roofed rear bay on the first story to allow two rear rooms accessed from the central stair hall. The house had two sheds, a root cellar, and a storage building at the time of its nomination in 1988. Like McCoy house, it served a heightened role in the community through its political/civic use as a post office, during postmaster Dr. James L.B. Gilmore’s ownership. It received Folk Victorian modifications circa 1905, including a full first floor porch, with second story portico centered above the front door, as also found at McCoy house. McCoy house has a hip roof over the main block of the house while Gilmore house had a simple gable roof; but each had a reverse gable over the second-floor porch/portico projection. The carved mantels in the house were thought to be created by well-known Holly Hill carpenters Jacob and Frederick Rast. The Gilmore House had stamped metal roof cladding and a hyphenated rear kitchen building attached to the main block of the house via a breezeway, as also found at McCoy house.⁷⁹ It has unfortunately been destroyed, heightening McCoy Farm’s significance as an increasingly rare unmodified Reconstruction era farm house and outbuildings.

Developmental history/additional historic context information (if appropriate)

The McCoy family was in the Orangeburg area by 1807, when Mary Ann Priscilla McCoy received a land grant for a parcel of 703 acres about 10 miles away near Vance, SC; that land is no longer in the family.⁸⁰ Her son, Thomas Daniel McCoy, was the father of Samuel Jesse McCoy I, who began purchasing the parcels to create his Holly Hill farmstead in the 1840s.⁸¹ A previous house which stood about 300 yards east of the current house burned around the time of the American Civil War and the present house was then built.⁸²

It is unclear how the McCoy family amassed the total current acreage, but it is known that Samuel Jesse McCoy I purchased a tract of land at McCoy Farm in September of 1842. This 227-acre

⁷⁸ Alteration information provided by Christe McCoy-Lawrence, 6 June 2018, who has been in the house; real estate listing photographs from August 2011 found at Zillow.com.

⁷⁹ National Register form, Shuler-Gilmore House, 5 August 1988; SCDAH National Register properties in South Carolina, Gilmore House, Orangeburg County (State St. & Eutaw Rd., Holly Hill). <http://www.nationalregister.sc.gov>, Accessed 8 October 2017.

⁸⁰ Grant of Mary Ann Priscilla McCoy, 703 acres. Original copy in McCoy Family Papers.

⁸¹ Samuel Jesse McCoy I began purchasing property at the current McCoy Farm at least by 1842 (Charleston deed book Q11-192.)

⁸² Interview with Christe McCoy-Lawrence, 7 May 2017.

tract, acquired from John S. Wimberly, was described as “in the Charleston District on Home Branch waters of the Four Hole Swamp.”⁸³ Samuel Jesse McCoy purchased an additional 150 acres from Wimberly in January of 1847. The tract was described as “150 acres in St. James Goose Creek Parish and district of state aforesaid, on the north side of Home Branch on the Old Tar Gate [Target] Church Road and bounded on the N by lands belonging to the estate of E Larken on the E by lands belonging to John Davis on the S by lands belonging to Samuel J McCoy, W on Evans and the y lands belonging to Samuel Schuler and Augustine Sweatman.”⁸⁴ By the turn of the 20th century, Samuel Jesse McCoy I’s son Addison E. McCoy’s holdings included approximately 2,000 acres, which on his death in 1916 were divided between his son Samuel James McCoy and his daughter Alma McCoy Johnston. Since then, Samuel James McCoy’s half of the acreage has been passed down intact, first to his son Samuel Jesse McCoy II and subsequently to his granddaughter Christe McCoy-Lawrence, the current owner. The McCoy Farmstead consists of 1,039.37 acres as of 2018.⁸⁵

Samuel Jesse McCoy I (28 December 1807- 14 January 1889) was a farmer and teacher who settled the McCoy Farmstead. He and his wife Mary Rebecca Way had two children, Addison Elmore McCoy and Minerva McCoy (later Connor), who was a teacher at the McCoy School.⁸⁶ He provided the land for the Holly Hill Academy in 1855 and served as a trustee, and after the war he built the extant McCoy schoolhouse. Samuel Jesse McCoy I served with the Confederacy in the 18th regiment of the South Carolina Militia, Co. D., during the American Civil War.⁸⁷

Samuel Jesse McCoy I’s son Addison E. McCoy (8 June 1848- 1 April 1916) was a farmer, president of the local bank, educator, and magistrate.⁸⁸ He and his wife Olivia Wiggins McCoy had three children who survived infancy: Samuel James, Alma E, and Luther O. McCoy.⁸⁹ Addison was secretary of the local school board. In 1893, he was appointed by Governor Tillman to the Berkeley County Board of Control as part of the statewide dispensary system.⁹⁰ Addison McCoy was also a founding member of Farmers Mutual Insurance Company of Berkeley County, incorporated in 1905.⁹¹ He had accumulated a large estate and “was considered one of the wealthiest men in the community” when he died in 1916.⁹²

Addison’s son Samuel James McCoy (1874-1953) was a banker, president of Holly Hill Fertilizer Company, farmer, and teacher.⁹³ He graduated from Wofford College in 1895 and

⁸³ Charleston Deed book Q11-192

⁸⁴ Charleston Deed A12-65. Conveyance, January 1847.

⁸⁵ “A Plat of 1039.97 Acres, prepared for Christe McCoy-Lawrence”, compiled by Edisto Engineers and Surveyors, Inc. Circa 2016; Orangeburg County GIS office data accessed 19 May 2017 indicates the acreage as approximately 1035 acres. <http://gis2.orangeburgcounty.org/maps/>

⁸⁶ Gilmore, 64.

⁸⁷ Confederate Service Roster Index, South Carolina.

⁸⁸ Gilmore, 95.

⁸⁹ 1900 census St. James Goose Creek Berkeley County.

⁹⁰ Orvin, 201; *Watchman and Southron*, 17 May 1893.

⁹¹ South Carolina General Assembly, pg. 627

⁹² *Charleston Evening Post*, 4 April 1916.

⁹³ Cross, 238.

married Essie Griffin of Holly Hill. Samuel James McCoy taught Latin and Greek at the McCoy school, and he later taught at the Massey Business College in Columbus, Georgia. He served one term on the South Carolina Legislature for the 1899-1900 session, was chair of the Orangeburg Highway Commission, and served on the Orangeburg County Public Welfare Board.⁹⁴ He was a founding member of the Farmers and Merchants Bank, which opened in January 1913 following a successful petition to the Secretary of State. Samuel James McCoy (known locally as “Mr. Sam”) served first as cashier of the bank, and then as president from January 1915 until his death in 1953.⁹⁵ He was on the Board of Trustees for Holly Hill School District 8 and assisted in selling bonds for the district through his Farmers and Merchant’s Bank in 1941.⁹⁶ In 1952, McCoy was given a tribute by Holly Hill High School graduating class: “few men have remained as loyal to the Holly Hill schools throughout their entire lives and have been as devoted to the service of this school as Mr. SJ McCoy Sr. through years of depression and growth, trial and success, his voice has always lent its part to the chorus calling for a greater school.”⁹⁷ His wife Essie Griffin McCoy served as chairman of the Orangeburg County Welfare Board in the 1930s.⁹⁸ After Samuel James McCoy’s wife Essie McCoy died in 1948, he retired from farming and focused on banking until his death in 1953. Following Samuel James McCoy’s death, the McCoy Fellowship Hall was built and dedicated in his memory at nearby Target United Methodist Church, where he had been a member and Sunday school supervisor for many years.⁹⁹

Samuel James’s son, Dr. Samuel Jesse McCoy II, carried on the family tradition of educational activity as an English professor at several colleges and as dean of Winthrop University from 1949 to 1959.¹⁰⁰ Samuel Jesse McCoy II inherited the farmstead. From the late 1950s on, the McCoy’s spent considerable time at the farm over the summer, on weekends, and at Christmas. While staying at the house seasonally, they undertook painting and repairs. His wife, Doris Christe McCoy (1905-1993), also an English professor, played a major part in preserving the character, material culture, and historical authenticity of the house.

Current owner Christe McCoy-Lawrence (Samuel Jesse McCoy II’s daughter) is, however, the first person to live in the house full time since her grandfather Samuel James McCoy passed away.¹⁰¹ Over the years several outbuildings were lost to lack of maintenance or storm damage, and some were purposefully dismantled by Samuel Jesse McCoy II in the 1960s and 1970s because the family was no longer farming full time. The demolitions were done from concern for liability and to reduce the cost of insuring buildings that were no longer in use, according to Christe McCoy-Lawrence. Cousins of the McCoy’s who operate Russell Farms currently rent six large fields, growing wheat, soybeans, and corn. The remainder of the acreage is cultivated for pine timber.

⁹⁴ Orvin, 204; *The State*, n.d. [1953]; “Marriage Announcements,” *Watchman and Southron*, 28 December 1904.

⁹⁵ Gilmore, 41.

⁹⁶ *Charleston News and Courier*, 18 May 1941

⁹⁷ Gilmore, 76.

⁹⁸ “Orangeburg County welfare visitor retires after 20 years.” *News and Courier*. 4 June 1959.

⁹⁹ Chaplin, 100.

¹⁰⁰ Chapesuik, *Winthrop University*, 86.

¹⁰¹ Interview with Christe McCoy-Lawrence, 14 June 2017.

There are also elements of material culture and furnishings from the period of significance still in situ at the McCoy Farm. Greek, Latin, history, spelling, literature, and geography textbooks published from the 1880s to 1900 that were found in the schoolhouse, and a safe stamped "A. E. McCoy" from the office, are both now kept in the main house. There are bellows from the no longer extant blacksmith shop stored in the pea house. There are also timber carts and wagons, associated with historic farming on the site. The wooden bodied, wooden wheeled timber carts were horse or mule or ox drawn. An early twentieth century metal-bodied seeder, model C 489 is on site. A number of mule-drawn plows and other old farm implements and tools are stored in the smoke house and Lula's house. Addison E. McCoy's office desk is currently in the schoolhouse (moved from the office building).

Archaeology: There is potential for archeology, which might provide additional information about the tenant farmers' family size and material culture. Utilizing plats and photographs of the lost buildings, it would be possible to determine their approximate location to pinpoint potential excavation sites. Similarly, excavations of the sites of lost barns and other ancillary farm buildings might give further understanding of the agricultural practices of McCoy Farm during its period of operation. Most promising is the former site of Lula Durant's descendants' tenant house, which was occupied until the 1970s and still bears a visible footprint and chimney remains on the landscape.

Appendix One: 1919 Insurance Policy Transcription.

"27 October 1919

No. 1171

Aetna Insurance Company

Property: dwellings, furniture, barns, and contents

Amt: \$12875.00

Premium: 281.51

S.J. McCoy

--

1: \$3,000. Two story frame house occupied by owner. About one mile from Holly Hill

2. \$1000.00 household goods

3. \$25.00 on the frame, shingle roofed building occupied as an Office

- 50.00 office furniture and fixtures

4. 100.00 on the frame, single roofed potato house

5. 100 on his frame, shingle roofed family store house

- 100.00 contents of same, consisting of meats, lard, and groceries

6. 500.00 on the frame, shingle roofed cow barn.

