

Oakland Plantation  
Name of Property

Aiken County  
County and State

United States Department of the Interior  
National Park Service

## National Register of Historic Places Registration Form

DEC 21 2010

1219

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. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

### 1. Name of Property

historic name Oakland Plantation

other names/site number Glover, Wade, House

### 2. Location

street & number 2930 Storm Branch Road

city or town Beech Island

state South Carolina code SC county Aiken code 003 zip code 29842

X

not for publication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

Elizabeth M. Johnson  
Signature of certifying official/Title

12/17/2010  
Date

State or Federal agency/bureau or Tribal Government

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

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#### 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

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	
3	2	buildings
		sites
		structures
		objects
3	2	Total

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

N/A

**Number of contributing resources previously listed in the National Register**

N/A

#### 6. Function or Use

**Historic Functions**  
(Enter categories from instructions.)

Domestic

Agriculture

**Current Functions**  
(Enter categories from instructions.)

Domestic

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Carolina I-House

### Materials

(Enter categories from instructions.)

foundation: Brick & Stucco

walls: Weatherboard

roof: Tin

other: Asphalt Shingle

### Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### Summary Paragraph

Oakland Plantation is located in the vicinity of Beech Island, Aiken County, South Carolina, midway between Aiken and Augusta, Georgia, on the bluff or plateau east of the Savannah River, on Storm Branch Road one mile southeast of its intersection with Pine Log Road.

The main house, built in 1826, sits on a parcel of 5.06 acres, in a grove of mixed trees. The surroundings beyond the tree border are in pasture. The main house at Oakland is a five-bay, two-story, weatherboard Carolina I-House with end gables, each with a two-story brick chimney. The façade features a full-length one-story gallery measuring 40' x 11', supported by six fluted Doric columns. A ca. 1850 full-length shed porch added to the rear elevation was later enclosed as a finished room, and a ca. 1850 schoolhouse was added to the right-rear elevation ca. 1920. Taken together, the total square footage is approximately 2700 square feet.

Cedar frame the entrance drive and a brick walkway to the portico steps.

The interior exhibits far more detail than the typical plantation or farm house of the early nineteenth century. This includes extensive paneled wainscoting, heart pine flooring throughout, intricate and extensive trim work, and five elaborate mantels. The entrance way is crowned by a graceful and imposing stairway leading from the center hall to the second floor. Two large rooms with elaborately decorated mantels flank the entrance hall (current living room and dining room), and are mirrored on the second floor by two equally large bedrooms, also with decorated mantels. All four rooms possess no less than four nine-over-six pane glass windows, many with original glass.

Two contributing outbuildings and two noncontributing outbuildings are also present on the property. A ca. 1850 frame one-story gable-end dairy house and a ca. 1920 frame one-story gable-end garage contribute to the historic and architectural character of the property. A ca. 1850 frame privy, relocated here from Virginia in the 1990s, and a 2009 frame shed-row horse stable do not contribute to the historic or architectural character of the property.

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The overall complex sits on a plot surrounded by thick stands of trees on three sides with road frontage at the front and open pasture land at the rear.

## Setting

In the colonial era this area was known as the "New Windsor Township," as shown on DeBrahm's 1780 map of South Carolina. The township was on the South Carolina side of the Savannah River opposite Augusta, Georgia. During the western encroachment of the colonies toward the Indian Lands, the British Colonial government had set up twelve townships in South Carolina strategically placed to support the expansion of agricultural and other means of commerce. This same map shows several natural land boundaries of the original Glover family properties, including Town Creek and Big Horse Creek. A subsequent map of Edgefield District (later Edgefield County) produced in 1817-1825 shows a mill on Big Horse Creek under the name A. [Andrew] Glover, the oldest son of Samuel Glover. This is the earliest permanent record of Glover property in the area.

Windsor Township area was part of the Ninety-Six District, which subsequently became Edgefield District in 1785. By the mid-nineteenth century the rural community here had become more populated and was now referred to as "Hammond," as depicted on an 1871 Edgefield County map. This same map not only shows the location of Oakland, but also plots the location of such nearby landmarks as Capers Chapel (ca.1830) and four other plantations owned by Glover descendants. None of these properties are extant in 2010.

## Description

### Main House (1824-1826)

Oakland Plantation is a two-story five-bay gable-end farm house with a Carolina I-House at its core. The definition of an "I-house" as defined in an archaeological report discussing plantations of similar date and style in the Savannah River basin, is "a two story dwelling originating from a classical, colonial period Georgian dwelling with central hallway, symmetrical plan with paired chimneys . . . the I-house is one room deep which differentiates it from the two room deep original Georgian plan, therefore it appears to be a folk simplification of Georgian elements. . . . [and an I-house with later alterations, such as the house at Oakland] typically has a rear shed extension."<sup>1</sup> Oakland was built in 1824-1826 by Wade Glover and is a virtually intact and remarkably preserved example of an early nineteenth-century Carolina I-house with minimal mid-nineteenth century and early twentieth-century additions and alterations.

The exterior is clad in weatherboard with a brick pier foundation with a stucco skirt added in the 1990s. A fish-scale tin roof covers the main (original) section of the house and a pair of two story brick chimneys defines each gable end. All bricks are soft hand-made and laid in American bond.

<sup>1</sup> Melanie A. Cabac and Mark D. Groover, *Plantations Without Pillars: Archaeology, Wealth and Material Life at Bush Hill*. Volume 1, Context and Interpretation, Savannah River Archaeological Research Papers, Number 11, Occasional Papers of the Savannah River Archaeological Research Program (Columbia: South Carolina Institute of Archaeology and Anthropology, University of South Carolina, 2004), pp. 8-50.



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The front façade exhibits a one story full length gallery measuring 40' x 11' and topped by a flat shingled roof and supported by six fluted wood columns of the Doric order. The gallery is surrounded on three sides with a railing of turned balustrades, a tongue and groove wood floor and a bead board ceiling. Half columns attach the gallery to the main block. A flight of four wooden steps lead up to the gallery with balustrades repeating the form on the gallery. The front wall of the house within the gallery is sheathed in a wide flush board and the gallery is beaded board. The main block measures 40' x 22'.

Four nine-over-nine windows with louvered shutters flank the front entry. It is noteworthy that original glass panes exist in these windows and the majority of the windows at Oakland. The principal entrance is located at the center of the main block on the gallery and is accessed through a paneled door. The door is flanked by side lights and a transom. The door exhibits a brass door knocker with the engraved date "1826." The entry hall exhibits a plaster 48"-diameter ceiling medallion depicting tobacco leaves, grape vines and cotton blossoms. Plaster fluted crown molding encircles the front portion of the entry.

Visible on the front elevation to the right and attached to the rear of the main block of the house is the ca. 1850 plantation schoolhouse attached to the house ca. 1920. It is clad in weatherboard with two windows, one original with a simple shutter and one weatherclad replacement wood window. The original window was deteriorated beyond repair. The roof on this portion is asphalt shingle. Its use, when initially added, was as a kitchen integral to the house when the original exterior kitchen house dependency became impractical for continued use.

The left elevation is composed of the two-story main block with a two-story brick chimney on the gable end with three nine-over-nine windows, one on the first level and two on the second, all with louvered shutters and flanking the chimney. The striking element of the left elevation is the one-story Greek Revival porch with pediment gable front and four tapered Doric columns. The style of this porch indicates that this was a mid-nineteenth century addition. Additionally, two half columns connect to the house and the porch and connecting stairs exhibit straight balusters. A one story portion of the chimney is located within the porch. A flight of seven wooden steps leads up to the porch. A simple pine door located on the porch leads to the interior of the main block, specifically the original birthing bedroom, subsequently used as the formal dining room. The left elevation also exhibits the end of a one-story shed room at the rear of the main block. One nine-over-six window with louvered shutters is situated at this end of the shed room. Also visible and located at the far end of the shed room is the former plantation office with a one-story chimney and one nine-over-nine window flanked by a pair of louvered shutters. The paneled external entry door to the office is also located off this back porch and is reached by ascending a set of six wooden steps to the small porch made of tongue and groove floor. A beaded board ceiling and a four-section railing on the exterior two sides are supported by forty-one straight balustrades. The office exterior is clad in weatherboard with an asphalt shingle roof.

The right elevation with a gabled end on the main block and a two-story chimney is flanked by a pair of nine-over-nine windows on the first floor and an additional pair on the second floor. Shutters are

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present on all windows. This elevation also exhibits the addition of the plantation school house to the rear of the main block. The addition is a one-story gable end weatherboard structure on brick piers with stucco skirt. This elevation shows a three-over-three window, with a one-piece rustic shutter. This section has an asphalt shingle roof.

The rear elevation exhibits the full-length shed room attached to the rear of the main block with the plantation office attached perpendicular to the shed porch line. This porch is referred to as the rear porch. A pair of paneled doors provide access to the former shed interior, now an enclosed family room. The rear of the plantation office holds one nine-over-nine window and attached louvered shutters. The rear of the schoolhouse addition exhibits one six-over-six wood replacement window. The left rear of the shed room exhibits three windows, one nine-over-six and two six-over-six. A brick one-story chimney existed between the two smaller windows at one time and when removed was replaced with weatherboard. The original outline is visible.

The second story of the main block is visible above the shed roof and contains an original nine-over-six window with louvered shutters. This window is centered on the second floor landing above the central hall. Two identical windows one on either side were removed over time in each of the upper floor bedrooms to accommodate the introduction of closets and bath facilities. This was accomplished without denigrating the exterior weatherboard appearance nor the esthetics of the interior trim such as crown molding, chair-rail and wide baseboards.

The interior of Oakland displays the typical symmetry of an I-house with a central hall plan. All floors are original wide-plank heart-pine and walls are plaster and wall board. The center hall on both levels is flanked by two-over-two-rooms of almost identical size, with original chimneypieces and mantels. Wainscoting surrounds all rooms and flows up the stairway to the second level. The stair ascends first with ten stairs to a 4' x 4' landing, turns and climbs three stairs to a second smaller landing, and turns once again and continues to the second level with three additional stairs. Of particular note is a heart-pine chair rail embedded in the plaster wall crowing the top of the wainscoting on the stairway and in the entry hall. Ascending the center hall stairs leads to the upper 9' x 12' landing and sitting area. Two bedrooms flank the sitting area, both with original chimneypieces and mantels. Both rooms are accessed through six panel doors on double hinges.

The first floor central hall leads to the rear shed room through what was originally a rear exterior door leading to the shed area. Access to the office and schoolhouse additions is through the now-enclosed shed room through separate doorways. The shed room and office contain original chimneypieces and wainscoting. We can be fairly certain the original shed was open because the current owners were faced with an interior window on the wall separating the shed room from the main block. The window has since been removed and the wall repaired. An additional window existed at the right end of the shed room, probably placed there when the shed room was enclosed ca. 1850 and used as a dining room. The window was subsequently removed and transformed to a bookcase probably at the same time the office and the schoolhouse were mated with the enclosed shed-room. Next to the current bookcase is a large six-panel door which originally led to the outside kitchen house but now leads into a portion of the old schoolhouse and its current use as a laundry room.

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## Contributing Outbuildings

**Dairy House (ca. 1850):** The Dairy House is positioned to the left rear of the main house. It is a small one story weatherboard gable end structure with central door that dates from the late nineteenth century. It measures 15' x 15'. The sides contain slatted openings at mid-height which are protected by overhangs. The interior is paneled in horizontal pine boards with a pine floor and contains a shelf running around three sides just below the slatted openings. Three wooden steps lead to the door which is a sawbuck style.

**Garage (ca. 1920):** The Garage/Carriage House is located to the approximately 120' off the right side of the main house. It is an early twentieth century weatherboard building with a standing seam tin roof and a similarly roofed lean-to attached. The double front door on the gable end is of a saw buck style.

## Noncontributing Outbuildings

**Privy (ca. 1850, relocated to Oakland in the 1990s):** This privy, originally on a plantation in Virginia is located 200' to the right rear of the main house. It is a one story weatherboard with gable end shake roof and center door entry. The interior is pine board with a three holed "sitting area" along the rear wall. The original construction date is unknown, but presumed to be antebellum. The building was restored and relocated to Oakland in the 1990s by previous owners, and no records remain of its original location or construction date.

