

United States Department of the Interior  
National Park Service

714

# National Register of Historic Places Registration Form

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



### 1. Name of Property

Historic name: Phinney, James, House  
Other names/site number: Cedarleaf Cottage  
Name of related multiple property listing:  
N/A

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

### 2. Location

Street & number: 2762 Blaney Road  
City or town: Chester State: SC County: Chester  
Not For Publication:  Vicinity:

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

\_\_\_ national \_\_\_ statewide X local  
Applicable National Register Criteria:

X A \_\_\_ B X C \_\_\_ D

<u>Elizabeth M. Johnson</u>	<u>8/23/2016</u>
Elizabeth M. Johnson, Deputy State Historic Preservation Officer:	Date
_____ State or Federal agency/bureau or Tribal Government	

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

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Signature of commenting official: \_\_\_\_\_ Date \_\_\_\_\_

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Title : \_\_\_\_\_ State or Federal agency/bureau or Tribal Government \_\_\_\_\_

**4. National Park Service Certification**

I hereby certify that this property is:

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

*Joe Edson F. Beall*  
Signature of the Keeper

*10.11.16*  
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



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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

MID-19<sup>th</sup> CENTURY/Greek Revival

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: Wood, Brick,

Stucco

Foundation: BRICK, STUCCO

Walls: WOOD/weatherboard

Roof: SYNTHETICS/fiberglass

### Narrative Description

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

### Summary Paragraph

The James Phinney House is a largely intact 1 ½ story raised Greek Revival clapboard residence set upon stuccoed brick piers. Built circa 1856 of timber frame construction, it is a lateral gabled building with chimneys on both sides. The façade (south elevation) features a classical revival portico supported by four simple square wooden pillars. A flight of wide masonry steps leads to the porch entrance of paneled double doors surrounded by a transom light and multi-paned side lights. The floor plan is typical of a small, mid-nineteenth century house, with two rooms flanking each side of a central hall, the front rooms being slightly larger than the others. There is a rear kitchen ell, also with a chimney, and an engaged roof porch. The five rooms and hall comprise approximately 1,500 square feet. The house is located in the rural Lewis Turnout community, approximately six miles north of Chester. Situated on a knoll encircled by five two-century old oak trees, it stands just a mile from a section of the Great Wagon Road. Although this house had experienced decades of benign neglect there has been very limited alteration. Following a respectful rehabilitation spanning three decades, it is in a stable state of preservation.

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## Narrative Description

### 1) James Phinney House (1856)

The James Phinney House is a 1 ½ story Greek Revival raised cottage built circa 1856 in the rural farming community of Lewis Turnout in Chester County.<sup>1</sup> The house has a double-pile central hall plan. The southwest room, believed to have once served as the parlor, is now a bedroom while the northwest room has been converted to a bathroom and laundry room. The southeast room is used as a bedroom and the northeast room as a sitting room. The front (south) rooms are slightly larger than the back (north) rooms. At the rear of the house on the east side is a rectangular kitchen ell, which does not connect directly to the central hall but instead is accessed through the sitting room. An engaged roof porch extends out to the west of the kitchen. The kitchen offers limited access to the half-story attic which, while spacious, has never been finished. The original brick pier foundation is intact, though the brick has been stuccoed over. The basement beneath the house was completely open until lattice panels were installed in the early 1990s.

The three bay symmetrical façade (south elevation) features a classical revival portico supported by four plain square wooden pillars. The walls of the façade are heart pine weatherboards except for the portions under the portico which are flush boards. The portico's pediment has a boxed cornice and paneled frieze; it is sided with flush boards. A flight of eleven masonry steps leads to the front entrance of paneled double doors surrounded by a rectangular fourteen pane transom light and unusual side lights of thirty small panes each, all with original glass. Trim around the doors employs corner blocks upon which narrow wooden bars have been placed in an X pattern. It has been speculated that these were added during the Civil War to reference the St. Andrews Cross of the Confederate battle flag. Four original nine-over-six double hung sash windows flank the front entry with two windows on each side. At one time there were shutters on the Phinney House's windows, but they no longer exist.<sup>2</sup> Most of the glass in the house's windows appears to be original. All of the wall material, the portico entablature and ceiling, the doors and windows on this elevation are original fabric, with one lower sash having been partially rebuilt. The portico floor is reclaimed heart pine.