- 100.00 feed meal hulls, and other food stuffs

7. 300.00 on two story, frame, shingle roofed barn
 - 300.00 on fodder, corn, oats, and other feed stuffs
8. 300.00 on his three story frame shingle roofed barn.
 - 100 on hay fodder, oats, and other feed stuffs
9. 150 on his log, single roofed barn
10. 150 on his log, shingle roofed barn
11. 100 on his frame, shingle roofed building known as 'work house'.
12. 150 on his frame, shingle roofed buggy house
 - 150, contents of same consisting of buggies, wagons, saws, and harness
 - 1000, on horses and mules, in case of loss no one horse to be valued at over 100, only while contained in the above described barns or premises
13. 150 on his frame, shingle roofed warehouse.
 - 100 on pease [sic], wheat, oats, rice and other grains stored therein.
 - All of the above described buildings are situated on premises of above described dwelling
14. 300 on the single story, frame, shingle roofed ware house situated about 100 yards from the dwelling of the insured.
 - 500 on fertilizers, grain, farm implements and tools contained in said warehouse
15. 300 on frame, shingle roofed building known as 'old school house' occupied by tenant
16. 150 on frame, shingle roofed building know as Wm Jackson house, occupied by tenant
17. 100 on frame, shingle roofed barn situated near "Wm Jackson house
18. 100 on the frame, shingle roofed building occupied by tenant and known as "Hampton Brown house"
19. 150 on the frame, shingle roofed building occupied by tenant and known as the "Stoutamire house"
20. 150 on frame shingle roofed tenant dwellings known as the "Murray house"
 - 100 on the frame, shingle roofed barn situated on premises of the "Murry house"
21. 100 on frame, shingle roofed tenant dwelling known as Davis Jackson house
 - 50 on frame, shingled roofed barn on premises of Davis Jackson house
22. 250 on frame shingle roofed tenant dwelling know as Martin house
23. 100 on frame, shingle roofed tenant dwelling known as Abe Brown house
24. 50 on frame, shingle roof barn at Abe Brown house
25. 150 on frame, shingle roofed tenant dwelling known as Owens house
26. 100 on frame, shingle roofed tenant dwelling known as CJ Martin house
27. 100 on frame, on frame, shingle roofed tenant dwelling known as Grice house

28. 50 on frame, barn at Grice house
29. 100 on frame, shingle roofed tenant dwelling known as Solomon Brown house
30. 100 on frame, shingle roofed tenant barn known as the private barn on the premises of Brown house
31. 100 on frame, shingle roofed tenant dwelling known as Russell house
32. 50, barn at Russell house
33. 100 on frame, shingle roofed tenant dwelling known as Vogt house
34. 100, barn at Vogt house
35. 150 on frame, shingle roofed tenant dwelling known as Shepard house, situated on planted of the insured about one mile from Holly Hill
36. 350, on the single story frame shingle roofed dwelling occupied by tenant on the east side of Atlantic Coastline Rail at Bowers
37. 50 on frame, shingle roofed building known as Big Barn number 1
38. 50 on frame, shingle roofed building known as Big Barn number 2
- 39 25, on the frame shingle building known as Small Barn 1
40. 25, on the frame shingle building known as Small Barn 2

It is understood that the four barns above referred to are the only ones of the premises of the above described tenant dwelling

41. 300, on the single story frame shingle roofed dwelling occupied by tenant on the west side of Atlantic Coastline Rail at Bowers
42. 100 on the frame, shingle roofed building occupied as the barn on the premises of the above described tenant dwelling

All of the above described tenant dwellings and barns near same are situated on the plantation of the insured. In consideration of the reduced rate at which this policy is written, it is warranted by the assured that the buildings and additions thereto described in this policy contain no brick on edge, tile, cement or metal flue; and it is further warranted that no such flue shall be erected during the time of the policy.”

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 1039.97

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 33.326802 | Longitude: -80.440916 |
| 2. Latitude: 33.321889 | Longitude: -80.434050 |
| 3. Latitude: 33.321746 | Longitude: -80.424480 |
| 4. Latitude: 33.316689 | Longitude: -80.420317 |
| 5. Latitude: 33.310377 | Longitude: -80.425724 |

6. Latitude: 33.305464	Longitude: -80.429844
7. Latitude: 33.306611	Longitude: -80.435895
8. Latitude: 33.308620	Longitude: -80.441260
9. Latitude: 33.312422	Longitude: -80.439372
10. Latitude: 33.315040	Longitude: -80.445938
11. Latitude: 33.310808	Longitude: -80.448083
12. Latitude: 33.318877	Longitude: -80.454907
13. Latitude: 33.320777	Longitude: -80.452632
14. Latitude: 33.324112	Longitude: -80.455079
15. Latitude: 33.327089	Longitude: -80.449113
16. Latitude: 33.326013	Longitude: -80.448856
17. Latitude: 33.327340	Longitude: -80.447611
18. Latitude: 33.324041	Longitude: -80.444436

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

1. Zone:	Easting:	Northing:
2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting :	Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the McCoy Farmstead is delineated by the thick black line on the map titled "McCoy Farmstead – NRHP Boundary Map." The boundary corresponds to tax parcel 0333-00-02-001-000, which contains the historic buildings, structures, and fields that historically operated as part of the farmstead.

Boundary Justification These boundaries were chosen because they are the original acreage cultivated and settled by the McCoy family in the antebellum era. The acreage is still used for agriculture today. The main buildings of significance are grouped near the center of the trace at the intersection of State/Target Road and Boyer Road.

11. Form Prepared By

name/title: Christina R. Butler
organization: Butler Preservation L.C.
street & number: 6 Hampden Court
city or town: Charleston state: SC zip code: 29403
e-mail c.rae.butler@gmail.com
telephone: 843-469-9623
date: September 12, 2018

Additional Documentation

Submit the following items with the completed form:

- Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs

to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Description of Photograph(s) and number, include description of view indicating direction of camera:

Name of Property: McCoy Farmstead
City or Vicinity: Holly Hill
County: Orangeburg County
State: SC
Name of Photographers: Christina R. Butler and Christe McCoy-Lawrence
Date of Photographs: May 2017- April 2018
Location of Original Digital Files: 307 Boyer Rd. Holly Hill, SC

- 1 of 97: South (front) facade of Building 1 (Main House) facing north
- 2 of 97: Rear (north) façade of Building 1 (Main House) and hyphenated kitchen house, facing south
- 3 of 97: East elevation of Building 1 (Main House) with bay window, facing west
- 4 of 97: West elevation of Building 1 (Main House) facing east
- 5 of 97: Front (south) and side (west) elevation of Building 1 (Main House) in perspective, facing northeast
- 6 of 97: Front/south façade entry doors of main Building 1 (Main House) facing north
- 7 of 97: North/rear façade and west/side façade of Building 1 (Main House) and Building 8 (Pantry) in perspective, facing south east
- 8 of 97: Front/south façade of Building 1 (Main House) with porch, in perspective, facing northeast
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- 16 of 97: Building 1 (Main House) entry hall looking into west parlor on first floor, facing west

- 17 of 97: Building 1 (Main House) entry hall looking into east parlor on first floor, facing east
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- 20 of 97: Building 1 (Main House) First floor east parlor from hall, facing east
- 21 of 97: Building 1 (Main House) First floor east parlor, facing west toward hall
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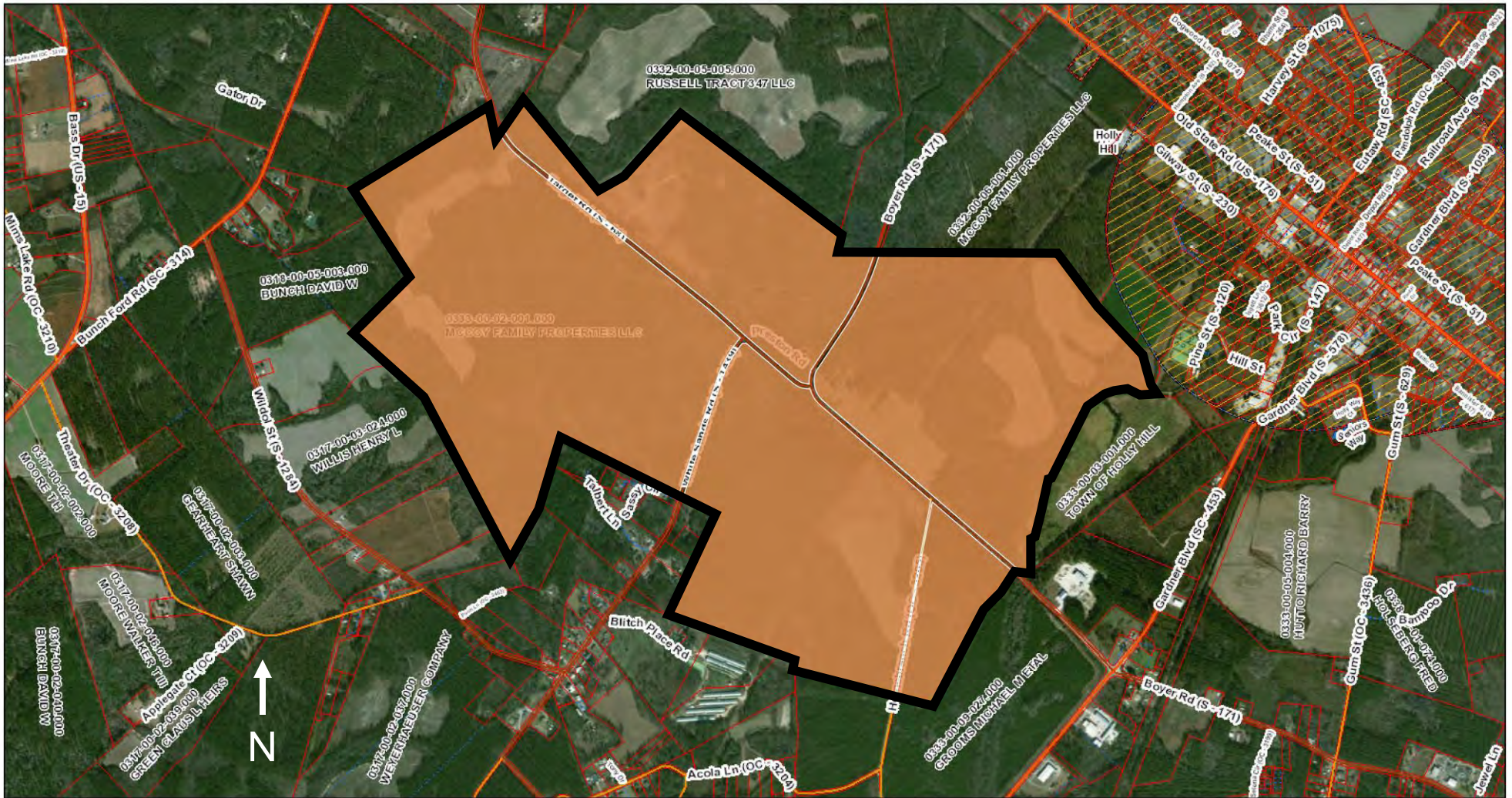
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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