**Shed-Row Horse Stable (2009):** This stable is positioned 150' to the left rear of the house. It is built of pine board tongue-and-groove construction, with two stalls, a tack room and a feed room, with a standing seam metal roof.

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## 8. Statement of Significance

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### 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.)

Property is:

- ☐ 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.)

Architecture

### Period of Significance

1826-ca. 1920

### Significant Dates

1826

ca. 1850

ca. 1920

### Significant Person

(Complete only if Criterion B is marked above.)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

### Period of Significance (justification)

The Period of Significance covers the dates from the completion of the main house in 1826 to ca. 1920, the date of the last major renovation (the addition of the ca. 1850 schoolhouse) and the date of construction of the garage.

### Criteria Considerations (explanation, if necessary)

### Statement of Significance Summary Paragraph

(provide a summary paragraph that includes level of significance and applicable criteria)

Oakland represents a prime example of a rural nineteenth century South Carolina farmhouse, the Carolina I-House. Both interior and exterior details and style showcase the excellent craftsmanship and talent of largely slave labor. The qualities of early nineteenth century materials attest to its survival into this century. The home remains true to its original plan and is one of a few examples of its type in Aiken County.



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

**Architecture**

Oakland's architectural origins lie in its symmetrical and balanced style. Due to its central hall two-over-two floor plan with gable-end chimneys, one-story gallery on the facade, and shed room on the rear elevation, it can be classified as a Carolina I-House. A weatherboard exterior and nine-over-nine windows, most of which are original, also contribute to its status as an excellent example of a rural Carolina plantation house. Interior details and construction methods exhibit outstanding craftsmanship of the early-to-mid nineteenth century. Handsome hand-carved mantels, trim work, an elegant stairway, heart pine floors, and a plaster ceiling medallion exhibit detail not usually seen in a rural South Carolina farm house, indicating the educated taste of its builder.

**Developmental history/additional historic context information** (if appropriate)

Oakland, built by planter Wade Glover (1798/9-1859) in 1826, was maintained by the Glover family for more than one hundred and forty years, or for six generations, until the death of the last Glover descendants to live in the house (three elderly sisters, Lyla, Willye, and Effie Glover, died in 1964, 1970 and 1977 respectively). After a few years of neglect the house and property was sold out of the family in 1983.

In 1786 Samuel Glover was granted 640 acres of land on Big Horse Creek in the New Windsor Township of Edgefield District. The 1790 United States Census lists him with four sons, two daughters and one slave. Upon his death in 1802, the land was divided among his four sons. Andrew Glover (1762-1822) inherited the tract where Oakland is located.

This tract was passed on to Andrew Glover's younger brother Wade in 1824. Wade married Caroline Cox of Georgia in 1825, and he and his new bride lived in a small cottage on the Oakland property while the main house was under construction in 1825-26. The house was completed in time for Caroline to give birth to the first of the Glovers' twelve children<sup>2</sup> in what was then the master bedroom on the first floor and is now (2010) the dining room.

Wade Glover, who was listed as a "Farmer" in the 1850 United States Census, was a planter of more than average means, in the context of South Carolina and the antebellum South. His total real estate holdings were valued at \$40,000, and he owned fifty slaves ranging in age from 10 to 60 when most slaveholders owned fewer than 10 slaves.

In 1850 Oakland contained 200 improved acres and 500 unimproved acres, the total valued at \$12,000. An adjacent plantation or farm, managed for Glover by an agent, contained 600 improved acres and 2,400 unimproved acres, the total valued at \$1,500. In 1850 both farms had several

<sup>2</sup> John C. Glover, *Glover Family Genealogy* (N.P.: n.p., 1987), on file at the Old Edgefield District Genealogical Society, Edgefield, S.C., hereafter cited as *Glover Family Genealogy*, pp. 8-9. The Glovers' twelve children were John W. (1826-1905), Barney (1828-1902), Caroline Elizabeth (1830-1910), Colleton (1832-1890), Wade, Jr. (1834-1905), Madison (1836-1862), Whitfield (1838-?), Virginia M.C. (1840-1847), Christopher (1842-1909), Mary Ella (1845-1901), Pierce Butler (1847-1914), and Ann Helen (1849-?).

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horses, asses or mules, milk cows, oxen and other cattle, sheep, and pigs, valued at \$17,000, and raised both cash and subsistence crops in varying quantities such as cotton, wheat, Indian corn, oats, peas and beans, Irish potatoes, and sweet potatoes. Though Glover did not grow cotton at Oakland his adjacent farm produced thirty-five 400-pound bales of cotton the previous year. Oakland and the adjacent farm also produced modest quantities of butter and wool, and generated additional modest income from pigs sold for slaughter, valued at \$1,400. Glover also owned a saw and grist mill in the area, which was valued at \$8,000, employed five white laborers, and produced 100,000 feet of lumber and 400 bushels of corn meal and flour the previous year, generating an additional modest income valued at \$1,600.<sup>3</sup>

Wade Glover died December 4, 1859 at the age of 61, leaving Oakland and the rest of his real estate and personal property to his widow Caroline. A friend eulogized Glover as a man

whom to know is to admire and respect, if not to love. . . Mr. Glover, at the time of his death, was one of the largest landowners in the state, owning over 20,000 acres of land, all of which was more or less valuable for timber or planting purposes. Besides this, he owned a number of slaves and a large amount of personal property and although possessed of this great wealth, as has been said, he did not attempt to exercise a personal influence outside of his own domain. But here he was a monarch and a more humane, just, liberal, generous, kind, charitable, lenient, considerate and hospitable monarch rarely ever existed. . . . So large a space did he occupy in these aspects during his life time that it is at his death a void was left which probably will never be filled again by any one many in this part of the country.<sup>4</sup>

He is buried at the Glover Family Cemetery not far from Oakland, on Pine Log Road near Capers Chapel United Methodist Church.

Oakland eventually passed to Wade and Caroline Cox Glover's eleventh child and youngest son Pierce Butler Glover (1847-1914), and then from him to his three daughters Lyla (1882-1964), Wyllie (1884-1970), and Effie (1890-1977), who were the last family members to live in the house, using kerosene oil lamps for light and a wood-burning stove for cooking. The Glover sisters were interviewed by Susan Huntemann for the *County Independent* (Aiken, S.C.), July 5, 1961, and reminiscenced about growing up at Oakland at the end of the nineteenth century and living there through the middle of the twentieth century.<sup>5</sup>

In 1983 Edward N. Boland, executor of Effie Glover's estate, sold the house and 5.05 acre-tract on which it sits out of family hands for the first time since Samuel Glover had acquired it one hundred and ninety-seven years earlier in 1786, just after the American Revolution. Owners since have been Barry and Brenda DeLoche, 1983-1987; Wilton and Cheri Lee, 1987-1990; John and Anne Suich, 1990-2004; Christopher Fair, 2004-2007; Edward Bernard, 2007-2009; and Roderick J. and Joan M. Lenahan, 2009-present. The Suichs renovated the main house, and the Lenahans completed interior renovations in 2009-2010.

<sup>3</sup> Seventh United States Census, 1850, Edgefield District, South Carolina: Population Schedules, Agricultural Schedules, Industrial Schedules, and Slave Schedules, South Carolina Department of Archives and History, Columbia, S.C.

<sup>4</sup> Anonymous, "Wade Glover" [ca. 1860], reprinted in Glover, *Glover Family Genealogy*, pp. 7-8.

<sup>5</sup> *County Independent* (Aiken, S.C.), July 5, 1961, copy in the possession of Roderick J. Lenahan, Oakland Plantation, Beech Island, S.C.

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## 9. Major Bibliographical References

### 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** Approximately 5.06 acres

Do not include previously listed resource acreage.)

### UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>17</u> Zone	<u>422193</u> Easting	<u>3701285</u> Northing
2	<u>17</u> Zone	<u>422138</u> Easting	<u>3701160</u> Northing

3	<u>17</u> Zone	<u>422036</u> Easting	<u>3701207</u> Northing
4	<u>17</u> Zone	<u>422087</u> Easting	<u>3701347</u> Northing

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

The boundary of the nominated property is shown as the black line marked "Oakland Plantation" on the accompanying Aiken County Tax Map, Parcel 054-06-01-005, drawn at a scale of 1" = 100'.

### Boundary Justification (Explain why the boundaries were selected.)

The boundary of the nominated property is restricted to the historic main house, contributing dairy house, contributing garage, and noncontributing privy and shed-row horse stable, and the parcel on which they are located.

## 11. Form Prepared By

name/title Roderick J. Lenahan, with the assistance of the SHPO staff  
Organization \_\_\_\_\_ Date 16 December 2010  
street & number 2930 Storm Branch Road telephone (803) 827-1135  
city or town Beech Island State SC zip code 29842  
e-mail Lenahans3@msn.com



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### Additional Documentation

Submit the following items with the completed form:

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

### Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Oakland Plantation  
City or Vicinity: Beech Island  
County: Aiken  
State: South Carolina

Photographer: Roderick J. Lenahan  
Date Photographed: 24 March 2010, 5 May 2010

Photographer: Andrew W. Chandler  
Date Photographed: 7 October 2010

1. Facade, north elevation
2. Northwest oblique
3. Northeast oblique
4. East elevation
5. Classical portico [Ladies Porch], east elevation
6. Southwest elevation with attached schoolhouse wing
7. South elevation [rear ell with engaged porch]
8. Detail of roof's pressed metal shingles and chimney [northeast corner]
9. Detail of end of log floor sill/plate [west elevation near chimney]
10. Detail of front entrance into central stair hall
11. Detail of nine-over-nine windows within east side of front porch
12. Detail of scrolling on stair carriage
13. Detail of reeded crown molding return above staircase, central stair hall, 1st floor
14. Detail of reeded crown molding in front corner of stair hall, 1st floor
15. Federal mantel with sunburst and candle gougework, parlor [west front room]
16. Detail of sunbursts and candle molding gougework, parlor [west front room]
17. Detail of center sunburst and candle molding gougework, parlor [west front room]
18. Detail of staircase landing window with reeded surround and sill
19. Detail of Dining Room mantel
20. Detail of mantel, Rear Shed Room
21. Detail of mantel, Master Bedroom [rear ell]