The east and west side elevations each have a stuccoed concrete block and brick chimney, positioned off-center to the south. Both chimneys were rebuilt to replace missing originals. Both gable ends have a single four-over-four centered sash attic window. The attic windows are replacements. There are two nine-over-six sash windows below the gable end on the west elevation. The southern window abuts the south side of the chimney and the northern window (which is a replacement) is positioned to create a symmetrical fenestration pattern. On the west elevation of the kitchen where the back porch is located there is an original nine-over-six sash

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<sup>1</sup> A raised cottage is a small house on stilts or built-up piers to protect it from groundwater

<sup>2</sup> There is physical evidence that there were shutters. All of the original windows have notches in their trim to accommodate the hinges and there are still several parts of hinge hardware attached. A former resident of the home recalls her father making shutters when she was a child, sometime between 1914 and 1919.

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window toward the north end of the wall. The west elevation's weatherboard siding and flush boards on the back porch are original, as is the back door on the west wall of the kitchen. The porch ceiling is original but the floor, two pillars, steps and railings were installed in the 1980s. The flight of nine wooden steps descends to a brick terrace.

On the east elevation much of the siding is salvaged heart pine used to replace siding destroyed by a termite infestation. The fenestration pattern of the west elevation below the gable is repeated on the east elevation, with a third nine-over-six window located on the east wall of the kitchen to the north of the gable. The kitchen window and the southernmost window adjacent to the chimney are original, while the middle window has been replaced in kind.

The rear façade has part of an original chimney that was rebuilt from the ground up in 1982-83, tying into and preserving the three exterior walls. The tall six-over-nine-over-nine windows in the north wall were custom milled and installed to fill the openings left when the termite infested sections of wall disintegrated.

The double back doors leading from the central hall to the back porch approximate the door opening believed to have originally been there. These doors had been the front doors of the nearby historic Uriel Presbyterian Church, established in 1888 and destroyed by fire in November 1983. The back doors' transom light and trim are replacements. The current roof, installed in 1999, is fiberglass architectural shingles which cover earlier asphalt roofing and cedar shingles.

### **Interior**

The hall and four main rooms all have heart pine floors of 6-7" wide boards set with square nails. The exception is an area in front of the bedroom fireplace, where salvaged floor boards were used to patch an unexplained hole. The nearly 12' high ceilings are hand planed heart pine boards except for the bathroom where the original rough ceiling boards are covered with salvaged panels of pressed tin recovered from the old York (S.C.) City Hall as it was being razed. Except for a few replacements, the walls of the hall, bedroom, and sitting room are sheathed in original hand planed heart pine boards, 5-6" wide, running horizontally.

The front entry leads into the wide central hall, which runs through the house from north to south, terminating at the double-doors that open onto the back porch. The central hall provides access to all the rooms of the house except for the kitchen. The front door trim and baseboards in the hall are original. All of the two-paneled interior doors opening from the hall are original as is their trim, which is comprised of two vertical and one horizontal plain 4 ½" boards.

The parlor is accessed via the central hall through a centered door in the east wall. The room has three nine-over-six sash windows, two on the south wall and one on the west wall. The west wall also features a fireplace with a brick firebox and a simple paneled wood mantel. The paneled mantel, found in a barn beside the circa 1834 John Wesley Reid House in Williamson (Pike County), Georgia, replaces the original which was removed. The wallboards under a grass cloth wallcovering are original but have rough surfaces. The parlor features original paneled

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wainscoting. Door and window trim in the parlor features square blocks in the upper corners where the horizontal and vertical moulding pieces meet. The corner blocks are slightly thicker than other moulding pieces and were used for both decoration and ease of installation.