McCoy Farmstead – NRHP Boundary Map



May 26, 2018

Road Network 1:70,000

- Interstates
- Major Roads
- Secondary Roads

Road Network 1:100,000

- Interstates

Parcels

-

City Limits

-

County Roads

-

Major Roads

-

Secondary Roads

-

County Roads

-

Other Roads

-

Major Roads

-

Secondary Roads

-

Property Lines

-

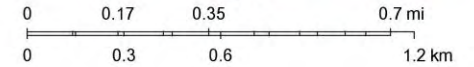
Interior Lot Line

-

City Limits

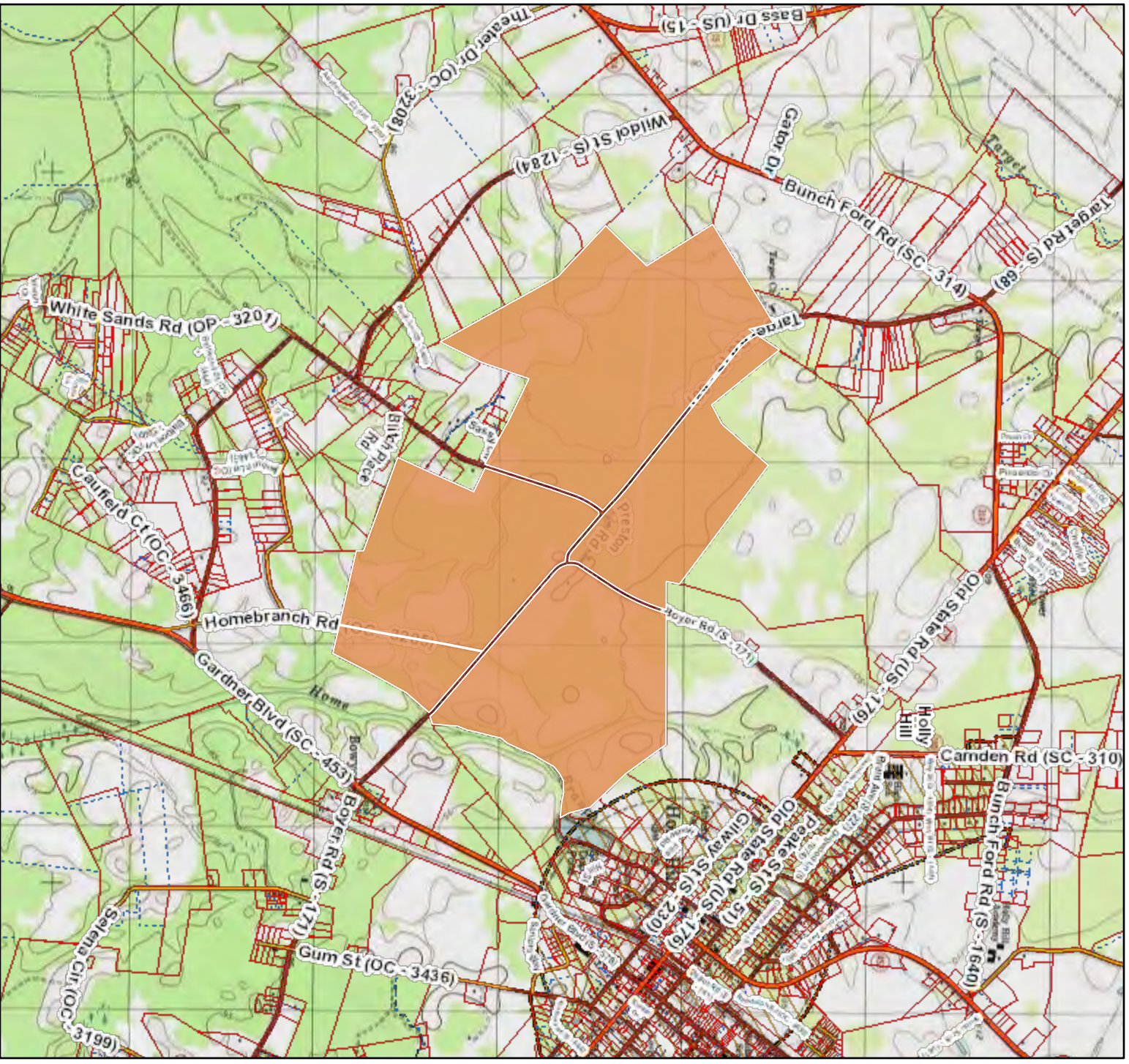
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bill, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Orangeburg County GIS



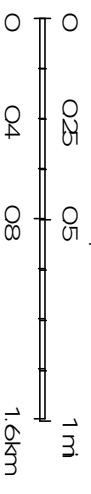
May 30, 2018

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Road Network 1: 70000

Other Roads

Parcels



Interstates

Road Network 1: 100000

Property Lines

Major Roads

Interstates

Property Lines

Secondary Roads

Major Roads

Interior Lot Line

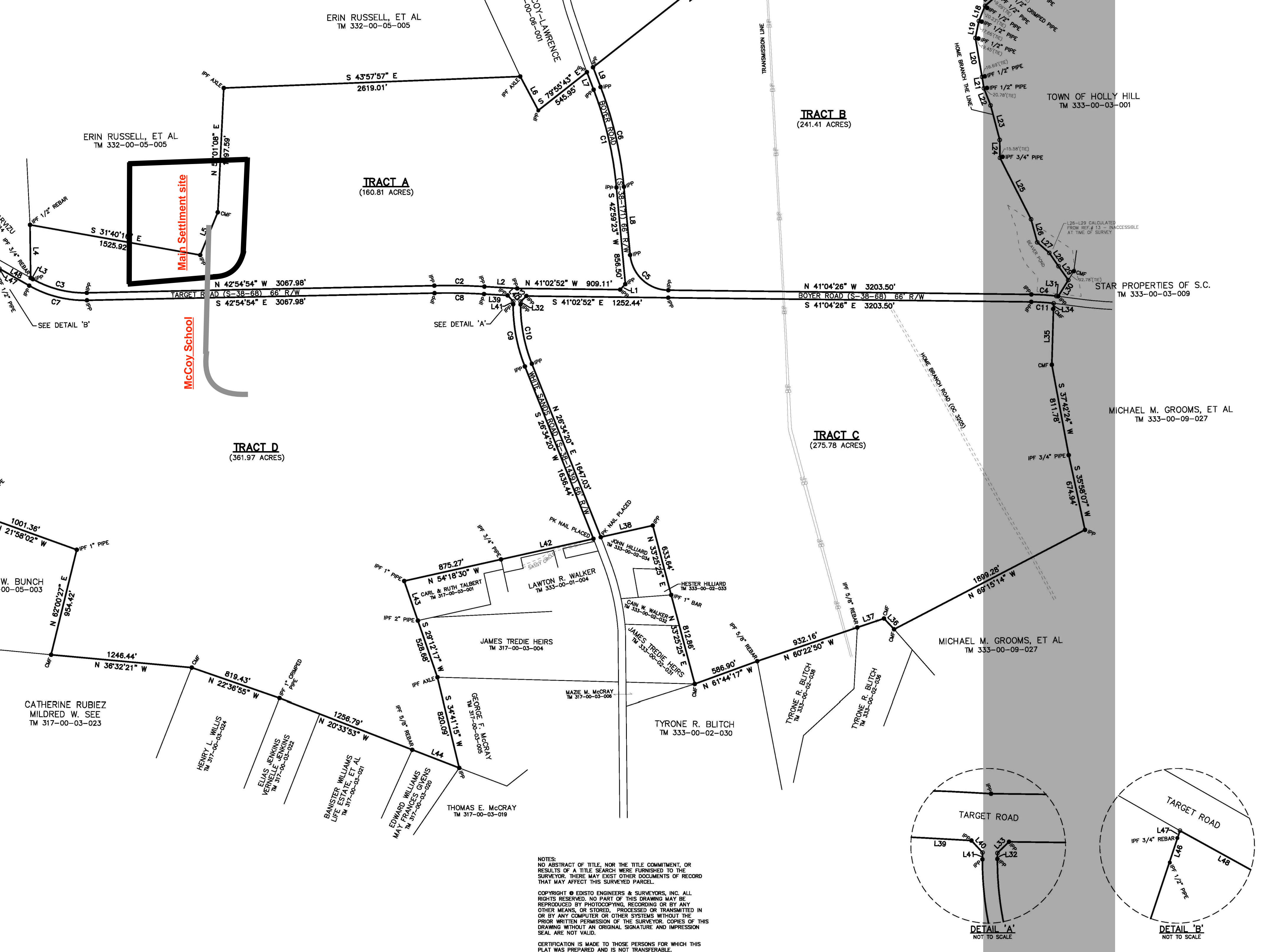
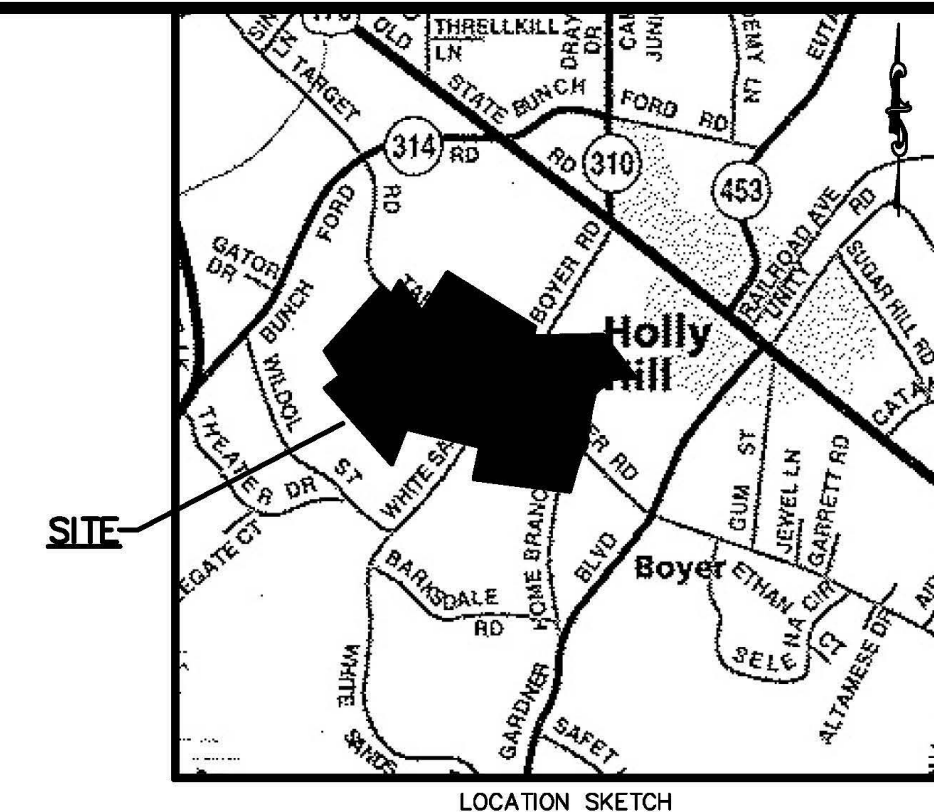
County Roads

Secondary Roads

City Limits

Bill, Copyright © 2013 National Geographic Society, Inc.