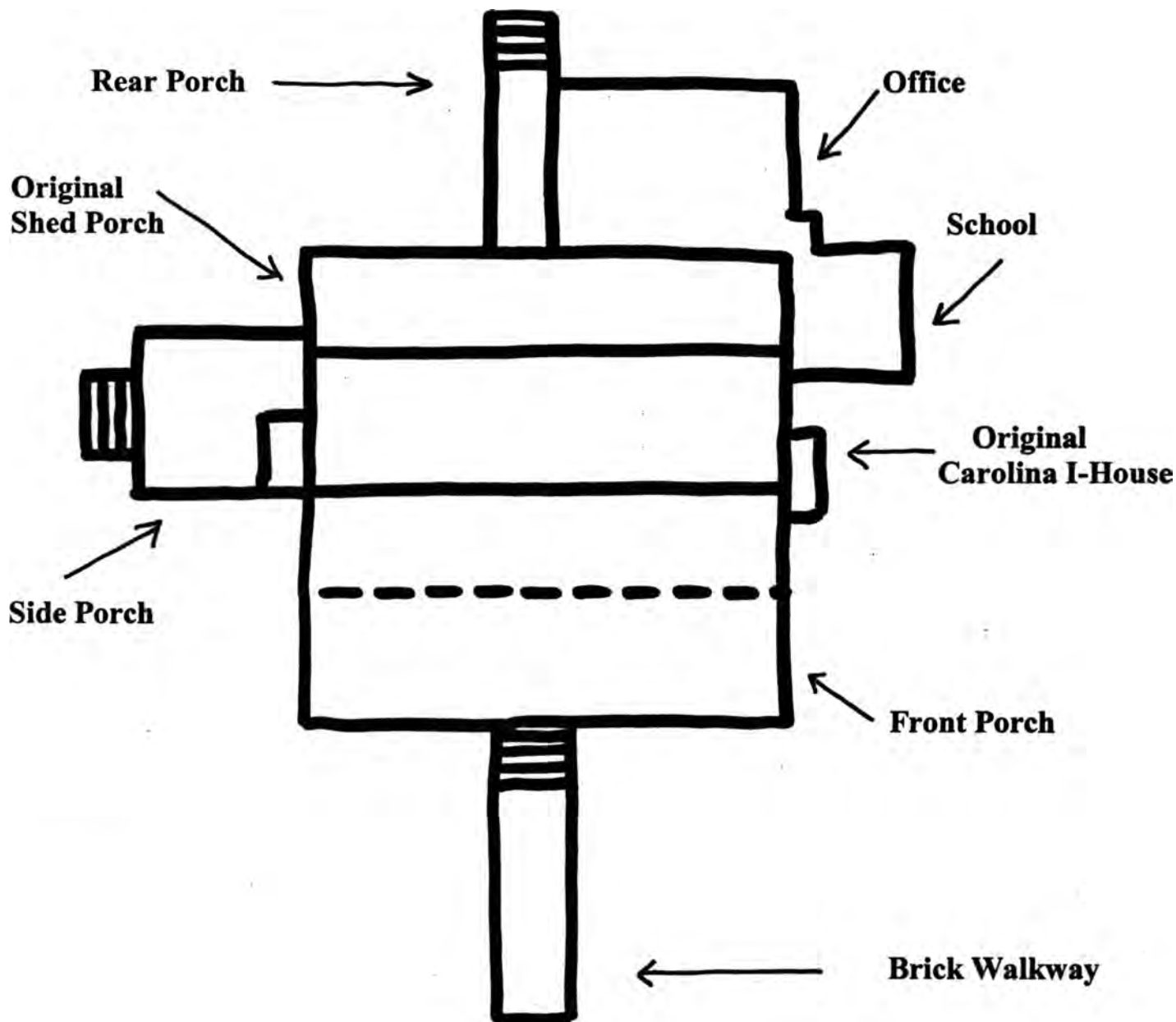


# Oakland Plantation (Wade Glover House)

ca. 1826

Beech Island

Aiken County, South Carolina



**NOTE: NOT TO SCALE**

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22. Detail of mantel, Upstairs West Bedroom
23. Detail of six-panel door, Upstairs West Bedroom
24. Detail of mantel, Upstairs East Bedroom [Study/Office]
25. Dairy House, northwest oblique
26. Dairy House, northeast oblique
27. Dairy House, south [rear] elevation
28. Detail of Dairy House protective pent roof over beaded slatted ventilation
29. Detail of Dairy House framing and louvers from interior
30. Detail of Dairy House interior wall boards with cavetto crown molding
31. Garage, northeast oblique view
32. Garage and shed, northwest oblique view
33. Front brick walk [looking northeasterly]
34. Brick pillar driveway entry and red cedars
35. Privy, northwest oblique [noncontributing]
36. Shed-row horse stable and corral [noncontributing] from upstairs rear window

**Property Owner:**

(Complete this item at the request of the SHPO or FPO.)

Name Roderick J. Lenahan

street & number 2930 Storm Branch Road

telephone (803) 827-1135

city or town Beech Island

state SC zip code 29842

**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 18 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.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Oakland Plantation

MULTIPLE  
NAME:

STATE & COUNTY: SOUTH CAROLINA, Aiken

DATE RECEIVED: 12/21/10 DATE OF PENDING LIST: 1/20/11  
DATE OF 16TH DAY: 2/04/11 DATE OF 45TH DAY: 2/05/11  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10001219

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: Y SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

\_\_\_ ACCEPT \_\_\_ RETURN \_\_\_ REJECT 2/5/11 DATE

ABSTRACT/SUMMARY COMMENTS:

*see attached comments.*

RECOM./CRITERIA *[Signature]*

REVIEWER *[Signature]*

DISCIPLINE *[Signature]*

TELEPHONE \_\_\_\_\_

DATE 2/5/11

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

Recommendation: SLR Return

Action: SLR Return None

Documentation Issues-Discussion Sheet

State Name: SC County Name Aiken Resource Name Oakland Plantation

Reference No. 10001219 Multiple Name \_\_\_\_\_

Solution:

Return - Sect. 8 needs work

→ part of return commented

Problem:

No subfunctions

Also no function (or sub) for CA 1850 Schoolhouse addition

n/a

Resolution:

SLR: Yes No

Database Change: \_\_\_\_\_





# United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.  
Washington, D.C. 20240

## United States Department of the Interior National Park Service National Register of Historic Places

### Comments Evaluation/Return Sheet

**Property Name:** Oakland Plantation  
**Property Location:** Beech Island, Aiken County, SC  
**Reference Number:** 10001219  
**Date of Return:** 2/4/2010

#### Reason for Return

The nomination for the Oakland Plantation is being returned because the statement of significance does not adequately substantiate the architectural significance of the building in terms of Criterion C at the local level.

In Section 8, the nomination lacks a comparative context for the Carolina I-House at the local level. While the nomination cites a paper defining an I-House of similar date and style from the Savannah River basin, the summary paragraph needs to simply and clearly state the reasons why the property meets the National Register criteria. Explain how this I-House fits within the local context of Carolina I-House properties and the ways it contributes to the significance of this particular house type. The c. 1850 rear, one-story, shed addition created another house type known as "Plantation Plain." Was this a common transition made to these I-Houses or is this a relatively rare example? Was the plantation office constructed at the same time as the house? Please refer to the *How to Complete the National Register Registration Form Bulletin*, page 45, "Writing a Statement of Significance" for further guidance.

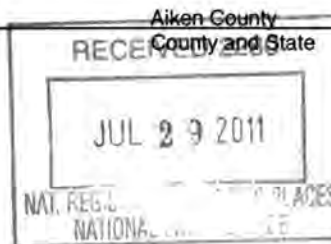
For clarity, provide sketches of the floor plans showing the original c. 1826 room divisions and subsequent floor plans showing the c. 1850 and c. 1920 changes/additions.

Under Section 6, please add the appropriate subcategories from pages 20-21 of the above referenced *Bulletin*.

Please call me at 202-354-2239, or e-mail at <lisa\_deline@nps.gov> if you have any questions.

Lisa Deline, Historian  
National Register of Historic Places  
February 4, 2011

Oakland Plantation  
Name of Property



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. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

### 1. Name of Property

historic name Oakland Plantation

other names/site number Glover, Wade, House

### 2. Location

street & number 2930 Storm Branch Road

city or town Beech Island

state South Carolina code SC county Aiken code 003 zip code 29842

<input type="checkbox"/>
<input checked="" type="checkbox"/>

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

Elyse M. Johnson  
Signature of certifying official/Title

7/26/11  
Date

State or Federal agency/bureau or Tribal Government

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

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#### 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]*

*8/19/11*

Signature of the Keeper

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	
3	2	buildings
		sites
		structures
		objects
3	2	Total

##### Name of related multiple property listing

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

N/A

##### Number of contributing resources previously listed in the National Register

N/A

#### 6. Function or Use

##### Historic Functions

(Enter categories from instructions.)

Domestic: single dwelling

Domestic: secondary structure

##### Current Functions

(Enter categories from instructions.)

Domestic: single dwelling

Domestic: secondary structure



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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Carolina I-House

### Materials

(Enter categories from instructions.)

foundation: Brick

walls: Weatherboard

roof: Tin

other: Asphalt

Stucco

### Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### Summary Paragraph

Oakland Plantation is located in the vicinity of Beech Island, Aiken County, South Carolina, midway between Aiken and Augusta, Georgia, on the bluff or plateau east of the Savannah River, on Storm Branch Road one mile southeast of its intersection with Pine Log Road.

The main house, built in 1826, sits on a parcel of 5.06 acres, in a grove of mixed trees, the most notable of which is the eastern red cedar (*juniperus virginiana*) at the entrance. The surroundings beyond the tree border are in pasture. The main house at Oakland is a five-bay, two-story, weatherboard Carolina I-House with end gables, each with a two-story brick chimney. The façade features a ca. 1850 full-length, hip-roofed, one-story gallery measuring 40' x 11', supported by six fluted Doric columns, and an 1826 small one story, classically-inspired portico at the eastern gable end exposure. A ca. 1850 full-length shed porch added to the rear elevation was later enclosed as a finished room, and a ca. 1850 schoolhouse was added to the right-rear elevation ca. 1920. Taken together, the total square footage is approximately 2700 square feet.

The loosely-landscaped setting at Oakland Plantation is somewhat typical of many upland South Carolina and southern homesteads. Eastern red cedars (*juniperus virginiana*) frame the entrance drive and a brick walkway to the entrance porch. Other varieties found present on the site and which contribute to the house's setting include mature deciduous oaks (*quercus*), crape myrtle (*lagerstroemia indica*), yellow pine, fig (*ficus carica*), chinaberry or Pride-of-India (*melia azedarach*), hackberry or sugar berry (*celtis occidentalis*), red mulberry (*morus rubra*), and cherry laurel (*prunus caroliniana* or *laurocerasus caroliniana*).

The interior exhibits far more detail than the typical plantation or farm house of the early nineteenth century. This includes extensive paneled wainscoting, heart pine flooring throughout, intricate and extensive trim work, and five elaborate mantels. The entrance way is crowned by a graceful and imposing stairway leading from the center hall to the second floor. Two large rooms with elaborately decorated mantels flank the entrance hall (current living room and dining room), and are mirrored on

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the second floor by two equally large bedrooms, also with decorated mantels. All four rooms possess no less than four nine-over-six pane glass windows, many with original glass.

Two contributing outbuildings and two noncontributing outbuildings are also present on the property. A ca. 1850 frame one-story gable-end dairy house and a ca. 1920 frame one-story gable-end garage contribute to the historic and architectural character of the property. A ca. 1850 frame privy, relocated here from Virginia in the 1990s, and a 2009 frame shed-row horse stable do not contribute to the historic or architectural character of the property.

The overall complex sits on a plot surrounded by thick stands of trees on three sides with road frontage at the front and open pasture land at the rear.

## Setting

In the colonial era this area was known as the "New Windsor Township," as shown on DeBrahm's 1780 map of South Carolina. The township was on the South Carolina side of the Savannah River opposite Augusta, Georgia. During the western encroachment of the colonies toward the Indian Lands, the British Colonial government had set up twelve townships in South Carolina strategically placed to support the expansion of agricultural and other means of commerce. This same map shows several natural land boundaries of the original Glover family properties, including Town Creek and Big Horse Creek. A subsequent map of Edgefield District (later Edgefield County) produced in 1817-1825 shows a mill on Big Horse Creek under the name A. [Andrew] Glover, the oldest son of Samuel Glover. This is the earliest permanent record of Glover property in the area.

Windsor Township area was part of the Ninety-Six District, which subsequently became Edgefield District in 1785. By the mid-nineteenth century the rural community here had become more populated and was now referred to as "Hammond," as depicted on an 1871 Edgefield County map. This same map not only shows the location of Oakland, but also plots the location of such nearby landmarks as Capers Chapel (ca.1830) and four other plantations owned by Glover descendants. None of these properties are extant in 2011.

## Description

### Main House (1824-1826)

Oakland Plantation is a two-story five-bay gable-end farm house with an I-House at its core. The definition of an "I-house" as defined in an archaeological report discussing plantations of similar date and style in the Savannah River basin, is "a two story dwelling originating from a classical, colonial period Georgian dwelling with central hallway, symmetrical plan with paired chimneys . . . the I-house is one room deep which differentiates it from the two room deep original Georgian plan, therefore it appears to be a folk simplification of Georgian elements. . . . [and an I-house with later alterations, such as the house at Oakland] typically has a rear shed extension."<sup>1</sup> Oakland was built in 1824-1826

<sup>1</sup> Melanie A. Cabac and Mark D. Groover, *Plantations Without Pillars: Archaeology, Wealth and Material Life at Bush Hill*. Volume 1, Context and Interpretation, Savannah River Archaeological Research Papers, Number 11, Occasional Papers of the Savannah River Archaeological Research Program (Columbia: South Carolina Institute of Archaeology and Anthropology, University of South Carolina, 2004), pp. 8-50.

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by Wade Glover and is a virtually intact and remarkably preserved example of an early nineteenth-century Carolina I-house with minimal mid-nineteenth century and early twentieth-century additions and alterations.