The layout of the parlor is mirrored in the bedroom on the east side of the house, the only difference being the double-doors on the north wall providing access to the sitting room. These are salvaged doors that replaced a hollow core door. Originally there was no door on this wall; the opening was made by the previous owner, probably in the 1950's or 60's. Any original window or door trim in this room was apparently discarded when the walls were covered in drywall. The door and window trim, baseboards and mantel were salvaged from the burned General William Alexander Walker Plantation House, circa 1859, which stood on Center Road in Chester, South Carolina. These door and windows have eared casing 7-8" wide; the baseboards are 11" wide.

The sitting room is between the east bedroom and the kitchen. It has a window on the east wall, double doors opening from the bedroom on the south wall, an original door to the hall on the west wall and an original door opening to the kitchen on the north wall. The kitchen door's trim and lock are also original.

In the bathroom, original wall boards were very rough and were removed to accommodate insulation on this northwest corner. The original beadboard wainscoting was reinstalled. The laundry/wardrobe area is new construction utilizing salvaged double doors.

The kitchen's focal point is the north wall which features two twelve foot high six-over-nine-over-nine windows flanking a new fireplace and rebuilt chimney faced with reclaimed antique brick. The mantel is original, built in a very plain style with a simple shelf and header/undermantel and very slightly embellished legs. The east and west walls each contain an original nine-over-six window, slightly off center on each wall.

The walls from the chair rail down are original; above the chair rail there are new boards, approximately the same width as the originals in the rest of the house. The kitchen floor is made of 7" wide reclaimed heart pine boards salvaged from the walls of the previously mentioned Uriel Church and installed over the worn original boards which can still be seen from underneath the room. The exposed ceiling joist beams are original, discovered when a suspended ceiling was removed. There is no evidence that ceiling boards had ever been attached to the bottoms of these joists, as they are in the rest of the house, so new ceiling boards were placed above them.

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### **Setting**

The hilltop site for the James Phinney House was carefully chosen with regard to solar orientation and prevailing winds. The setting continues to reflect its agrarian past, with the house surrounded on three sides by approximately sixteen acres of fields, beyond which there are nearly fifty acres of mixed pine and hardwood forest. In addition to the ancient oak trees, the lawn is bordered with mature Loblolly pines and old Eastern red cedars. Other tree species include red maple, sugar maple, Southern magnolia, saucer magnolia, crape myrtle, and brown turkey fig. There are also azaleas, boxwood, and vines such as wisteria, Confederate jasmine, and cross vine as well as a variety of bulbs and perennial flowers. The house faces a state maintained road that was known as “the wagon road from Chester Court House to Charleston” during the 1790s when court was held at the nearby Lewis Inn. This property is located within the Catawba River watershed as referenced in the May 20, 1767 Land Grant to Abraham Wright for 100 acres describing it being “...situate on the waters of the south fork of Fishing Creek on the dividing ridge betwixt it, and Rocky Creek.” It is known from family oral tradition and remnants of foundations that there had been slave/tenant houses and a large open ended mule barn on the property, but they no longer exist.

### **Non-contributing resources:**

- A) The Little House (non-contributing building): In late March of 1990 a circa 1906-‘07 (wood, platform framing) house at 543 Lancaster Street in Chester was scheduled to be demolished. There was only one room and an adjacent hall that were salvageable; this section was cut away from the remainder, moved and placed behind the Phinney House. Over a period of nine years, The Little House was respectfully rehabilitated and now serves as a study/office and occasionally as a guest house.
- B) Well House (non-contributing building): The well house is a small stuccoed cinderblock building, probably built in the 1940s or 1950s. It protects the electric pump and storage tank, with a short shed extension to shelter the actual well. The well is a hand-dug, stone lined well dating to the nineteenth century.
- C) The Potting Shed (non-contributing building): During the 1980s and 90s Thoroughbred horses were raised on the property. To support that activity, a hipped roof shed was constructed circa 1989 to protect hay, feed and tack. Originally it was an open “pole barn” and was later enclosed to serve as a potting shed and occasional entertainment venue.
- D) The Playhouse (non-contributing building): Begun in 1998 and completed in 2004, the playhouse was designed by Joanna Angle for her Russian born daughter, Elya Katherine. The front elevation pays tribute to the home Joanna’s maternal great-grandparents built circa 1900 on a mountainside in Giles County, Virginia, near where she was born. Approximately 90% of the materials used to build the playhouse is vintage, salvaged from South Carolina structures that were being demolished.