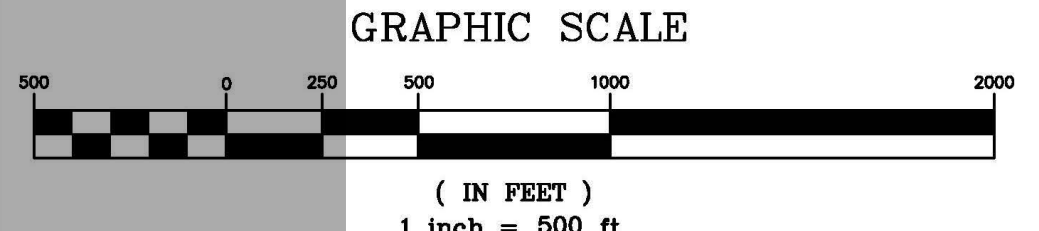
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C1	3241.04'	888.34'	885.56'	S 35°08'15" W	15°42'15"
C2	5762.58'	442.03'	441.92'	N 40°43'03" W	4°23'42"
C3	921.93'	496.65'	490.67'	N 27°28'55" W	3°05'15"
C4	1942.86'	221.09'	220.87'	N 37°48'50" W	6°31'12"
C5	342.71'	502.82'	458.92'	N 00°57'28" E	84°03'49"
C6	3307.04'	906.43'	903.59'	N 35°08'15" E	15°42'15"
C7	987.93'	532.21'	525.80'	S 27°28'55" E	3°05'15"
C8	5696.58'	436.97'	436.88'	S 40°43'03" E	4°23'42"
C9	1465.39'	584.50'	580.63'	S 37°59'56" W	2°25'11"
C10	1399.39'	558.17'	554.48'	N 37°59'56" E	2°25'11"
C11	1876.88'	197.78'	197.69'	S 38°03'18" E	6°02'16"



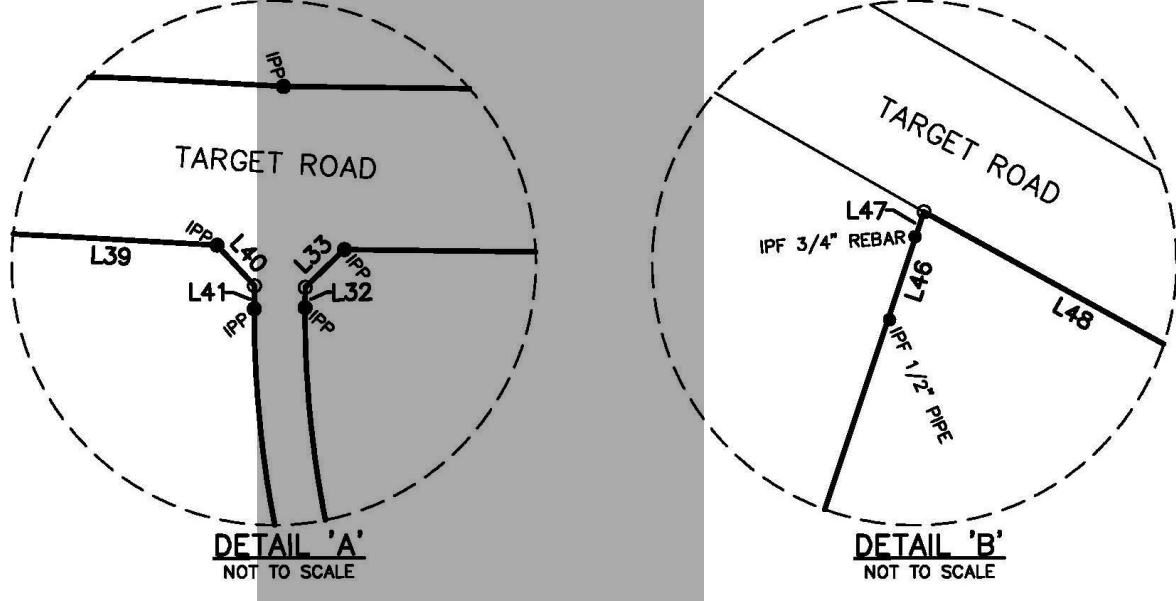
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L1	N 89°01'44" W	66.94'
L2	N 38°31'12" W	290.05'
L3	N 12°02'57" W	23.42'
L4	N 47°38'26" E	467.92'
L5	N 70°31'07" E	407.88'
L6	S 20°18'41" W	335.00'
L7	S 27°17'08" W	166.05'
L8	N 42°59'23" E	604.61'
L9	N 27°17'08" E	186.50'
L10	S 05°17'43" E	313.79'
L11	S 04°43'41" E	66.25'
L12	S 04°49'27" E	15.00'
L13	S 34°56'07" E	190.05'
L14	N 78°35'22" W	243.13'
L15	N 69°57'24" W	208.58'
L16	N 89°39'25" W	62.08'
L17	N 82°20'43" W	150.34'
L18	S 70°17'57" W	143.55'
L19	S 80°05'17" W	152.93'
L20	S 38°26'12" W	348.43'
L21	S 59°12'46" W	102.00'
L22	S 28°54'24" W	162.58'
L23	S 33°33'23" W	314.38'
L24	S 47°17'57" W	158.62'
L25	S 21°23'46" W	607.61'
L26	S 33°17'39" W	210.88'
L27	N 00°28'34" E	141.12'
L28	S 13°32'20" W	143.34'
L29	S 13°02'23" W	149.47'
L30	S 80°06'31" W	168.61'
L31	N 35°41'39" W	17.02'
L32	N 49°25'33" E	2.54'
L33	S 85°48'39" E	71.00'
L34	S 49°54'25" W	43.07'
L35	S 49°54'25" W	498.78'
L36	N 05°03'55" E	130.86'
L37	N 80°19'02" W	248.28'
L38	N 54°18'30" W	470.07'
L39	S 38°31'12" E	208.94'
L40	S 05°27'02" W	71.96'
L41	S 49°25'33" W	3.44'
L42	N 54°18'30" W	835.82'
L43	S 29°13'09" W	369.72'
L44	N 20°38'45" W	444.52'
L45	N 21°18'14" W	395.71'
L46	N 66°33'28" E	26.53'
L47	N 66°33'28" E	8.10'
L48	S 12°02'57" E	303.18'

- REFERENCES:
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 2. A PLAT FOR STAR PROPERTIES OF S.C., LLC BY ASLEY ENGINEERING & SURVEYING, INC. DATED MARCH 3, 2005 RECORDED IN PLAT BOOK 396, PAGE 4.
 3. A PLAT FOR ROY WALKER, INC. BY DONALD J. SMITH, JR., INC. DATED JULY 23, 2003 RECORDED IN PLAT BOOK 0144.
 4. A PLAT FOR T. R. BLITCH BY RICHARDSON LAND SURVEYING DATED AUGUST 10, 1999 RECORDED IN PLAT BOOK C397, PAGE 3.
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 6. A PLAT FOR BANNISTER WILLIAMS BY RICHARDSON LAND SURVEYING DATED APRIL 7, 1989 RECORDED IN PLAT BOOK 67L, PAGE 169.
 7. A PLAT FOR RUTHER TALBERT & CARL TALBERT BY LOWN SURVEYING SERVICES, INC. DATED SEPTEMBER 8, 1988 RECORDED IN PLAT BOOK 68L, PAGE 100.
 8. A PLAT FOR X. O. BUNCH BY H. EXO HILTON, R.L.S. DATED MAY 1988 RECORDED IN PLAT BOOK 68L, PAGE 39.
 9. A PLAT FOR THOMAS W. MURPHY BY LLOYD S. MOORE, JR., R.L.S. DATED SEPTEMBER 5, 1985 RECORDED IN PLAT BOOK 60, PAGE 128.
 10. A PLAT FOR IDEAL BASIC INDUSTRIES, INC. BY ANDREW C. OLLETTE, R.L.S. DATED OCTOBER 2, 1984 RECORDED IN PLAT BOOK 58, PAGES 5-B.
 11. A PLAT FOR TARGET AME CHURCH BY LLOYD S. MOORE, JR., R.L.S. DATED JULY 29, 1977 RECORDED IN PLAT BOOK 45, PAGE 28.
 12. A PLAT FOR THURMAN WALKER BY LLOYD S. MOORE, JR., R.L.S. DATED MARCH 2, 1982 RECORDED IN PLAT BOOK 52, PAGE 75.
 13. A PLAT FOR THE TOWN OF HOLLY HILL BY KIRK N. NIVENS, R.L.S. DATED AUGUST 7, 1978 RECORDED IN PLAT BOOK 50, PAGE 116.
 14. A PLAT FOR THE VICTORIA & HENRY SIMMONS ESTATE BY H. EXO HILTON, R.L.S. DATED JULY 1972 RECORDED IN PLAT BOOK 43, PAGE 70.
 15. A PLAT FOR CANN W. WALKER BY LLOYD S. MOORE, JR., R.L.S. DATED FEBRUARY 28, 1969 RECORDED IN PLAT BOOK 30, PAGE 40.
 16. A PLAT FOR MAZE M. MCGRAY BY LLOYD S. MOORE, JR., R.L.S. DATED SEPTEMBER 22, 1967 RECORDED IN PLAT BOOK 25, PAGE 116.
 17. A PLAT FOR L. W. BLITCH BY E. D. BYERS DATED JULY 28, 1966 RECORDED IN PLAT BOOK 16, PAGE 69.
 18. A PLAT FOR THE ESTATE OF MADORA E. GILMORE BY E. D. BYERS DATED DECEMBER 16, 1954 RECORDED IN PLAT BOOK 5, PAGE 28.
 19. A PLAT FOR TREACIE WILLIAMS BY NEELY J. SMITH, R.L.S. DATED APRIL 1963.
 20. A PLAT FOR C. D. ELLIS BY HOMER R. GREEN, R.L.S. DATED FEBRUARY 7, 1972.
 21. A PLAT FOR J. M. RUSSELL BY G. W. SALLEY, JR., R.L.S. DATED JANUARY 28-FEBRUARY 7, 1946 RECORDED IN PLAT BOOK 7, PAGE 138.
 22. A PLAT FOR J. E. WIGGINS BY N. J. SMITH, R.L.S. DATED JANUARY 1945 RECORDED IN PLAT BOOK 7, PAGE 70.
 23. A PLAT FOR TARGET AME CHURCH BY G. H. HARVEY DATED DECEMBER 28, 1942 RECORDED IN PLAT BOOK 6, PAGE 78.
 24. S.C.D.O.T. HIGHWAY PLANS DOCKET# 38,360 SHEETS 10-12.
 25. S.C.D.O.T. HIGHWAY PLANS DOCKET# 38,859 SHEETS 4-7.

- POWER POLE
- OVERHEAD POWERLINE
- FENCE
- IRON PIN PLACED (5/8" REBAR)
- CONCRETE MONUMENT FOUND
- IRON PIN FOUND
- COMPUTED CORNER



NOTES:
 NO ABSTRACT OF TITLE, NOR THE TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.
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 CERTIFICATION IS MADE TO THOSE PERSONS FOR WHICH THIS PLAT WAS PREPARED AND IS NOT TRANSFERABLE.
 ADJACENT OWNERS SHOWN AS LISTED PER WWW.ORANGEBURGCOUNTY.ORG/ASSESSOR.