The exterior is clad in weatherboard with a brick pier foundation with a stucco skirt added in the 1990s. A fish-scale tin roof covers the main (original) section of the house and a pair of two story brick chimneys defines each gable end. All bricks are soft hand-made and laid in American bond.

The front façade exhibits a one story full length gallery measuring 40' x 11' and topped by a flat shingled roof and supported by six fluted wood columns of the Doric order. The gallery is surrounded on three sides with a railing of turned balustrades, a tongue and groove wood floor and a bead board ceiling. Half columns attach the gallery to the main block. A flight of four wooden steps lead up to the gallery with balustrades repeating the form on the gallery. The front wall of the house within the gallery is sheathed in a wide flush board and the gallery is beaded board. The main block measures 40' x 22'.

Four nine-over-nine windows with louvered shutters flank the front entry. It is noteworthy that original glass panes exist in these windows and the majority of the windows at Oakland. The principal entrance is located at the center of the main block on the gallery and is accessed through a paneled door. The door is flanked by side lights and a transom. The door exhibits a brass door knocker with the engraved date "1826." The entry hall exhibits a plaster 48"-diameter ceiling medallion depicting tobacco leaves, grape vines and cotton blossoms. Plaster fluted crown molding encircles the front portion of the entry.

Visible on the front elevation to the right and attached to the rear of the main block of the house is the ca. 1850 plantation schoolhouse attached to the house ca. 1920. It is clad in weatherboard with two windows, one original with a simple shutter and one weatherclad replacement wood window. The original window was deteriorated beyond repair. The roof on this portion is asphalt shingle. Its use, when initially added, was as a kitchen integral to the house when the original exterior kitchen house dependency became impractical for continued use.

The left elevation is composed of the two-story main block with a two-story brick chimney on the gable end with three nine-over-nine windows, one on the first level and two on the second, all with louvered shutters and flanking the chimney. The striking element of the left elevation is the one-story Greek Revival porch with pediment gable front and four tapered Doric columns. The style of this porch indicates that this was a mid-nineteenth century addition. Additionally, two half columns connect to the house and the porch and connecting stairs exhibit straight balusters. A one story portion of the chimney is located within the porch. A flight of seven wooden steps leads up to the porch. A simple pine door located on the porch leads to the interior of the main block, specifically the original birthing bedroom, subsequently used as the formal dining room. The left elevation also exhibits the end of a one-story shed room at the rear of the main block. One nine-over-six window with louvered shutters is situated at this end of the shed room. Also visible and located at the far end of the shed room is the former plantation office with a one-story chimney and one nine-over-nine window flanked by a pair of louvered shutters. The paneled external entry door to the office is also located off this back porch and is reached by ascending a set of six wooden steps to the small porch made of tongue and groove floor. A beaded board ceiling and a four-section railing on the exterior two



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sides are supported by forty-one straight balustrades. The office exterior is clad in weatherboard with an asphalt shingle roof.

The right elevation with a gabled end on the main block and a two-story chimney is flanked by a pair of nine-over-nine windows on the first floor and an additional pair on the second floor. Shutters are present on all windows. This elevation also exhibits the addition of the plantation school house to the rear of the main block. The addition is a one-story gable end weatherboard structure on brick piers with stucco skirt. This elevation shows a three-over-three window, with a one-piece rustic shutter. This section has an asphalt shingle roof.

The rear elevation exhibits the full-length shed room attached to the rear of the main block with the plantation office attached perpendicular to the shed porch line. This porch is referred to as the rear porch. A pair of paneled doors provide access to the former shed interior, now an enclosed family room. The rear of the plantation office holds one nine-over-nine window and attached louvered shutters. The rear of the schoolhouse addition exhibits one six-over-six wood replacement window. The left rear of the shed room exhibits three windows, one nine-over-six and two six-over-six. A brick one-story chimney existed between the two smaller windows at one time and when removed was replaced with weatherboard. The original outline is visible.

The second story of the main block is visible above the shed roof and contains an original nine-over-six window with louvered shutters. This window is centered on the second floor landing above the central hall. Two identical windows one on either side were removed over time in each of the upper floor bedrooms to accommodate the introduction of closets and bath facilities. This was accomplished without denigrating the exterior weatherboard appearance nor the esthetics of the interior trim such as crown molding, chair-rail and wide baseboards.

The interior of Oakland displays the typical symmetry of an I-house with a central hall plan. All floors are original wide-plank heart-pine and walls are plaster and wall board. The center hall on both levels is flanked by two-over-two-rooms of almost identical size, with original chimneypieces and mantels. Wainscoting surrounds all rooms and flows up the stairway to the second level. The stair ascends first with ten stairs to a 4' x 4' landing, turns and climbs three stairs to a second smaller landing, and turns once again and continues to the second level with three additional stairs. Of particular note is a heart-pine chair rail embedded in the plaster wall crowing the top of the wainscoting on the stairway and in the entry hall. Ascending the center hall stairs leads to the upper 9' x 12' landing and sitting area. Two bedrooms flank the sitting area, both with original chimneypieces and mantels. Both rooms are accessed through six panel doors on double hinges.

The first floor central hall leads to the rear shed room through what was originally a rear exterior door leading to the shed area. Access to the office and schoolhouse additions is through the now-enclosed shed room through separate doorways. The shed room and office contain original chimneypieces and wainscoting. We can be fairly certain the original shed was open because the current owners were faced with an interior window on the wall separating the shed room from the main block. The window has since been removed and the wall repaired. An additional window existed at the right end of the shed room, probably placed there when the shed room was enclosed ca. 1850 and used as a dining room. The window was subsequently removed and transformed to a bookcase probably at the same time the office and the schoolhouse were mated with the enclosed

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shed-room. Next to the current bookcase is a large six-panel door which originally led to the outside kitchen house but now leads into a portion of the old schoolhouse and its current use as a laundry room.

### Contributing Outbuildings

**Dairy House (ca. 1850):** The Dairy House is positioned to the left rear of the main house. It is a small one story weatherboard gable end structure with central door that dates from the late nineteenth century. It measures 15' x 15'. The sides contain slatted openings at mid-height which are protected by overhangs. The interior is paneled in horizontal pine boards with a pine floor and contains a shelf running around three sides just below the slatted openings. Three wooden steps lead to the door which is a sawbuck style.

**Garage (ca. 1920):** The Garage/Carriage House is located to the approximately 120' off the right side of the main house. It is an early twentieth century weatherboard building with a standing seam tin roof and a similarly roofed lean-to attached. The double front door on the gable end is of a saw buck style.

### Noncontributing Outbuildings

**Privy (ca. 1850, relocated to Oakland in the 1990s):** This privy, originally on a plantation in Virginia is located 200' to the right rear of the main house. It is a one story weatherboard with gable end shake roof and center door entry. The interior is pine board with a three holed "sitting area" along the rear wall. The original construction date is unknown, but presumed to be antebellum. The building was restored and relocated to Oakland in the 1990s by previous owners, and no records remain of its original location or construction date.

**Shed-Row Horse Stable (2009):** This stable is positioned 150' to the left rear of the house. It is built of pine board tongue-and-groove construction, with two stalls, a tack room and a feed room, with a standing seam metal roof.

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### 8. Statement of Significance

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### 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.)

Property is:

- ☐ 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.)

Architecture

### Period of Significance

1826-ca. 1920

### Significant Dates

1826

ca. 1850

ca. 1920

### Significant Person

(Complete only if Criterion B is marked above.)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

### Period of Significance (justification)

The Period of Significance covers the dates from the completion of the main house in 1826 to ca. 1920, the date of the last major renovation (the addition of the ca. 1850 schoolhouse) and the date of construction of the garage.

### Criteria Considerations (explanation, if necessary)

### Statement of Significance Summary Paragraph

(provide a summary paragraph that includes level of significance and applicable criteria)

Oakland represents a prime example of a rural nineteenth century South Carolina farmhouse, the Carolina I-House. Both interior and exterior details and style showcase the excellent craftsmanship and talent of largely slave labor. The qualities of early nineteenth century materials attest to its survival into this century. The home remains true to its original plan and is one of a few examples of its type in Aiken County.

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

**Architecture**

Oakland's architectural origins lie in its symmetrical and balanced style. Due to its central hall two-over-two floor plan with gable-end chimneys, one-story gallery on the facade, and shed room on the rear elevation, it can be classified as a Carolina I-House. A weatherboard exterior and nine-over-nine windows, most of which are original, also contribute to its status as an excellent example of a rural Carolina plantation house. Interior details and construction methods exhibit outstanding craftsmanship of the early-to-mid nineteenth century. Handsome hand-carved mantels, trim work, an elegant stairway, heart pine floors, and a plaster ceiling medallion exhibit detail not usually seen in a rural South Carolina farm house, indicating the educated taste of its builder.

**The I-House Form**

The I-house form, derived from British folk housing, is the predominant architectural form found in rural South Carolina throughout the nineteenth century. While the overall form remains consistent throughout the state; the traditional I-house form differed depending on location, and varied in material, chimney placement, and floor plan. Front and rear additions such as porches and shed rooms appeared in great variety, however, the lateral gable form that was between three and five bays wide, one room deep, and two stories in height remained consistent.<sup>2</sup>

The trend that saw many rural farming families move from smaller, one-room cabins to these much larger homes with four or more rooms and a formal central hallway can be attributed to the growing wealth of rural farmers in the nineteenth century. Pioneers that were some of the first settlers in the backcountry regions of South Carolina soon found themselves being joined by wealthy entrepreneurs who were eager to try their hand in cotton growth and production. These new inhabitants did not settle in simple one- or two-room linear homes, but constructed larger dwellings that "symbolized economic achievement and social respectability in the growing agrarian society."<sup>3</sup>

The I-house form also began to grow in popularity with the already established rural farming families who began to benefit from the growth and sale of cotton. Both groups chose the I-house form because it allowed for the largest, most impressive façade to be seen from the road—giving the illusion of a much larger structure than actually existed. With the new housing form came the creation of a formal hallway, which suggests a movement by the rural farming community toward the more formal culture of the coastal aristocracy. Many scholars dismiss this idea however, believing that the centrally placed hallway merely served as a cooling device during the hot summer months.<sup>4</sup>

<sup>2</sup> Fred Kniffen, "Folk Housing Key to Diffusion," *Annals of the Association of American Geographers*, (December 1965), 8.

<sup>3</sup> Michael Southern, "The I-House as a Carrier of Style in Three Counties of the Northeastern Piedmont," in Douglas Swaim, ed., *Carolina Dwelling: Toward Preservation of Place: In Celebration of North Carolina's Vernacular Landscape* (Raleigh: North Carolina State University Student Publication of the School of Design, Volume 26, 1978), pp. 70-71.

<sup>4</sup> Michael Ann Williams, *Homeplace: The Social Use and Meaning of the Folk Dwelling in Southwestern North Carolina* (Athens: University of Georgia Press, 1991), pp. 93-114.

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Early I-house forms were simple extensions of the hall-and-parlor plan. This central hallway plan existed as early as 1800, but did not become common until after 1820. By the middle of the nineteenth century, the central hallway arrangement became the preferred building method for both one and two story homes. The two-story home was popular among wealthy planters prior to the Civil War, although the one-story home was more common. In the post-war era, the two story I-house form dominated the rural environment through the turn of the twentieth century.<sup>5</sup>

A majority of I-houses constructed in South Carolina were either built with or eventually added a one or two-story ell and/or shed rooms on the rear elevation. These additions came as the need for more interior space arose or as luxuries such as indoor plumbing and electricity made bathrooms and modern kitchens possible. Homes that were constructed with rear shed rooms are known as extended I-houses after the extended hall-and-parlor plan from which it is adapted.

The homes of rural South Carolina reflect the era during which they were constructed. Before the advent of the railroad, structures built a great distance from water transport were limited to locally available building materials. Wood from the surrounding forests and local fieldstone were widely used. Widespread development of the railroad industry made it possible to transport lumber and other materials necessary for construction. As a result, lumberyards were standard fixtures in towns all along the new rail lines and it became possible for rural homeowners to acquire brick, machine-sawn lumber, and fashionable wooden detailing for their homes at a reasonable cost.