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E) Dog kennel (1982) (non-contributing structure)

F) Chicken coop (2004) (non-contributing structure)

G) Wood shed (2002) (non-contributing building)

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### Statement of Significance

#### Applicable National Register Criteria

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

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

#### Criteria Considerations

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

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

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**Areas of Significance**  
(Enter categories from instructions.)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**  
1856

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**  
1856

\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**  
(Complete only if Criterion B is marked above.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**  
James Phinney (c. 1808-1888)

\_\_\_\_\_  
\_\_\_\_\_

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

The James Phinney House has achieved significance at the local level under National Register Criterion C as an excellent example of a late antebellum Greek Revival raised cottage in Chester County, South Carolina. The period of significance for the house is 1856, the year of construction. The Phinney House qualifies under Criterion C as a fine example of the Greek Revival style as it was expressed in rural South Carolina in the mid-nineteenth century. It is also a rare example of the style within a local context. Construction methods used and interior details also exhibit outstanding craftsmanship from the period. Although the property experienced a time of benign neglect it has had very little alteration and is largely intact.

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

Built on land owned by James Phinney, and believed to have been built by him circa 1856 in the Lewis Turnout community of Chester County, this house is a classic example of a Greek Revival raised cottage. The Greek Revival style, very popular between 1830 and 1860, is most often associated in South Carolina with public buildings and with larger two-story houses. The 1 ½ story raised cottage is much less common. The Greek Revival form is generally underrepresented in South Carolina domestic architecture.<sup>3</sup>

The James Phinney House displays many characteristics of Greek Revival style, as well as mid-nineteenth century construction techniques:

- Bilaterally symmetrical shape of main house.
- Low pitched side gabled roof, originally of cedar shingles.
- A cornice line with a wide band of trim.
- Wide paneled frieze.
- Central pedimented entry portico with four plain square wood pillars supporting an entablature and the pediment.

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<sup>3</sup> According to Roger G. Kennedy's book *Greek Revival America* such a building is a rarity. He wrote, "...the Carolinas were little touched by a residential Greek Revival (there are many churches and other public buildings in the Carolinas in the Grecian style...but very few houses)", p. 22.

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- Eye pleasing scale and proportions of design elements are reflective of the ideal Golden Mean. This is best illustrated by the ratio of the portico's width to its ceiling height which is 1.625, very close to the Parthenon's Golden Rectangle ratio of 1.618
- Lateral chimneys.
- Double hung nine-over-six windows that reflect mid-nineteenth century glazing technologies.
- Square head openings for windows and doors.
- Paneled double front doors have small-paned recessed sidelights and a recessed rectangular transom framed by wide trim.
- Materials are wood and stuccoed brick, the essential building materials of the American Greek Revival style.
- Simple moldings.
- Since at least the 1930s, it has been painted white to resemble the white marble buildings of ancient Greece.

All of the above listed design characteristics combine to give the Phinney House's facade the appearance of a miniature Greek temple. Additionally, interior details including walls of hand planed boards running horizontally and Empire style doors contribute to making the James Phinney House an excellent representative example of a local interpretation of the Greek Revival style.

With its massive hand-hewn sills and floor joists, the house also represents an outstanding example of timber frame construction. The framing members are marked and matched with carved Roman numerals and joined by the mortise-tenon-peg method. This house also illustrates a transition period in building when artisans combined the traditional technique of hand hewing large timbers with the newer sash-sawn method for ceiling joists, roof planks and bracing.