REVISIONS	DESCRIPTION

EDISTO ENGINEERS & SURVEYORS, INC.
 P.O. BOX 1725
 ORANGEBURG, SOUTH CAROLINA 29116
 PHONE (803) 536-1104 FAX (803) 531-1815

LOCATION:
 STATE OF SOUTH CAROLINA
 COUNTY OF ORANGEBURG
 HOLLY HILL TOWNSHIP
 TM 333-00-02-001 (2000)
 TM 335-00-00-054 (OLD)

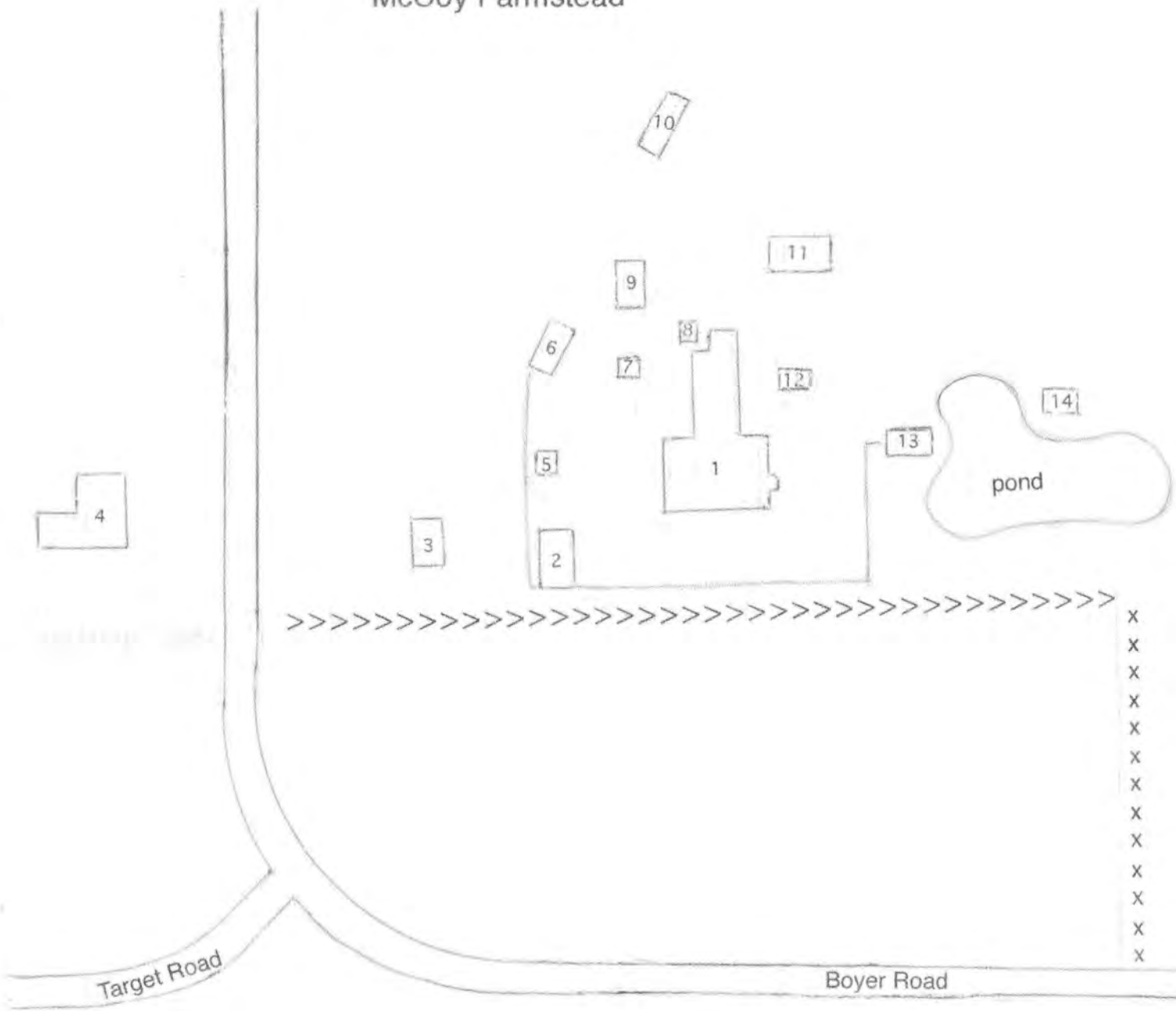
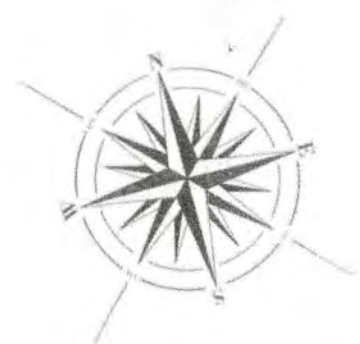
TITLE:
 A
 PLAT
 OF
1039.97 ACRES
 PREPARED FOR: CHRISTE MCCOY-LAWRENCE

SCALE 1" = 500'
 DATE: 2-05-2016
 OFF CK: _____
 FLD CK: _____

SHEET NO.
1 OF 1
 JOB #20354

CLIFTON H. HARPER 080236-1104 J. J. JONES, JR.
 S.C. REG. L.S. NO. 25747 FAX 080236-1815 S.C. REG. L.S. NO. 25442

McCoy Farmstead



Key

- 1. Main house
- 2. Office
- 3. Pea house
- 4. School house
- 5. Flower house
- 6. Washhouse
- 7. Dairy
- 8. Pantry
- 9. Smoke house
- 10. Chicken coop 1
- 11. Lula's house
- 12. Well/pump house
- 13. Potato house
- 14. Chicken coop 2

>>> = original dirt road from Rte. 176 to community of Boyer, now driveway

x x x x = driveway after Boyer Rd. was paved in 1950s

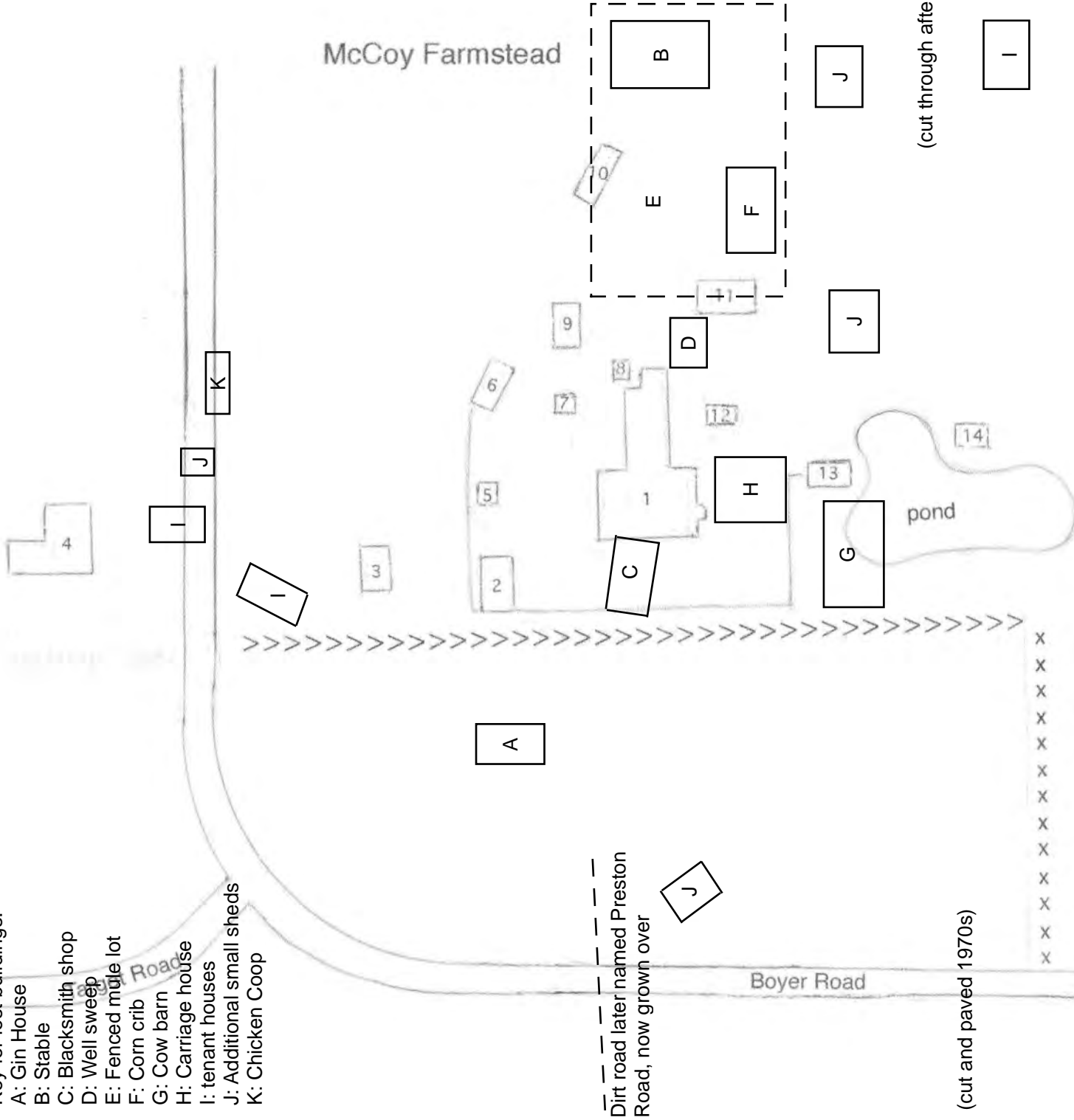
Target Road

Boyer Road

Key for lost buildings:

- A: Gin House
- B: Stable
- C: Blacksmith shop
- D: Well sweep
- E: Fenced mule lot
- F: Corn crib
- G: Cow barn
- H: Carriage house
- I: tenant houses
- J: Additional small sheds
- K: Chicken Coop

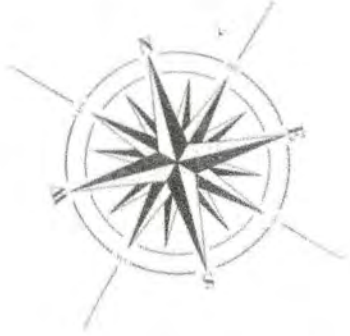
McCoy Farmstead



Dirt road later named Preston Road, now grown over

(cut and paved 1970s)

(cut through after 1953)



Key

1. Main house
2. Office
3. Pea house
4. School house
5. Flower house
6. Washhouse
7. Dairy
8. Pantry
9. Smoke house
10. Chicken coop 1
11. Lula's house
12. Well/pump house
13. Potato house
14. Chicken coop 2

>>> = original dirt road from Rte. 176 to community of Boyer, now driveway

x x x x = driveway after Boyer Rd. was paved in 1950s





































Stop
Always
Where
The stair
So this is
Top:
At the
I'm not
Bottom,
At the
I'm not
It.
Quite like
Stair
Any other
There isn't
Sit.
where I
is a stair
Up the stairs
Halfway























