The railroad's development, therefore, changed the traditional materials and style of folk dwellings across the country and many of the later I-houses, constructed in the late nineteenth and early twentieth century, are adorned with more decorative detailing than their earlier counterparts.<sup>6</sup> As a result, I-houses made the transformation from simple, functional housing for rural farmers to the "pretentious houses of affluent local gentry."<sup>7</sup> In addition to the newer homes, many earlier I-houses got a new, up-to-date look with the application of wooden cutwork and restyled porches.

The industrial revolution that accompanied the railroad was also reflected in the architecture of the time. The vernacular forms of the pre-railroad homes were not lost; they were merely altered when constructed with different techniques. For example, the use of lighter roof framing allowed for the construction of massed-plan houses with larger roof spans. Milled lumber made it possible to build homes with balloon framing and two story homes became more commonplace in the post-railroad years.

Rail transportation in the later years of the nineteenth century not only allowed the transport of building materials, but it also allowed for the transport of ideas. Passenger service on the train exposed travelers to building styles and techniques that they otherwise would not have been privy to and designs were subsequently distributed beyond their area of traditional dominance. Traveling craftsman also introduced new ideas and building techniques. Older house design, in conjunction with

<sup>5</sup> Southern, "The I-house as a Carrier of Style," p. 72. Southern gathered this statistical information regarding popular housing styles in rural North Carolina during the nineteenth century from files at the North Carolina Division of Archives and History, Raleigh, N.C.

<sup>6</sup> Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1989), pp. 75-87.

<sup>7</sup> McAlester and McAlester, p. 96.



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new forms and ideas, created a unique housing stock that can be connected to the prosperity and innovation of the railroad era.<sup>8</sup>

Farm houses constructed in the I-house form dot the rural backcountry of South Carolina. These early farmhouses were built with the mindset of function-over-form. Few early examples such as Oakland Plantation have survived over time, and even fewer have survived with minimal exterior alterations. Oakland Plantation stands out as rarity among its counterparts with decorative interior detailing that would rival that of the finest homes in Charleston. That level of detail is unique to homes constructed in the backcountry—an area of South Carolina that was still very much frontier land in 1826. In this vein, the home and detailing, while common in form to rural farming in the nineteenth century, reflect the wealth and success of Wade Glover as a farmer and slave holder. It also reflects worldliness and knowledge of high-style design that most rural farmers would not be exposed to for several decades making it a unique example of what was frequently a modest architectural style.

### **Comparable Houses in Aiken County and Nearby Counties**

Two extensive historic resource surveys of Aiken County—one of the western portion, including Beech Island and vicinity, and one of the eastern portion (both of these, however, excluding the cities of Aiken and North Augusta, and several textile mill villages in the Horse Creek Valley, covered by other surveys)—were conducted in 1986 and 1988, respectively. These two surveys identified almost 1200 historic properties.

Among that number were Oakland and three other comparable I-houses or modified I-houses in Aiken County (all of them in the western portion of the county, in the vicinity of Beech Island or Jackson), with construction dates ranging from ca. 1790 to ca. 1840.

One of these three I-houses, expanded and remodeled, was subsequently listed in the National Register of Historic Places (see the discussion of The Cedars, below).

The other two were determined by the South Carolina Historic Preservation Office to be eligible for individual listing in the National Register:

#### **George McElmurray House, Beech Island vicinity (Aiken County Survey Site # 6.030):**

This ca. 1790 two-story side-gabled I-house is three bays wide and two bays deep, with a one-story shed porch and two exterior end chimneys.

#### **Old Turner House, Jackson vicinity (Aiken County Survey Site # 9.033):**

This ca. 1840 two-story side-gabled I-house is five bays wide and two bays deep, with a one-story shed porch and one-story bay addition and two exterior end chimneys.<sup>9</sup>

<sup>8</sup> Southern, pp. 70-71.

<sup>9</sup> *Aiken County, South Carolina: Final Survey Report* (Charleston, Preservation Consultants, Inc., 1986), and individual survey cards for the George McElmurray House (Site # 6.030), The Cedars (Site # 5.016), and the Old Turner House (Site # 9.033), Aiken County Survey. **NOTE:** The South Carolina State Historic Preservation Office does not have current (2011) information on the condition of these surveyed properties. Aiken County Survey, 1986, on file at the South Carolina State Historic Preservation Office, South Carolina Department of Archives and History, Columbia, S.C.



Oakland Plantation  
Name of Property

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Of these, Oakland Plantation has the most sophisticated exterior and interior finishes while still retaining the modified I-house form and is an exceptional example of its type and date in the South Carolina backcountry.

Three additional resources, two in Aiken County and one in adjoining Edgefield County, are also comparable to Oakland Plantation and have previously been listed in the National Register:

**The Cedars, Beech Island vicinity** (listed in the National Register of Historic Places June 17, 1993):

This ca. 1835 two-story side-gabled I-house is three bays wide and three bays deep, with a one-story front porch, two-story extension, and one-story rear addition, with 1908 Classical Revival additions and alterations such as polygonal bay windows, a new roof with wide bracketed eaves, and a full-width porch with simple columns.

**Charles Hammond House, North Augusta** (listed in the National Register of Historic Places October 2, 1973):

This appears to be the product of joining an I-house and a modified I-house together, thought to be a ca. 1775-1780 core with ca. 1830 additions and later Greek Revival additions and alterations to both the I-house and modified I-house, including two-story porticos with square paneled pillars.

**Blocker House, Edgefield vicinity, Edgefield County** (listed in the National Register of Historic Places May 14, 1971):

This two-story I-house was originally a small farmhouse dating from as early as 1775, though probably after that date. It was then expanded to the I-house form ca. 1800 or shortly thereafter, and still later altered with Greek Revival porch posts and two side-by-side front doors and other features.<sup>10</sup>

Compared to the three I-houses or modified I-houses previously listed in the National Register (The Cedars, the Charles Hammond House, and the Blocker House), Oakland Plantation also has the most sophisticated interior and exterior finishes while still retaining the I-house form and is an exceptional example of its type and date in the South Carolina backcountry.

#### **Developmental History/Additional Historic Context Information** (if appropriate)

Oakland, built by planter Wade Glover (1798/9-1859) in 1826, was maintained by the Glover family for more than one hundred and forty years, or for six generations, until the death of the last Glover descendants to live in the house (three elderly sisters, Lyla, Willye, and Effie Glover, died in 1964, 1970 and 1977 respectively). After a few years of neglect the house and property was sold out of the family in 1983.

<sup>10</sup> National Register of Historic Places Nominations for The Cedars, Beech Island vicinity, Aiken County, 1993; Charles Hammond House, North Augusta, Aiken County, 1973, and Blocker House, Edgefield vicinity, Edgefield County, 1971, all on file in the South Carolina State Historic Preservation Office, South Carolina Department of Archives and History, Columbia, S.C.

Oakland Plantation  
Name of Property

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In 1786 Samuel Glover was granted 640 acres of land on Big Horse Creek in the New Windsor Township of Edgefield District. The 1790 United States Census lists him with four sons, two daughters and one slave. Upon his death in 1802, the land was divided among his four sons. Andrew Glover (1762-1822) inherited the tract where Oakland is located.

This tract was passed on to Andrew Glover's younger brother Wade in 1824. Wade married Caroline Cox of Georgia in 1825, and he and his new bride lived in a small cottage on the Oakland property while the main house was under construction in 1825-26. The house was completed in time for Caroline to give birth to the first of the Glovers' twelve children<sup>11</sup> in what was then the master bedroom on the first floor and is now (2011) the dining room.

Wade Glover, who was listed as a "Farmer" in the 1850 United States Census, was a planter of more than average means, in the context of South Carolina and the antebellum South. His total real estate holdings were valued at \$40,000, and he owned fifty slaves ranging in age from 10 to 60 when most slaveholders owned fewer than 10 slaves.

In 1850 Oakland contained 200 improved acres and 500 unimproved acres, the total valued at \$12,000. An adjacent plantation or farm, managed for Glover by an agent, contained 600 improved acres and 2,400 unimproved acres, the total valued at \$1,500. In 1850 both farms had several horses, asses or mules, milk cows, oxen and other cattle, sheep, and pigs, valued at \$17,000, and raised both cash and subsistence crops in varying quantities such as cotton, wheat, Indian corn, oats, peas and beans, Irish potatoes, and sweet potatoes. Though Glover did not grow cotton at Oakland his adjacent farm produced thirty-five 400-pound bales of cotton the previous year. Oakland and the adjacent farm also produced modest quantities of butter and wool, and generated additional modest income from pigs sold for slaughter, valued at \$1,400. Glover also owned a saw and grist mill in the area, which was valued at \$8,000, employed five white laborers, and produced 100,000 feet of lumber and 400 bushels of corn meal and flour the previous year, generating an additional modest income valued at \$1,600.<sup>12</sup>

Wade Glover died December 4, 1859 at the age of 61, leaving Oakland and the rest of his real estate and personal property to his widow Caroline. A friend eulogized Glover as a man

whom to know is to admire and respect, if not to love. . . .Mr. Glover, at the time of his death, was one of the largest landowners in the state, owning over 20,000 acres of land, all of which was more or less valuable for timber or planting purposes. Besides this, he owned a number of slaves and a large amount of personal property and although possessed of this great wealth, as has been said, he did not attempt to exercise a personal influence outside of his own domain. But here he was a monarch and a more humane, just, liberal, generous, kind, charitable, lenient, considerate and hospitable monarch rarely ever existed. . . . So large a

<sup>11</sup> John C. Glover, *Glover Family Genealogy* (N.P.: n.p., 1987), on file at the Old Edgefield District Genealogical Society, Edgefield, S.C., hereafter cited as *Glover Family Genealogy*, pp. 8-9. The Glovers' twelve children were John W. (1826-1905), Barney (1828-1902), Caroline Elizabeth (1830-1910), Colleton (1832-1890), Wade, Jr. (1834-1905), Madison (1836-1862), Whitfield (1838-?), Virginia M.C. (1840-1847), Christopher (1842-1909), Mary Ella (1845-1901), Pierce Butler (1847-1914), and Ann Helen (1849-?).

<sup>12</sup> Seventh United States Census, 1850, Edgefield District, South Carolina: Population Schedules, Agricultural Schedules, Industrial Schedules, and Slave Schedules, South Carolina Department of Archives and History, Columbia, S.C.

Oakland Plantation  
Name of Property

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space did he occupy in these aspects during his life time that it is at his death a void was left which probably will never be filled again by any one many in this part of the country.<sup>13</sup>

He is buried at the Glover Family Cemetery not far from Oakland, on Pine Log Road near Capers Chapel United Methodist Church.

Oakland eventually passed to Wade and Caroline Cox Glover's eleventh child and youngest son Pierce Butler Glover (1847-1914), and then from him to his three daughters Lyla (1882-1964), Wyllie (1884-1970), and Effie (1890-1977), who were the last family members to live in the house, using kerosene oil lamps for light and a wood-burning stove for cooking. The Glover sisters were interviewed by Susan Huntemann for the *County Independent* (Aiken, S.C.), July 5, 1961, and reminiscenced about growing up at Oakland at the end of the nineteenth century and living there through the middle of the twentieth century.<sup>14</sup>

In 1983 Edward N. Boland, executor of Effie Glover's estate, sold the house and 5.05 acre-tract on which it sits out of family hands for the first time since Samuel Glover had acquired it one hundred and ninety-seven years earlier in 1786, just after the American Revolution. Owners since have been Barry and Brenda DeLoche, 1983-1987; Wilton and Cheri Lee, 1987-1990; John and Anne Suich, 1990-2004; Christopher Fair, 2004-2007; Edward Bernard, 2007-2009; and Roderick J. and Joan M. Lenahan, 2009-present. The Suichs renovated the main house, and the Lenahans completed interior renovations in 2009-2010.

<sup>13</sup> Anonymous, "Wade Glover" [ca. 1860], reprinted in Glover, Glover Family Genealogy, pp. 7-8.

<sup>14</sup> *County Independent* (Aiken, S.C.), July 5, 1961, copy in the possession of Roderick J. Lenahan, Oakland Plantation, Beech Island, S.C.



Oakland Plantation  
Name of Property

Aiken County  
County and State

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Edgefield District, South Carolina, Seventh United States Census (1850), on file at the South Carolina Department of Archives and History, Columbia, S.C.