One hundred sixty years after its construction, the house largely retains its architectural integrity. The footprint is unchanged, interior alterations have been minimal and the great majority of historic fabric is intact. The majority of the exterior features are intact or have been replaced in kind. The James Phinney House is one of three remaining examples of mid-nineteenth century Greek Revival raised cottage architecture in Chester County and one of the few remaining in the South Carolina Piedmont.

A review of the 1976 Historic Sites Survey of Chester County revealed thirteen houses whose facades appeared to have Greek Revival features. Of those, pictures of nine show them as two story houses, much larger and more elaborate than the James Phinney House. The Erwin House, c. 1820, has both lower and upper porches, round two story columns and a leaded fanlight. The Gaston House, c. 1855, is of masonry construction and has interior chimneys. The Mills House, c. 1850, is also masonry construction and has two story paneled columns. The Mobley House, c. 1851, is a brick three-story structure with fanlights on both lower and upper porches. The

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McLure House, c. 1856, also features fanlights on both lower and upper porches. The Cassels House, c. 1856, has double galleries the full width of the façade, a window in the pediment and is embellished with decorative corbels. Likewise, the Nail House, c. 1856, has double galleries and interior chimneys. Woodlawn, c. 1856, has massive two story Ionic columns and a window in the pediment. Wyoming, built in the late 1820s, has double porches, four exterior chimneys and a fanlight in its pediment.

The remaining four houses are smaller one story or story-and-a-half cottages, more comparable to the size of the Phinney House. However, only two of them, the brick Wrenn House, c. 1854 and the neighboring Fayssoux Cottage, c. 1857 sit on raised foundations. From the front, the Pagan House, c. 1854-1857, appears to be raised because of the high front foundation wall and long flight of steps to the entrance, necessitated by a steep drop in the front lawn. All of these houses have interior chimneys; Fayssoux Cottage has decorative corbels throughout the pediment and extending into the gable ends. The Pagan House has a dormer in the center of the roof and very large windows. The Osborne House, c. 1852, resembles the Phinney house in that both have two lateral chimneys. While not on a raised foundation, the Osborne House's façade is more similar to the Phinney House than any of the others listed, and like the Phinney House, it is in a rural section of Chester County. It is noteworthy that all but two of these houses were built shortly after the first railroad came to Chester in August 1851.

Information available in their National Register nominations was used to compare the James Phinney House to eleven National Register listed Greek Revival raised cottages in other Piedmont South Carolina counties. One interesting difference pertains to the Phinney House's windowpane configuration. Its nine-over-six arrangement differs from windows in in Hunstanton which are six-over-six and nine-over-nine; Tocaland six-over-six; Perry-McIlwain-McDow House nine-over-nine; Bonnie Shade six-over-six, nine-over-nine, and twelve-over-twelve; Claussen House four-over-four, six-over-six; Allen Dial House six-over-six; Claudius Scott Cottage nine-over-nine; Lemuel Boozer House nine-over-nine; Dovilliers-Manning-Magoffin House six-over-six, and Hart House six-over-six.

Other comparisons noted multiple similarities between the Phinney House and the following eleven National Register listed properties. Hunstanton, c. 1850 and Tocaland, c. 1854, like the Phinney House are one and a half story, gabled roof, weatherboarded residences on raised basements. All feature pedimented porches with wooden pillars on the façades and have entrances with sidelights and transoms. Both the Phinney House and Hunstanton are rectangular with rear ells, while the Phinney House and Tocaland both have central halls.

Likewise, the Phinney House shares features with Bonnie Shade, c. 1854, including being clapboard cottages set upon stucco-over-brick piers and having one-story porticos. Both have off-center exterior chimneys, floor plans with four main rooms divided by a central hall and double paneled entrance doors with sidelights and rectangular transoms.

Like the Phinney House, the Allen Dial House, c. 1855, is also set high on stuccoed masonry, has a central pedimented portico, boxed cornice and double paneled entrance doors. The Claudius Scott House, c. 1840, also has a stuccoed brick pier foundation, weatherboard siding, gable roof

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and a pedimented porch with four wooden pillars. Like the Phinney House, the Claudius Scott House, c.1840, has a central entrance, rectangular transom and sidelights and a center hall. Its side elevations have three windows on the main floor as well as single attic windows in the gable ends.