BY HIS GRACE
We meat
and cannot
of some wad eat
that want it
we have meat
and we cannot
and so the Lord
be thankit































NO
PASSING

110



NO
TRESPASSING











































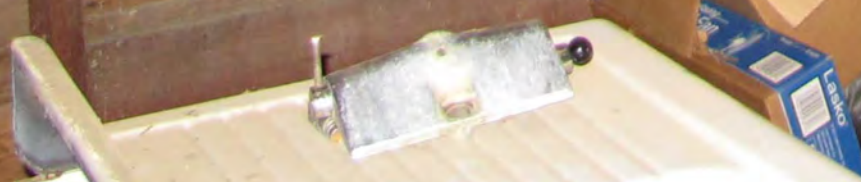






































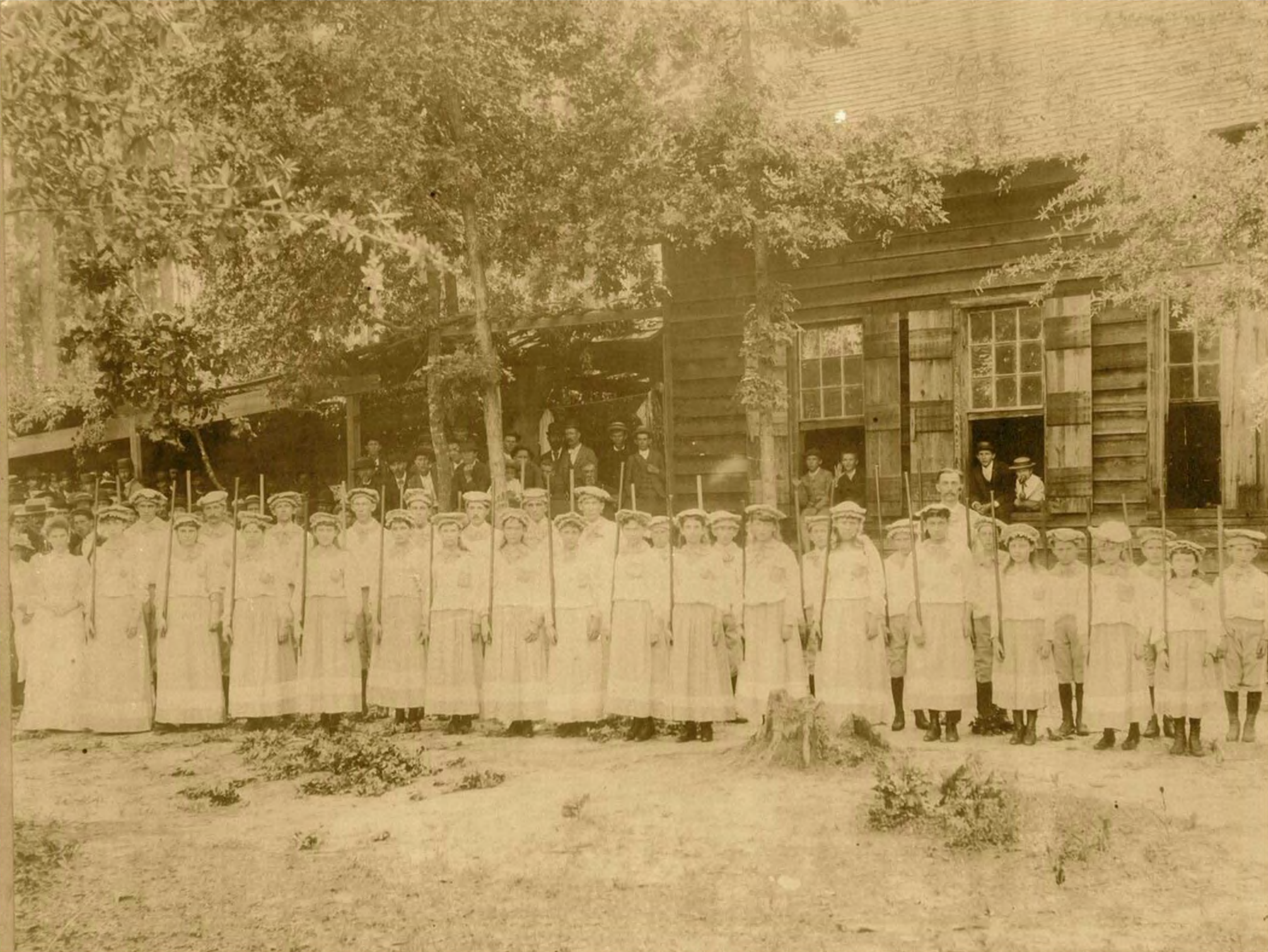


MARVIN SAFE CO.











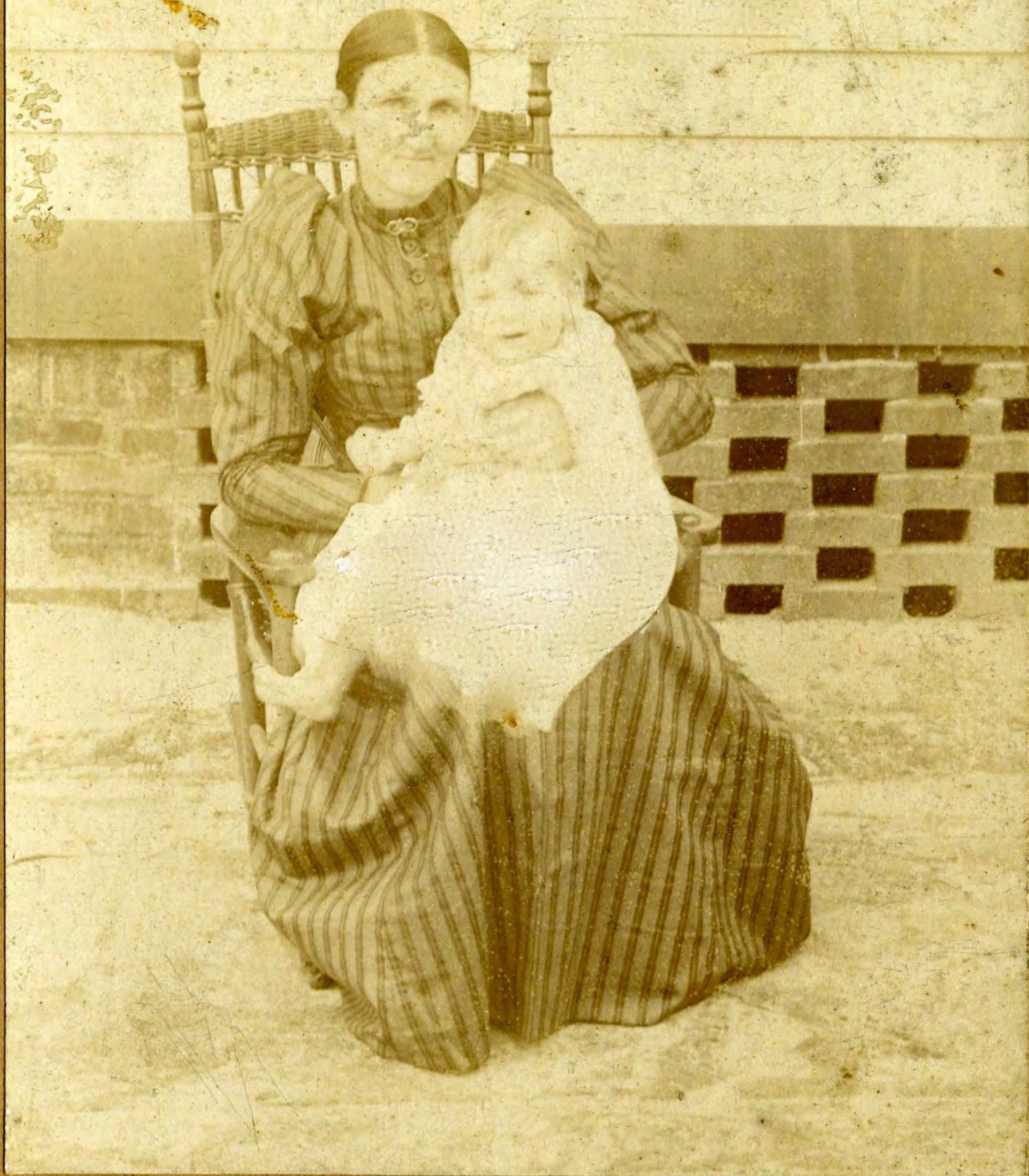








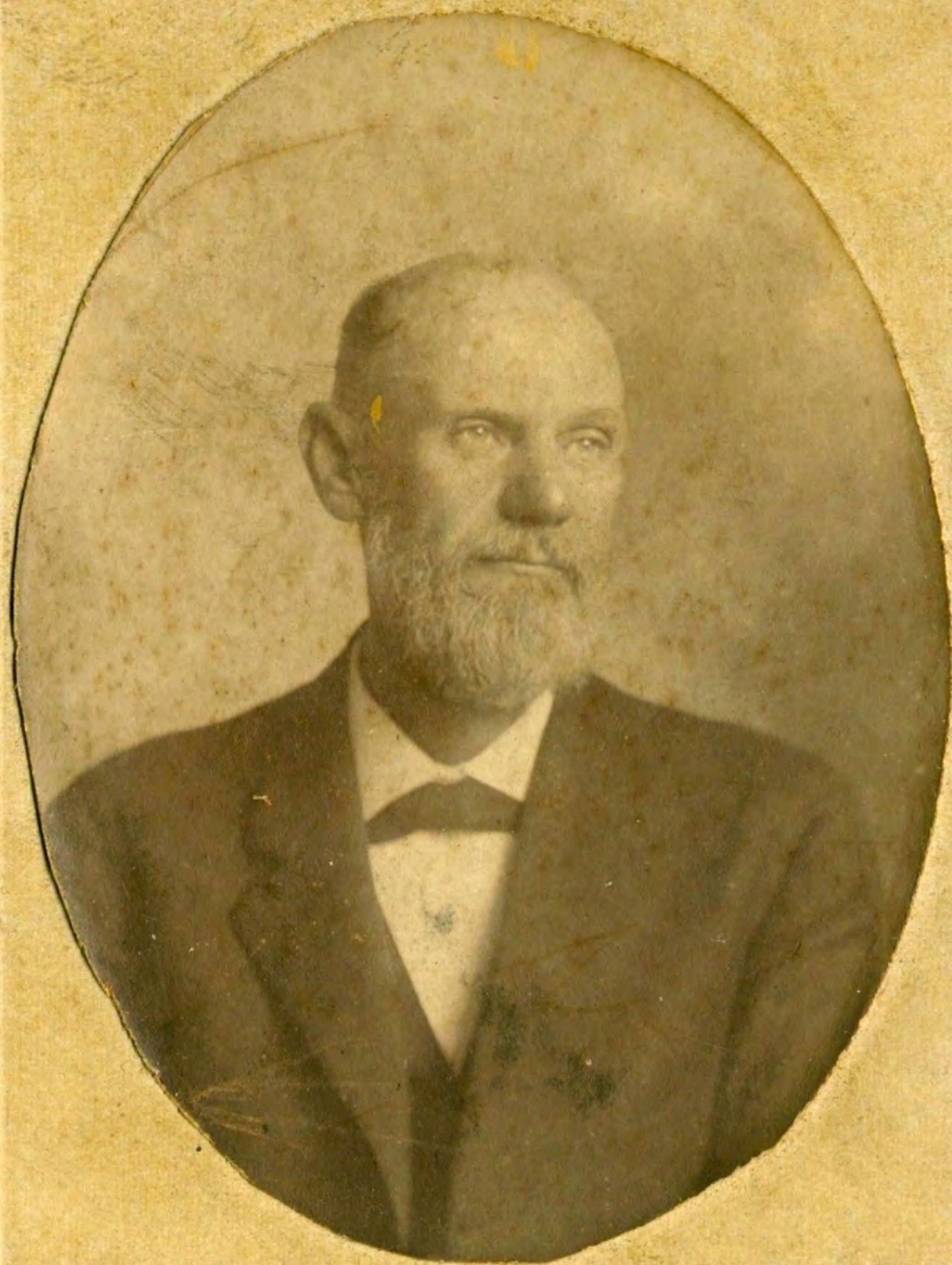




O'Riley's HUSTLER PHOTO STUDIO,

621 KING ST., GROUND FLOOR, CHARLESTON, S. C.









Baker
HENDERSONVILLE,
N.C.