Population Schedules  
Agricultural Schedules  
Industrial Schedules  
Slave Schedules

Williams, Michael Ann. *Homeplace: The Social Use and Meaning of the Folk Dwelling in Southwestern North Carolina*. Athens: University of Georgia Press, 1991.



Oakland Plantation  
Name of Property

Aiken County  
County and State

## 9. Major Bibliographical References

### 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 Approximately 5.06 acres

Do not include previously listed resource acreage.)

### UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>17</u> Zone	<u>422193</u> Easting	<u>3701285</u> Northing	3	<u>17</u> Zone	<u>422036</u> Easting	<u>3701207</u> Northing
2	<u>17</u> Zone	<u>422138</u> Easting	<u>3701160</u> Northing	4	<u>17</u> Zone	<u>422087</u> Easting	<u>3701347</u> Northing

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

The boundary of the nominated property is shown as the black line marked "Oakland Plantation" on the accompanying Aiken County Tax Map, Parcel 054-06-01-005, drawn at a scale of 1" = 100'.

### Boundary Justification (Explain why the boundaries were selected.)

The boundary of the nominated property is restricted to the historic main house, contributing dairy house, contributing garage, and noncontributing privy and shed-row horse stable, and the parcel on which they are located.

## 11. Form Prepared By

name/title Roderick J. Lenahan, with the assistance of the SHPO staff  
Organization \_\_\_\_\_ Date 26 July 2011  
street & number 2930 Storm Branch Road telephone (803) 226-5280  
City or town Beech Island State SC zip code 29842  
-mail Lenahans3rod@hughes.net

Oakland Plantation  
Name of Property

Aiken County  
County and State

### Additional Documentation

Submit the following items with the completed form:

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

### Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Oakland Plantation  
City or Vicinity: Beech Island  
County: Aiken  
State: South Carolina

Photographer: Roderick J. Lenahan  
Date Photographed: 24 March 2010, 5 May 2010

Photographer: Andrew W. Chandler  
Date Photographed: 7 October 2010

1. Facade, north elevation
2. Northwest oblique
3. Northeast oblique
4. East elevation
5. Classical portico [Ladies Porch], east elevation
6. Southwest elevation with attached schoolhouse wing
7. South elevation [rear ell with engaged porch]
8. Detail of roof's pressed metal shingles and chimney [northeast corner]
9. Detail of end of log floor sill/plate [west elevation near chimney]
10. Detail of front entrance into central stair hall
11. Detail of nine-over-nine windows within east side of front porch
12. Detail of scrolling on stair carriage
13. Detail of reeded crown molding return above staircase, central stair hall, 1st floor
14. Detail of reeded crown molding in front corner of stair hall, 1st floor
15. Federal mantel with sunburst and candle gouge work, parlor [west front room]
16. Detail of sunbursts and candle molding gouge work, parlor [west front room]
17. Detail of center sunburst and candle molding gouge work, parlor [west front room]
18. Detail of staircase landing window with reeded surround and sill
19. Detail of Dining Room mantel
20. Detail of mantel, Rear Shed Room
21. Detail of mantel, Master Bedroom [rear ell]

Oakland Plantation  
Name of Property

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- 22. Detail of mantel, Upstairs West Bedroom
- 23. Detail of six-panel door, Upstairs West Bedroom
- 24. Detail of mantel, Upstairs East Bedroom [Study/Office]
- 25. Dairy House, northwest oblique
- 26. Dairy House, northeast oblique
- 27. Dairy House, south [rear] elevation
- 28. Detail of Dairy House protective pent roof over beaded slatted ventilation
- 29. Detail of Dairy House framing and louvers from interior
- 30. Detail of Dairy House interior wall boards with cavetto crown molding
- 31. Garage, northeast oblique view
- 32. Garage and shed, northwest oblique view
- 33. Front brick walk [looking northeasterly]
- 34. Brick pillar driveway entry and red cedars
- 35. Privy, northwest oblique [noncontributing]
- 36. Shed-row horse stable and corral [noncontributing] from upstairs rear window

**Property Owner:**

(Complete this item at the request of the SHPO or FPO.)

Name Roderick J. Lenahan

street & number 2930 Storm Branch Road telephone (803) 226-5280

city or town Beech Island state SC zip code 29842

**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.).

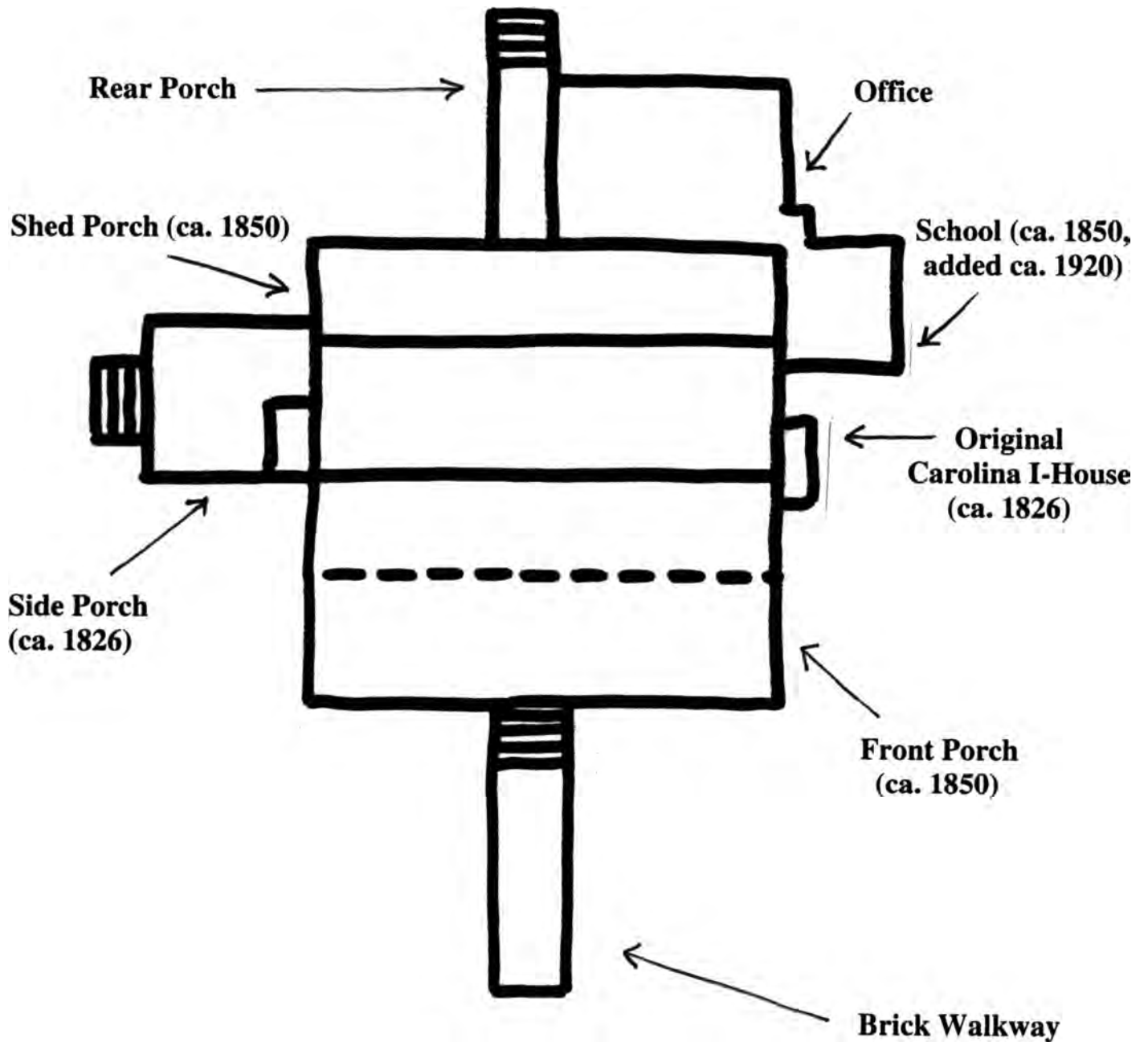
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

# Oakland Plantation (Wade Glover House)

ca. 1826

Beech Island

Aiken County, South Carolina



**NOTE: NOT TO SCALE**





## Parcel Map



Prepared by:  
Aiken County IT  
GIS Mapping Division  
9/17/2010 JB

Scale:  
1 inch = 100 feet

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UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY Oakland Plantation  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: SOUTH CAROLINA, Aiken

DATE RECEIVED: 7/29/11 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 9/13/11  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10001219

DETAILED EVALUATION:

   ACCEPT    RETURN    REJECT 8/19/11 DATE

ABSTRACT/SUMMARY COMMENTS:

*c.1826 South Carolina 1-house.  
fingering architecture*

RECOM./CRITERIA C

REVIEWER Lisa Deane

DISCIPLINE Historic

TELEPHONE                     

DATE 8/19/11

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



1. Oakland Plantation  
2930 Storm Branch Road, Beech Island  
Aiken County, South Carolina

Façade, north elevation



2.      Oakland Plantation  
         2930 Storm Branch Road, Beech Island  
         Aiken County, South Carolina

Northwest oblique





3.      Oakland Plantation  
2930 Storm Branch Road, Beech Island  
Aiken County, South Carolina

Northeast oblique



4. Oakland Plantation  
2930 Storm Branch Road, Beech Island  
Aiken County, South Carolina

East elevation



5. Oakland Plantation  
2930 Storm Branch Road, Beech Island  
Aiken County, South Carolina

Classical portico [Ladies Porch], east elevation



6.       Oakland Plantation  
          2930 Storm Branch Road, Beech Island  
          Aiken County, South Carolina

Southwest elevation with attached schoolhouse wing





7. Oakland Plantation  
2930 Storm Branch Road, Beech Island  
Aiken County, South Carolina

South elevation [rear ell with engaged porch]



8. Oakland Plantation  
2930 Storm Branch Road, Beech Island  
Aiken County, South Carolina

Detail of roof's pressed metal shingles and chimney [northeast corner]



9. Oakland Plantation  
2930 Storm Branch Road, Beech Island  
Aiken County, South Carolina

Detail of end of log floor sill/plate [west elevation near chimney]



10. Oakland Plantation  
2930 Storm Branch Road, Beech Island  
Aiken County, South Carolina

Detail of front entrance into central stair hall





11.

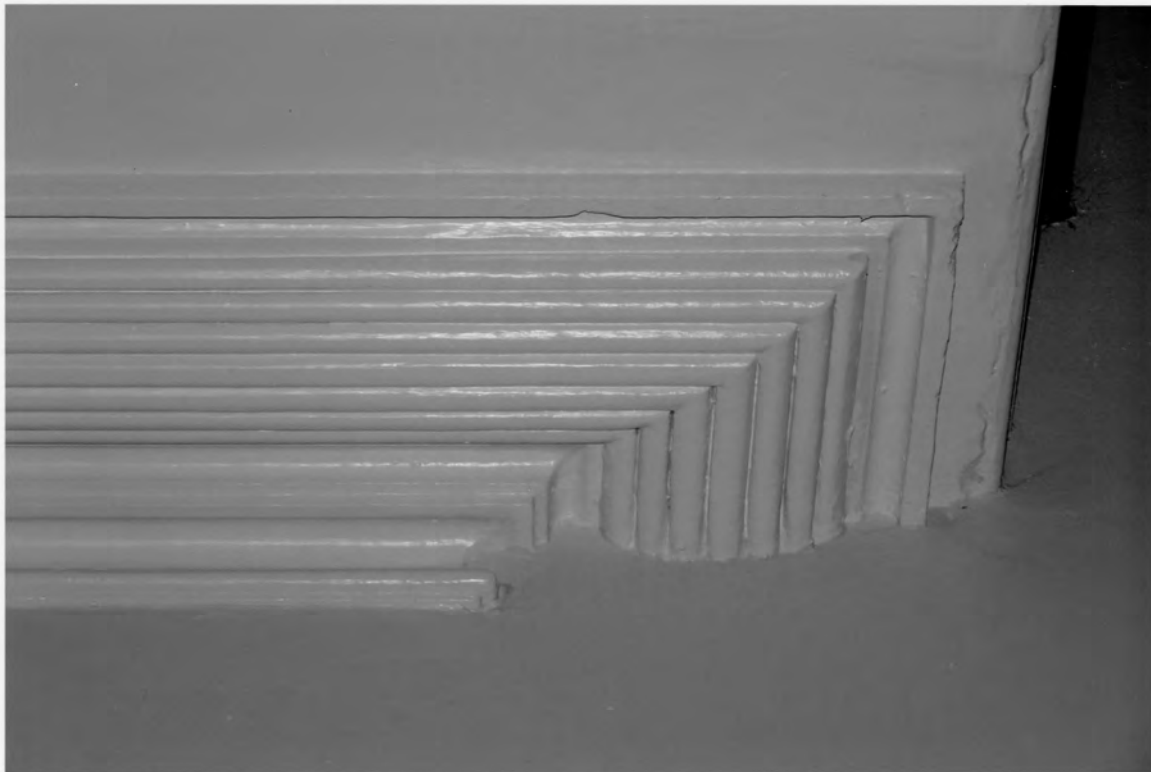
Oakland Plantation  
2930 Storm Branch Road, Beech Island  
Aiken County, South Carolina