Both the Hart House, c.1855, and Rural Point, c.1852, are set on high raised basements, have porticos with four square pillars, floor plans with central halls, and four rooms on the main levels and double front doors with sidelights and transoms. Last, the Dovilliers-Manning-Mogoffin House, c. 1853-1859 and the Lemuel Boozer house, c.1828-1830, are also clapboard houses, one and a half and one story, respectively, with low pitched gable roofs, central entrances and central halls.

While not wholly unique, the Phinney House is significant within this local context as a fine example of the Greek Revival style as it was expressed in rural South Carolina in the mid-nineteenth century.

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

**Ownership History**

Since it was built circa 1856, this property has had only six owners, all of whom were involved in agriculture. The house once stood as the centerpiece of a 500+ acre plantation where cotton fields stretched to the horizon. Following the Great Depression, parts of the farm were sold until only 65 acres of the original tract remained with the house.

The original owners were James and Lucretia Johnston Phinney. Mrs. Phinney's family members were important participants in the Revolutionary War in South Carolina. Her mother, Sarah Knox Johnston, is named in *Women Patriots of the American Revolution* (Charles Claghorn). Her uncle James Knox was a surgeon in General Sumter's command and another uncle, Hugh Knox, fought in numerous South Carolina battles and the Battle of King's Mountain.

James Phinney amassed a large plantation which became part of the dominant cotton economy of the pre-Civil War period. The 1860 U.S. Federal Census Slave Schedule page lists Mr. Phinney as owning thirty-three slaves: seventeen females and sixteen males, ranging in age from one to fifty-two years old. His number of slaves was nearly double the holdings of his neighbors, and clearly made him part of the planter class. The census of 1870 listed his assets as \$2,000 worth of real estate and \$1,000 worth of personal property, many times greater than the assets of his neighbors. However, like many farmers, James Phinney experienced problems with cash flow, as evidenced by records of five occasions he pledged the next cotton crop in order to borrow money to buy seed and supplies.

After living on his land for nearly half a century, James Phinney sold the house and farm on January 14, 1884 to Adeline (Addie) Virginia Sundergill Diehl and her husband, Jacob, for \$3,762. The Diehls had previously lived in Carroll County, Maryland where the 1880 US Census

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listed Jacob's occupation as "farmer." He must have been fairly prosperous because the census shows a girl servant and two laborers living with the family. Prosperity, however, did not remain with the Diehls and two days before Christmas in 1897, Adeline Diehl's mortgage was foreclosed upon, forcing a sale by the clerk of court. The 1900 Census shows that after losing their farm the family relocated to Rock Hill, probably so that the three sons could pursue economic opportunity in the growing town. The 1908 City Directory listed Adeline's husband as retired, their sons Lee and Ray were bookkeepers and son Herbert was co-owner of Diehl-Moore Shoe Company at 128 E. Main Street.

Sidney Alexander (S.A.) Rodman purchased "the Diehl place" at the clerk of court's sale. Mr. Rodman was described in his obituary as, "one of Chester County's prominent farmers." He was also something of a speculator/land baron who became involved in the development of transportation infrastructure by providing a lengthy right-of-way for the construction of the Georgia, Carolina & Northern Railroad. This line connected Atlanta with the northeast and is still a main rail corridor. In his honor, the nearby station and surrounding village were named Rodman in 1889. In March of 1923 he heavily mortgaged the former Diehl farm at 7% interest to Joseph Lindsay, Treasurer of Chester A.R.P. Church. Six and a half years later, Miss Jennie Oates, A.R.P. Treasurer, filed to call S.A. Rodman's note due. On December 2, 1929, just weeks after the Black Thursday beginning of the Great Depression, S.A.'s sons, William D. and Sidney L. Rodman bought the property on the courthouse steps for \$3,200.