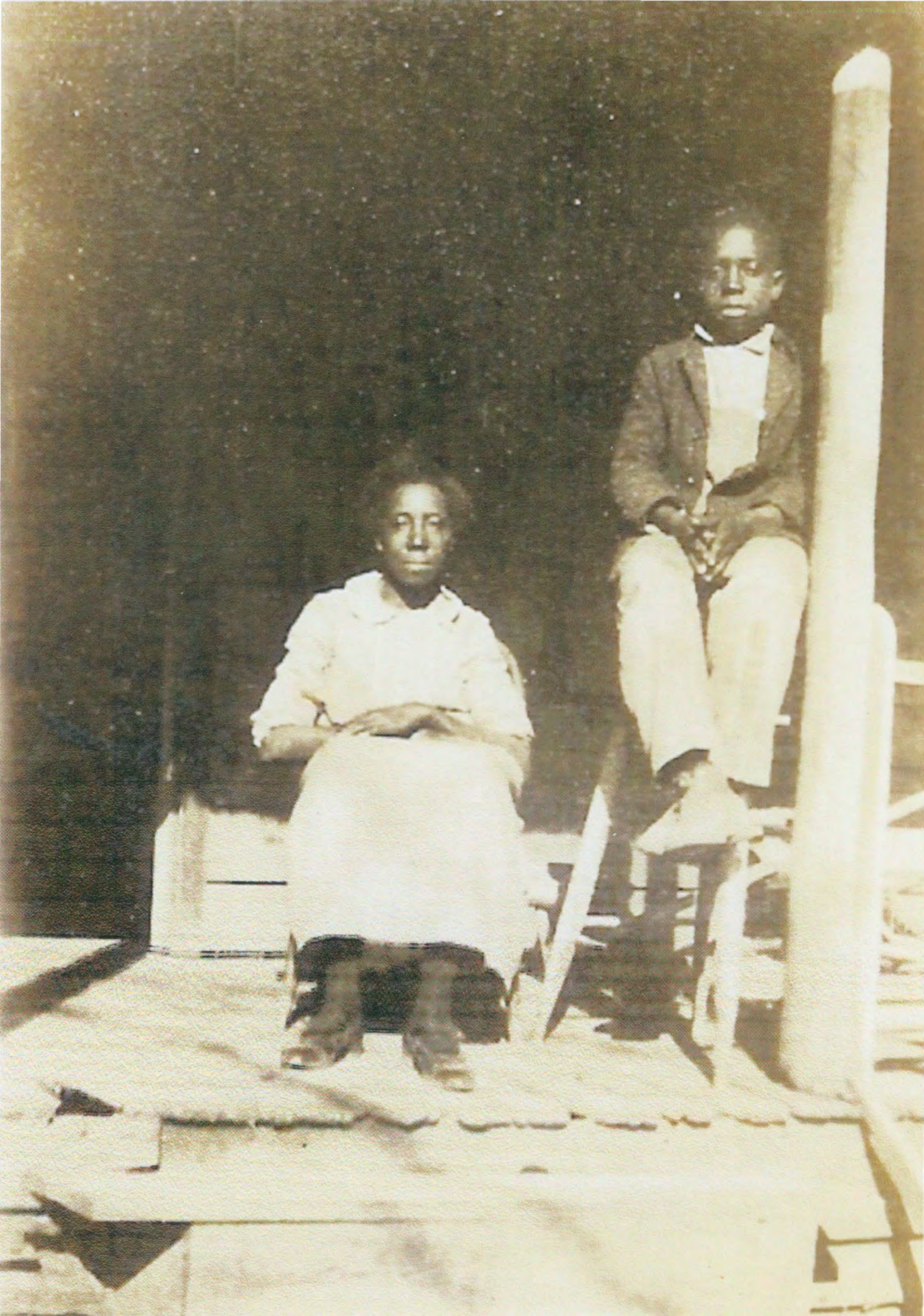


















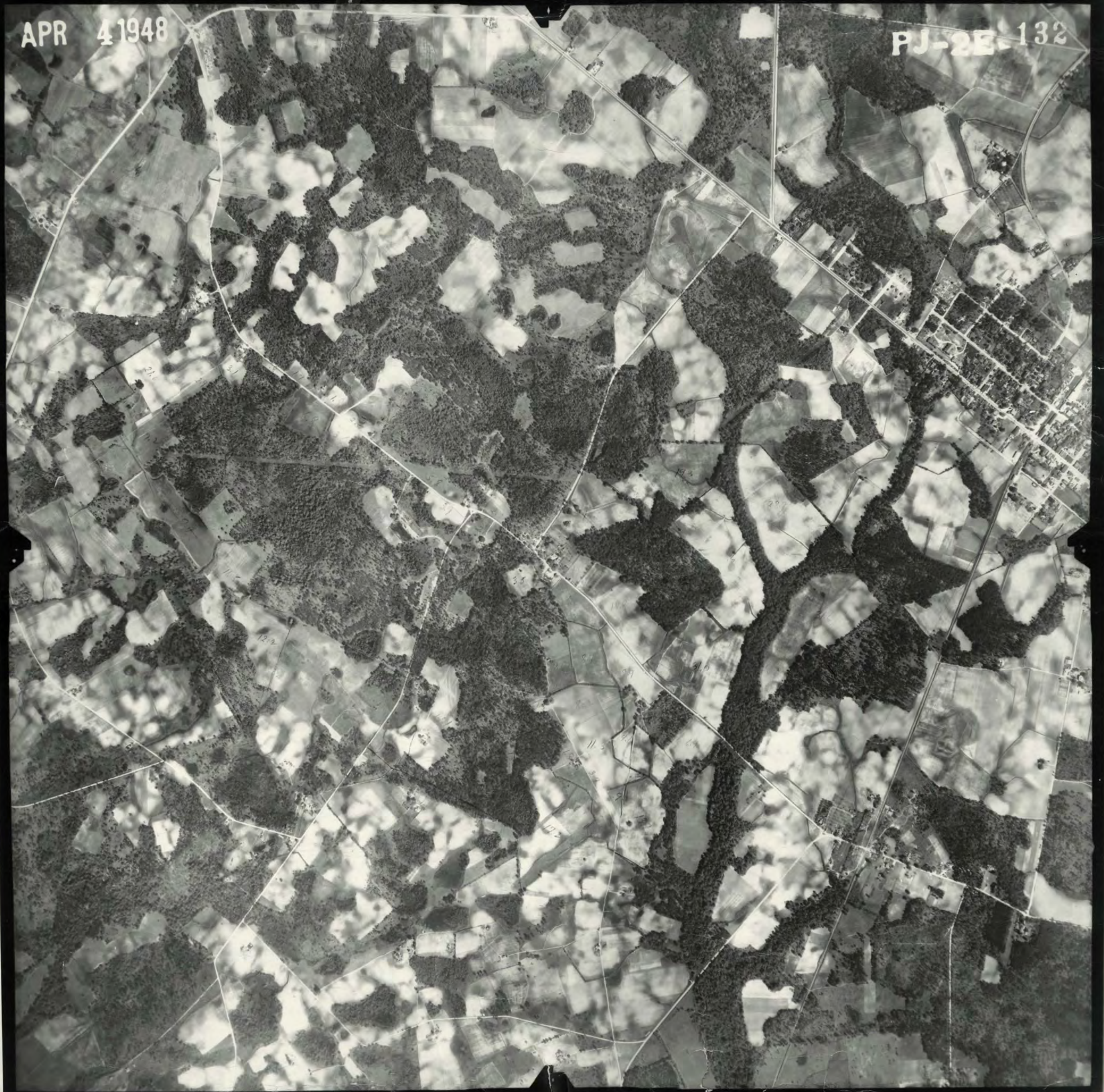






APR 4 1948

PJ-2E-132



4-16 63

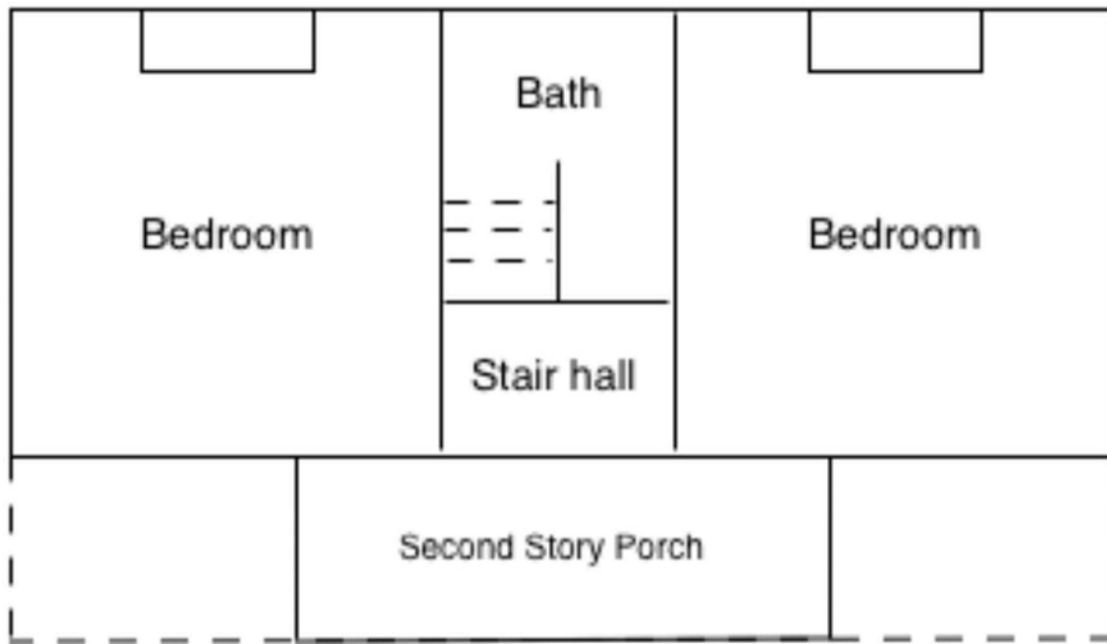
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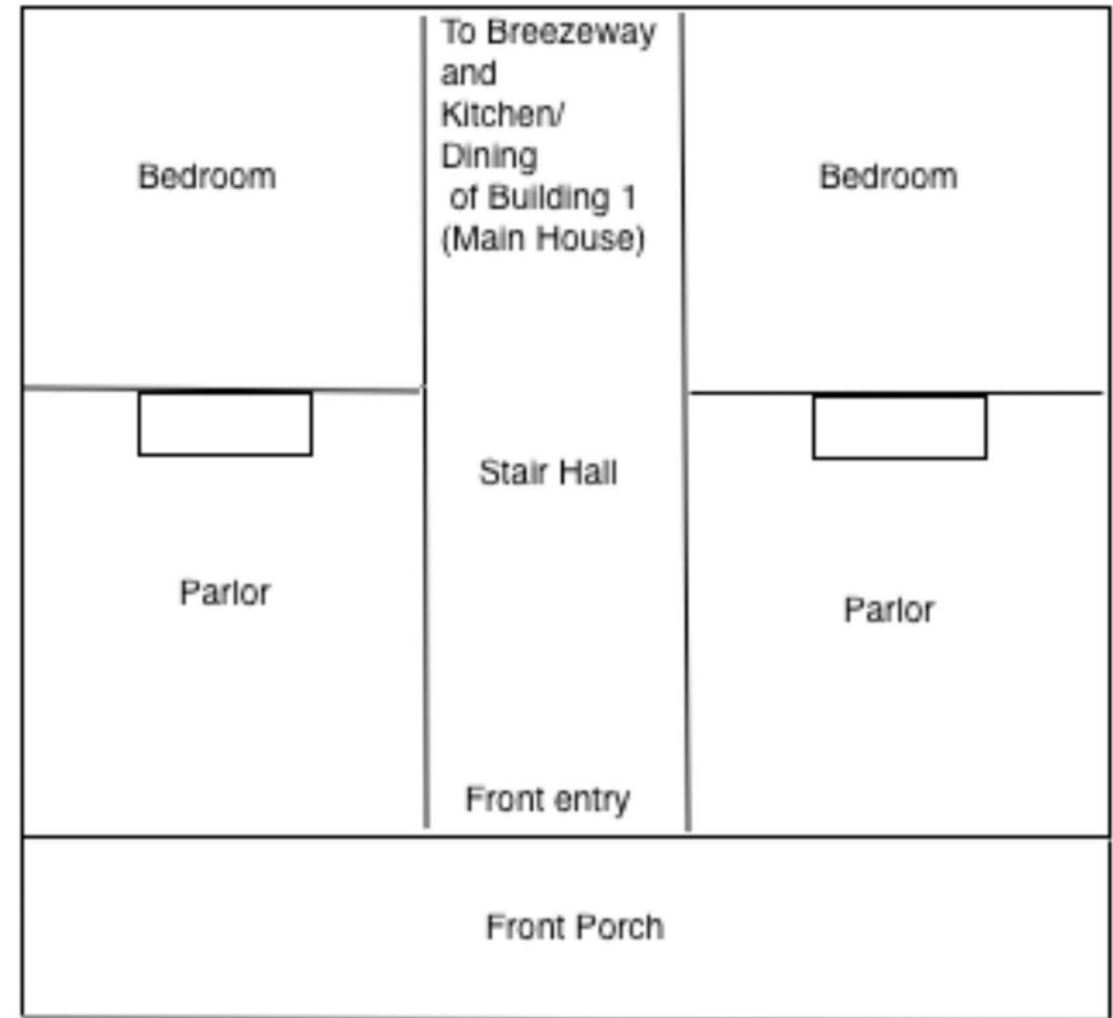
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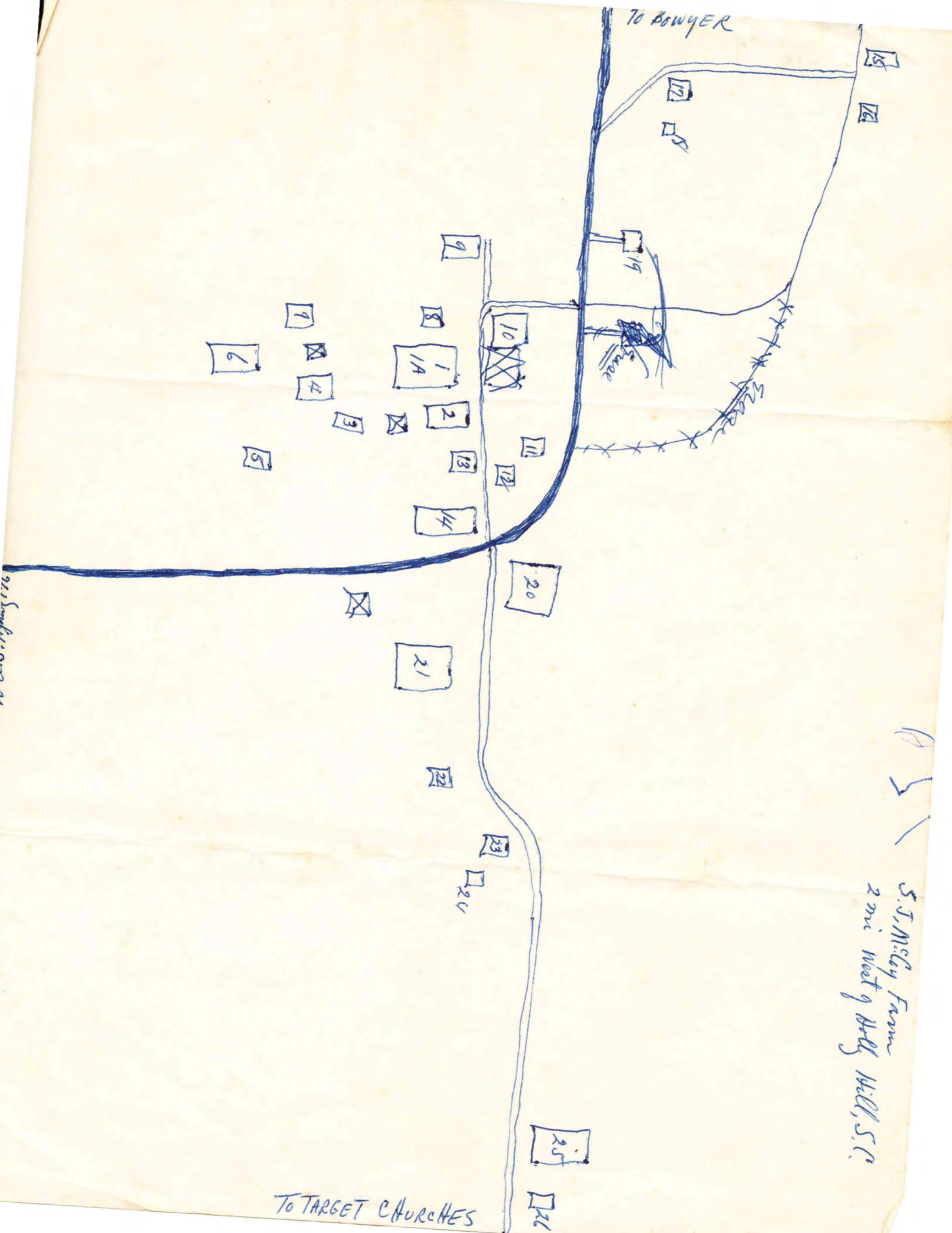




Second Floor of Building 1 (Main House)
McCoy Farmstead



First Floor of Building 1 (Main House)
McCoy Farmstead



S. J. McCloy Farm
 2 mi west of Holly Hill, S.C.

TO TARGET CHURCHES

911 S. J. McCloy Farm

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 12/6/2018 Date of Pending List: 12/28/2018 Date of 16th Day: 1/14/2019 Date of 45th Day: 1/22/2019 Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 1/22/2019 Date

Abstract/Summary Comments:

Recommendation/ Criteria:

Reviewer  Control Unit _____ Discipline _____

Telephone _____ Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



December 3, 2018

Dr. Julie Ernstein
Deputy Keeper of the National Register of Historic Places
National Register of Historic Places
1849 C Street NW, Mail Stop 7228
Washington, DC 20240

Dear Dr. Ernstein:

Enclosed is the National Register nomination for the McCoy Farmstead in Holly Hill vicinity, Orangeburg County, South Carolina. The nomination was approved by the South Carolina State Board of Review as eligible for the National Register of Historic Places under Criterion A and Criterion C at the local level of significance. We are now submitting this nomination for formal review by the National Register staff. The enclosed disk contains the true and correct copy of the nomination for McCoy Farmstead to the National Register of Historic Places.

If I may be of further assistance, please do not hesitate to contact me at the address below, call me at (803) 896-6179 or e-mail me at vharness@scdah.sc.gov.

Sincerely,

A handwritten signature in blue ink, which appears to read "Virginia E. Harness". The signature is written in a cursive style and is positioned to the left of the typed name and title.