Detail of nine-over-nine windows within east side of front porch



12.      Oakland Plantation  
         2930 Storm Branch Road, Beech Island  
         Aiken County, South Carolina

Detail of scrolling on stair carriage



13.      Oakland Plantation  
         2930 Storm Branch Road, Beech Island  
         Aiken County, South Carolina

Detail of reeded crown molding return above staricase, central stair hall, 1<sup>st</sup> floor



14. Oakland Plantation  
2930 Storm Branch Road, Beech Island  
Aiken County, South Carolina

Detail of reeded crown molding in front corner of stair hall, 1<sup>st</sup> floor

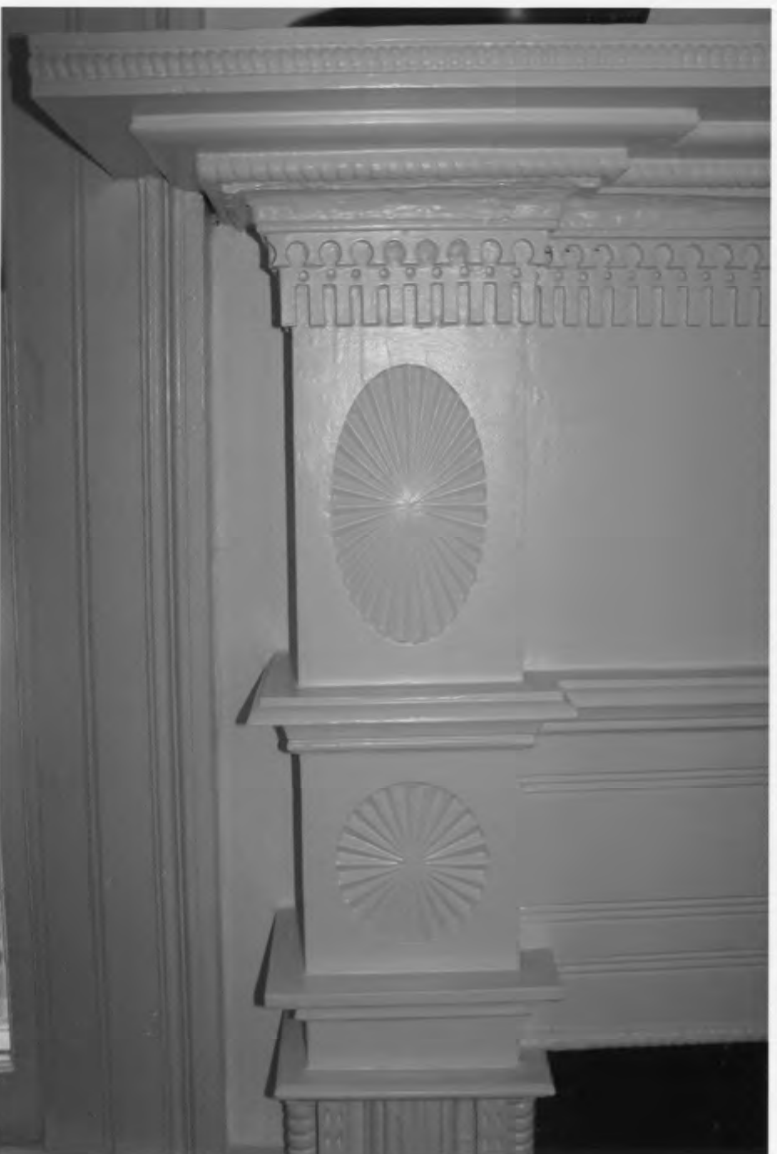




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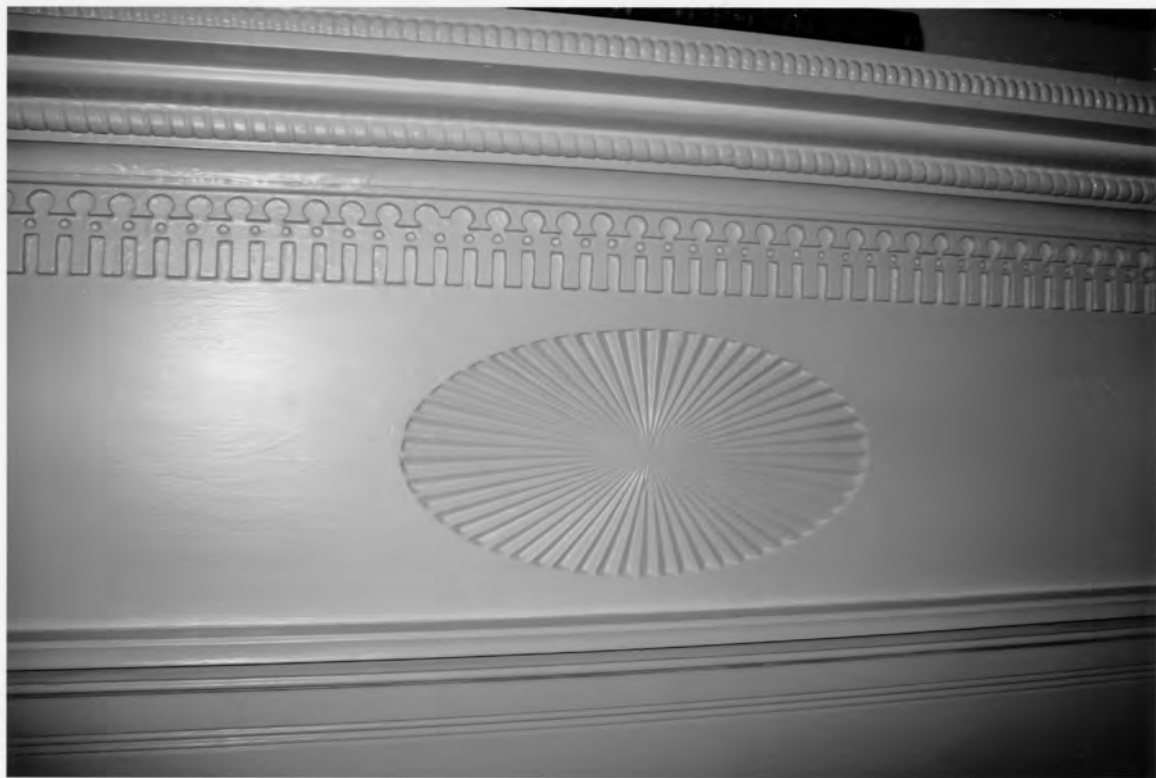
Oakland Plantation  
2930 Storm Branch Road, Beech Island  
Aiken County, South Carolina

Federal mantel with sunburst and candle gougework, parlor [west front room]



16.      Oakland Plantation  
         2930 Storm Branch Road, Beech Island  
         Aiken County, South Carolina

Detail of sunbursts and candle molding gougework, parlor [west front room]



17.      Oakland Plantation  
         2930 Storm Branch Road, Beech Island  
         Aiken County, South Carolina

Detail of center sunburst and candle molding gouge work, parlor [west front room]



18. Oakland Plantation  
2930 Storm Branch Road, Beech Island  
Aiken County, South Carolina

Detail of staircase landing window with reeded surround and sill



19.

Oakland Plantation  
2930 Storm Branch Road, Beech Island  
Aiken County, South Carolina

Detail of Dining Room mantel





20.

Oakland Plantation  
2930 Storm Branch Road, Beech Island  
Aiken County, South Carolina

Detail of mantel, Rear Shed Room



21.

Oakland Plantation  
2930 Storm Branch Road, Beech Island  
Aiken County, South Carolina

Detail of mantel, Master Bedroom [rear ell]



22.

Oakland Plantation  
2930 Storm Branch Road, Beech Island  
Aiken County, South Carolina

Detail of mantel, Upstairs West Bedroom



23.

Oakland Plantation  
2930 Storm Branch Road, Beech Island  
Aiken County, South Carolina

Detail of six-panel door, Upstairs West Bedroom



24.

Oakland Plantation  
2930 Storm Branch Road, Beech Island  
Aiken County, South Carolina

Detail of mantel, Upstairs East Bedroom [study/office]





25. Oakland Plantation  
2930 Storm Branch Road, Beech Island  
Aiken County, South Carolina

Dairy House, northwest oblique



26.

Oakland Plantation  
2930 Storm Branch Road, Beech Island  
Aiken County, South Carolina

Dairy House, northeast oblique



27.

Oakland Plantation  
2930 Storm Branch Road, Beech Island  
Aiken County, South Carolina

Dairy House, south [rear] elevation



28.      Oakland Plantation  
         2930 Storm Branch Road, Beech Island  
         Aiken County, South Carolina

Detail of Dairy House protective pent roof over beaded slatted ventilation



29.      Oakland Plantation  
         2930 Storm Branch Road, Beech Island  
         Aiken County, South Carolina

Detail of Dairy House framing and louvers from interior





30. Oakland Plantation  
2930 Storm Branch Road, Beech Island  
Aiken County, South Carolina

Detail of Dairy House interior wall boards with cavetto crown molding



31. Oakland Plantation  
2930 Storm Branch Road, Beech Island  
Aiken County, South Carolina

Garage, northeast oblique view



32. Oakland Plantation  
2930 Storm Branch Road, Beech Island  
Aiken County, South Carolina

Garage and shed, northwest oblique view



33. Oakland Plantation  
2930 Storm Branch Road, Beech Island  
Aiken County, South Carolina

Front brick walk [looking northeasterly]



34.

Oakland Plantation  
2930 Storm Branch Road, Beech Island  
Aiken County, South Carolina

Brick pillar driveway entry and red cedars





35. Oakland Plantation  
2930 Storm Branch Road, Beech Island  
Aiken County, South Carolina

Privy, northwest oblique [noncontributing]



36. Oakland Plantation  
2930 Storm Branch Road, Beech Island  
Aiken County, South Carolina

Shed-row horse stable and corral [noncontributing] from upstairs rear window



UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

HOLLOW CREEK QUADRANGLE  
SOUTH CAROLINA-AIKEN CO.  
7.5 MINUTE SERIES (TOPOGRAPHIC)



Maped, edited, and published by the Geological Survey  
Control by USGS, USC&GS, and South Carolina Geodetic Survey  
Topography by photogrammetric methods from aerial  
photographs taken 1962. Field checked 1964  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on South Carolina coordinate system, south zone  
1000-meter Universal Transverse Mercator grid ticks,  
zone 17, shown in blue  
Fine red dashed lines indicate selected fence and field lines where  
generally visible on aerial photographs. This information is unchecked  
Revisions shown in purple compiled from aerial photographs  
taken 1971. This information not field checked

UTM GRID AND 1971 MAGNETIC NORTH  
DECLINATION AT CENTER OF SHEET

SCALE 1:24,000  
1 1000 0 1000 2000 3000 4000 5000 6000 7000 FEET  
1 5 10 15 20 25 30 35 40 45 50 KILOMETER  
CONTOUR INTERVAL 10 FEET  
DATUM IS MEAN SEA LEVEL

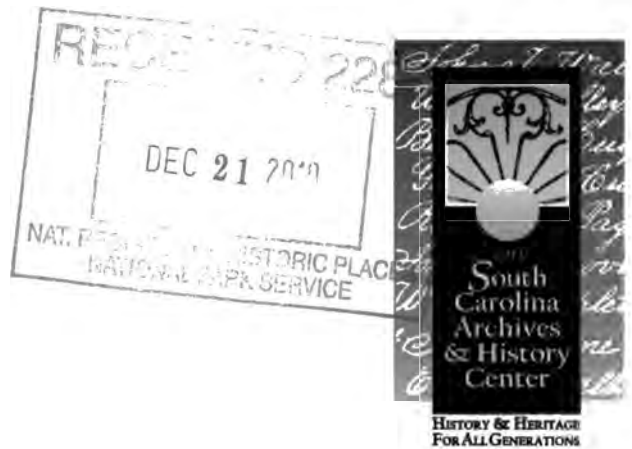


ROAD CLASSIFICATION  
Heavy-duty ——— Light-duty ———  
Medium-duty ——— Unimproved dirt ———  
U.S. Route ——— State Route ———

HOLLOW CREEK, S. C.  
N3322.5—W8145/7.5  
1964  
PHOTOREVISED 1971  
AMS 4650 IV NE-SERIES V846

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Thursday, 16 December 2010

Ms. Carol Shull  
Interim Keeper, National Register of Historic Places  
U.S. Department of the Interior  
National Park Service  
1201 Eye (I) Street, NW, 8th Floor  
Washington, DC 20005

Dear Ms. Shull:

Here is the National Register nomination for Oakland Plantation in Aiken County, South Carolina, recently approved by the South Carolina State Board of Review.