By the time the stock market crashed, South Carolina farmers had already endured nearly a decade of hard times. The overproduction of cotton caused prices to fall dramatically and the boll weevil had migrated from Mexico, decimating crops. The early 1920s were years of drought in the state, limiting production and creating an economic crisis for farmers who had borrowed money for land, seed, and fertilizer during the years of prosperity.

Over an eight year period the Rodman brothers worked the land together in what they reported to the 1930 census taker as "general farming" although it is known that most of the land was devoted to cotton. Will Rodman also worked in construction but the combined incomes were insufficient for the worsening financial times. Sidney relocated to Charleston to find work and Will moved his family into the home of his older brother, John, in Rodman. In late 1937 the property was sold to Joe Wylie for \$3,406.

The Depression had already cost Mr. Wylie and his family the loss of their family farm off the Great Falls Road. That property had been a multi-generational homeplace since King Charles granted the land; losing it and having to move and start over was very painful for everyone, especially Joe Wylie. His daughter, Virginia Wylie Caughman, has said that her father became despondent. She reported that just as he was seriously considering relocating the family to the Lowcountry where he could work as an overseer, he happened to see a Mr. Westbrook in Chester. Asked how he was doing, Joe Wylie answered that all he had left was, "... \$50, an A-Model Ford, a wife and four children to feed." When told about the overseer's job, Mr. Westbrook responded, "Joe, you're too good a farmer to work for somebody else. There's a nice farm coming up for sale at Lewis Turnout." Mr. Westbrook then offered to finance the purchase saying, "... your word is good enough for me."



Phinney, James House  
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Joe Wylie moved to the farm with his wife Sarah and their children. He continued the cotton growing tradition, working the land with mules, and also raising chickens, for the next ten years, until his death in 1947. Sarah Wylie then rented part of the farm to N.R. Hall who grew millet and milo. To support her family Mrs. Wylie also sold parcels of the farm and worked a number of jobs over the following decades. In June of 1982 she sold the house and the remaining 63 acres to Victor and Joanna Angle. In negotiating the sale, Mrs. Wylie's son Franklin told the Angles that his mother was going to sell the land at \$1,000 an acre but they were, "...throwing in the house for free because it's not worth anything."

The Angles' attraction to the farm was three fold. She was a passionate preservationist who had dreamed of finding an antebellum raised cottage that needed "rescuing" and he was an ardent horseman who saw the fields as potential pasture for the Thoroughbreds he wanted to raise. Third, the location was central to the many Springs Industries facilities where he would be working.

The property is now a tree farm, being honored as 2012 South Carolina Tree Farm of the Year. This evolution in agricultural uses reflects the changing economic and social conditions and patterns of agriculture in the Piedmont area of South Carolina since the last part of the nineteenth century.

### **Archaeology**

It is noteworthy that the house site and fields have been assigned State Site Number 38CS391 by the South Carolina Institute of Archaeology and Anthropology based on their having yielded numerous prehistoric and historic artifacts. Prehistoric items are projectile points from several periods, particularly Guilford; there are also Early Archaic points dated as being 8,000 to 10,000 years old. Historic objects are primarily from the mid-nineteenth century and include many pieces of pottery and glass and blue transferware from the 1840s. There are also a china doll's head, marbles, buttons, mule shoes and iron hinges from the 1850s and bottles from the 1890s.

While the site has yielded some artifacts, its overall archeological potential is unclear. In correspondence, Keith Derting of the South Carolina Institute of Anthropology and Archeology indicated that the problem is that there has not been enough study of the site at present and that "without formal investigations of the area there's no telling how much the historic artifacts will 'support' the house itself."<sup>4</sup>

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<sup>4</sup> Correspondence with Keith Derting, Site Files Manager, South Carolina Institute of Anthropology and Archaeology, [date]. In possession of the author.

Phinney, James House  
Name of Property

Chester Co., S.C.  
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## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

Caughman, Virginia Wylie. Interview by Joanna Angle. December 10, 2010.

Chester County Courthouse, Chester, South Carolina. Deeds, Land Grants and Liens.