Virginia E. Harness
Architectural Historian and National Register Coordinator
State Historic Preservation Office
8301 Parklane Rd.
Columbia, S.C. 29223

1. Residence	Frame, metal	\$10,000
1a. Household goods		2,000
2. Office Bldg & storage	" "	1,000 800
3. Laundry house, storage	" Wood	100
4. Storage	" metal	300
5. "	" "	100
6. Chicken House	" "	300
7. Storage	" "	300
8. "	Brick "	200
9. Barn	Frame Wood	400
10. "	" Wood and Metal	1,000
11. "	" metal	400
12. "	" "	200
13. "	" "	300
14. "	" Wood	1,000 600
15. Tenant House	" metal	400
16. Tobacco barn	" "	600
17. Tenant House	" "	600
18. Barn	" "	100
19. Tenant House	" "	400
20. Barn	" "	1,000 800
21. Tenant House	" "	2,000
22. " "	" "	400
23. " "	" "	400
24. Barn	" "	100
25. Tenant House	" "	2,000
26. Storage	" "	100
		26,000
		24,900

S. J. McLOY FARM
2 mi West of Kelly Hill, S.C.

Holly Hill, S. C. 29059
October 21, 1972

Mr. Harry Whitaker
Orangeburg County Farm Bureau
Broughton Street
Orangeburg, S. C.

Dear Harry:

I am returning enclosed your note of October 11 with the information requested.

I will appreciate it if you will have adjustments made in my policy of my home place here. I enclose the renewal policy and the premium statement.

You will recall that two of my tenant houses burned last winter, and I would want those removed from the policy, of course. My original policy and diagram are in my safe deposit box and this is after banking hours, so I cannot check the numbers. I am sure, however, that one of them is Number 13 on the enclosed schedule, and the other one is either Number 14 or Number 16. I wonder if you would check that against the claim filed and paid last winter, and have the two houses deleted from the schedule.

This will reduce the premium, and I am not paying the premium at this time. Since the due date for the premium is November 5, would you please get this through the mill so that I will not be late with the premium payment? I will certainly appreciate it.

I hope all has been going well with you in this beautiful, dry fall.

Sincerely yours,

S. J. McCoy