We are now submitting this nomination for formal listing in the Register.

If I may be of further assistance, please do not hesitate to contact me at the address below, call me at (803) 896-6182, fax me at (803) 896-6167, or e-mail me at [power@scdah.state.sc.us](mailto:power@scdah.state.sc.us). I hope to hear from you soon.

Sincerely,

J. Tracy Power  
Historian and National Register Co-Coordinator  
State Historic Preservation Office



Lisa Deline/WASO/NPS  
06/10/2011 01:06 PM EDT

To "Power, Tracy" <POWER@SCDAH.STATE.SC.US>  
cc "Chandler, Andrew"  
<CHANDLER@SCDAH.STATE.SC.US>, "Satterthwaite,  
Jennifer D." <jsatt@SCDAH.STATE.SC.US>,  
bcc  
Subject Re: Returned NR Nomination for Oakland Plantation, Aiken  
County, S.C. [E]

Hi Tracy:

Thank you for providing the attached information for Section 8. While it helps provide more details on the evolution of the I-house form in general, the significance still needs to explain how it stands in relation to others of its era in Aiken County. The nomination indicates it is one of a few, and of those, it has the best detailing. What architectural details are there that sets this house apart from a more common antebellum I-house in Aiken County?

If there is a survey for this county, define "a few" and "even fewer have survived with minimal exterior alterations" for this timeperiod. I'm not looking for exact numbers, but a general idea (less than ten?) would help provide a more comparative context. Given the c. 1820s construction date, Oakland is indeed a fairly rare, early example of this house type.

Enjoy your weekend. Let me know if you have any questions.

Lisa Deline, Historian  
National Register of Historic Places  
(202) 354-2239  
fax (202)371-2229  
"Power, Tracy" <POWER@SCDAH.STATE.SC.US>



"Power, Tracy"  
<POWER@SCDAH.STATE.S  
C.US>  
06/07/2011 01:54 PM AST

To <Lisa\_Deline@nps.gov>  
cc "Sauls, Brad" <SAULS@SCDAH.STATE.SC.US>,  
"Chandler, Andrew"  
<CHANDLER@SCDAH.STATE.SC.US>, "Satterthwaite,  
Jennifer D." <jsatt@SCDAH.STATE.SC.US>,  
<lengahans3rod@hughes.net>  
Subject Returned NR Nomination for Oakland Plantation, Aiken  
County, S.C.

Dear Lisa,

I hope you are doing well. Attached is our proposed revision to the returned nomination for Oakland Plantation, Beech Island vicinity, Aiken County, S.C., which was submitted to you in December 2009 and which you returned on February 4, 2010, for substantive revisions.

We have reviewed your comments, and our colleague Jennifer Satterthwaite has revised the nomination to add architectural context under the Area of Significance for Architecture in Section 8, addressing the development of the I-house throughout the backcountry of early 19th-century South Carolina, and placing Oakland squarely within that context.



The I-house form, derived from British folk housing, is the predominant architectural form found in rural South Carolina throughout the nineteenth century. While the overall form remains consistent throughout the state; the traditional I-house form differed depending on location, and varied in material, chimney placement, and floor plan. Front and rear additions such as porches and shed rooms appeared in great variety, however, the lateral gable form that was between three and five bays wide, one room deep, and two stories in height remained consistent.<sup>1</sup>

The trend that saw many rural farming families move from smaller, one-room cabins to these much larger homes with four or more rooms and a formal central hallway can be attributed to the growing wealth of rural farmers in the nineteenth century. Pioneers that were some of the first settlers in the backcountry regions of South Carolina soon found themselves being joined by wealthy entrepreneurs who were eager to try their hand in cotton growth and production. These new inhabitants did not settle in simple one- or two-room linear homes, but constructed larger dwellings that “symbolized economic achievement and social respectability in the growing agrarian society.”<sup>2</sup>

The I-house form also began to grow in popularity with the already established rural farming families who began to benefit from the growth and sale of cotton. Both groups chose the I-house form because it allowed for the largest, most impressive façade to be seen from the road—giving the illusion of a much larger structure than actually existed. With the new housing form came the creation of a formal hallway, which suggests a movement by the rural farming community toward the more formal culture of the coastal aristocracy. Many scholars dismiss this idea however, believing that the centrally placed hallway merely served as a cooling device during the hot summer months.<sup>3</sup>

Early I-house forms were simple extensions of the hall-and-parlor plan. This central hallway plan existed as early as 1800, but did not become common until after 1820. By the middle of the nineteenth century, the central hallway arrangement became the preferred building method for both one and two story homes. The two-story home was popular among wealthy planters prior to the Civil War, although the one-story home was more common. In the post-war era, the two story I-house form dominated the rural environment through the turn of the twentieth century.<sup>4</sup>

A majority of I-houses constructed in South Carolina were either built with or eventually added a one or two-story ell and/or shed rooms on the rear elevation. These additions came as the need for more interior space arose or as luxuries such as indoor plumbing and electricity made bathrooms and modern kitchens possible. Homes that were constructed

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<sup>1</sup> Kniffen, Fred. "Folk Housing Key to Diffusion." In *Annals of the Association of American Geographers*, December 1965, pp. 8

<sup>2</sup> Michael Southern, "The I-house as a Carrier of Style in Three Counties of the Northeastern Piedmont," in *Carolina Dwelling: Toward Preservation of Place in Celebration of North Carolina's Vernacular Landscape* (Raleigh: North Carolina State University Student Publication of the School of Design vol. 26, 1978), pp. 70-71.

<sup>3</sup> Williams, Michael Ann, *Homeplace: The Social Use and Meaning of the Folk Dwelling in Southwestern North Carolina* (Athens: University of Georgia Press, 1991), pp. 93-114.

<sup>4</sup> Southern, "The I-house as a Carrier of Style," p. 72. Southern gathered this statistical information regarding popular housing styles in rural North Carolina during the nineteenth century from files located at the North Carolina Division of Archives and History in Raleigh, NC.

central  
railway

with rear shed rooms are known as extended I-houses after the extended hall-and-parlor plan from which it is adapted.

The homes of rural South Carolina reflect the era during which they were constructed. Before the advent of the railroad, structures built a great distance from water transport were limited to locally available building materials. Wood from the surrounding forests and local fieldstone were widely used. Widespread development of the railroad industry made it possible to transport lumber and other materials necessary for construction. As a result, lumberyards were standard fixtures in towns all along the new rail lines and it became possible for rural homeowners to acquire brick, machine-sawn lumber, and fashionable wooden detailing for their homes at a reasonable cost.

The railroad's development, therefore, changed the traditional materials and style of folk dwellings across the country and many of the later I-houses, constructed in the late nineteenth and early twentieth century, are adorned with more decorative detailing than their earlier counterparts.<sup>5</sup> As a result, I-houses made the transformation from simple, functional housing for rural farmers to the "pretentious houses of affluent local gentry."<sup>6</sup> In addition to the newer homes, many earlier I-houses got a new, up-to-date look with the application of wooden cutwork and restyled porches.

The industrial revolution that accompanied the railroad was also reflected in the architecture of the time. The vernacular forms of the pre-railroad homes were not lost; they were merely altered when constructed with different techniques. For example, the use of lighter roof framing allowed for the construction of massed-plan houses with larger roof spans. Milled lumber made it possible to build homes with balloon framing and two story homes became more commonplace in the post-railroad years.

Rail transportation in the later years of the nineteenth century not only allowed the transport of building materials, but it also allowed for the transport of ideas. Passenger service on the train exposed travelers to building styles and techniques that they otherwise would not have been privy to and designs were subsequently distributed beyond their area of traditional dominance. Traveling craftsman also introduced new ideas and building techniques. Older house design, in conjunction with new forms and ideas, created a unique housing stock that can be connected to the prosperity and innovation of the railroad era.

Farm houses constructed in the I-house form dot the rural backcountry of South Carolina. These early farmhouses were built with the mindset of function-over-form. Few early examples such as Oakland Plantation have survived over time, and even fewer have survived with minimal exterior alterations. Oakland Plantation stands out as rarity among its counterparts with decorative interior detailing that would rival that of the finest homes

5 McAlester and McAlester, A Field Guide, pp 75-87.

6 McAlester and McAlester, A Field Guide, p 96

7 Michael Southern, "The I-house as a Carrier of Style in Three Counties of the Northeastern Piedmont," in Carolina Dwelling. Toward Preservation of Place in Celebration of North Carolina's Vernacular Landscape (Raleigh North Carolina State University Student Publication of the School of Design vol 26, 1978), pp 70-

in Charleston. That level of detail is unique to homes constructed in the backcountry—an area of South Carolina that was still very much frontier land in 1826. In this vein, the home and detailing, while common in form to rural farming in the nineteenth century, reflect the wealth and success of Wade Glover as a farmer and slave holder. It also reflects worldliness and knowledge of high-style design that most rural farmers would not be exposed to for several decades making it a unique example of what was frequently a modest architectural style.

I am not so concerned with the terminology used (Plantation Plain vs. Extended I-house) than I am with the lack of specific discussion of the local conditions.

The new narrative describes the I-house and its evolution. It asserts that it was the dominant form for rural houses in the post bellum years. What it does not tell me is how this I house stands in relation to others of its era in the county. It just says it is one of a few, and that of those, it has the best detailing. If this was indeed constructed in the 1820s, then it would be a fairly rare example (in relationship to the world of I-houses). The original nomination places Glover in a proper economic context – he was a well-above average planter. It would be assumed that his property reflects that success. But what I don't see is a discussion of *what* architectural details Glover's house has that sets it apart. What would a more run of the mill, antebellum I-house have in Aiken County? How does the addition of the schoolhouse affect the building? Is this something that was typical? I notice that the plantation office is appended to the house. Is it integral? Has it been connected internally or was it always?

I would like to know how many of these antebellum I-houses there are around, and why this one stands among the best – beyond the simplistic claim that 'It has more detail and has the best integrity.'



Tuesday, 26 July 2011

Ms. Carol Shull  
Interim Keeper, National Register of Historic Places  
U.S. Department of the Interior  
National Park Service  
1201 Eye (I) Street, NW, 8th Floor  
Washington, DC 20005

Dear Ms. Shull:

Here is the National Register nomination for the Oakland Plantation in Aiken County, South Carolina, submitted to you for listing in December 2010 and returned for substantive revisions in February 2011.

We are now submitting this revised nomination for formal listing in the Register.

If I may be of further assistance, please do not hesitate to contact me at the address below, call me at (803) 896-6182, fax me at (803) 896-6167, or e-mail me at [power@scdah.state.sc.us](mailto:power@scdah.state.sc.us). I hope to hear from you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Tracy Power".

J. Tracy Power  
Historian and National Register Co-Coordinator  
State Historic Preservation Office