Claghorn, Charles E. *Women Patriots of the American Revolution: a biographical dictionary*. Metuchen, New Jersey: The Scarecrow Press, Inc., 1991.

Drews, Willie Rodman. Interview by Joanna Angle. May 13, 2015.

Durting, Keith M. South Carolina Institute of Archaeology & Anthropology. Letter, July 24, 2015.

Edgar, Walter. *South Carolina A History*. Columbia, South Carolina: University of South Carolina Press, 1998.

Fairey, Wade B. Roots and Recall LLC. Letter. July30, 2015.

Federal Census of the United States, County of Chester, South Carolina. Washington D.C. 1860, 1870, 1880, 1890, 1900, 1910, 1930.

Federal Census of the United States-Slave Schedules, County of Chester, South Carolina. Washington D.C. 1860.

Kennedy, Roger G. *Greek Revival America*. New York: Stewart, Tabori & Chang, 1989. 22.

Knox, Robert D. Knox Family History. Knox Family Files, Chester County Main Library, Chester, South Carolina.

McAlester, Virginian and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984.

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*Rock Hill City Directory*, Rock Hill, South Carolina. 1908

Schulz, Constance B., ed. *A South Carolina Album, 1936-1948*. Columbia, South Carolina: University of South Carolina Press, 1992.

*The Chester News*. Chester, South Carolina. March 24, 1931. 3.

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Walker, Melissa, ed. *Country Women Cope with Hard Times: A Collection of Oral Histories*.  
Columbia, South Carolina: University of South Carolina Press, 2004.

Whiffen, Marcus. *American Architecture Since 1780*. Cambridge, Massachusetts: Massachusetts  
Institute of Technology Press, 1969.

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**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

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

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

Phinney, James House  
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### 10. Geographical Data

**Acreeage of Property** 2.65 acres

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates (decimal degrees)**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

- |                        |                       |
|------------------------|-----------------------|
| 1. Latitude: 34.763813 | Longitude: -81.116663 |
| 2. Latitude:           | Longitude:            |
| 3. Latitude:           | Longitude:            |
| 4. Latitude:           | Longitude:            |

**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

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

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

The nominated parcel is bound on the south by Blaney Road; on the west by a gravel driveway; on the north by the driveway and an imaginary line leading to a previous fence line; on the east by the previous fence location. The boundary of the nominated property appears on an accompanying plat surveyed for Joanna Angle by William Charles Hendley and drawn at a scale of 1" equals 40'.

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**Boundary Justification** (Explain why the boundaries were selected.) The boundaries were chosen to include the house, its grounds, and other dependencies. The boundaries also include the most significant trees and other plantings. The road and driveway provide very visible and durable boundary lines. The eastern boundary parallels a line of old trees.

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### 11. Form Prepared By

name/title: Joanna G. Angle, owner  
organization: N/A  
street & number: 2762 Blaney Road  
city or town: Chester state: SC zip code: 29706  
e-mail: jangle@truvista.net  
telephone: 803-377-8940  
date: February 29, 2016

---

### Additional Documentation

Submit the following items with the completed form:

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

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**Owner Information** (if there are multiple owners, or if there are multiple parcels included within the nomination boundary that are under separate ownership, please include the names of ALL owners)

**Owner's Name (individual, organization, corporation, etc.):** Joanna G. Angle

**Name of Contact Person (if different from above):**

**Mailing Address:** 2762 Blaney Road, Chester, SC 29706

**Telephone:** 803-377-8940

**E-mail address (if available):** jangle@truvista.net

### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

Name of Property: James Phinney House

City or Vicinity: Chester (vicinity)

County: Chester

State: South Carolina

Photographer: Joanna Angle, W.L.D. Marion, Wade B. Fairey

Date Photographed: 2012-2015

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

1 of 35: South façade, camera facing north.

2 of 35: West elevation, camera facing east.

3 of 35: North elevation, camera facing south.

4 of 35: East elevation, camera facing west.

5 of 35: Kitchen, camera facing north.

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- 6 of 35: Sitting Room, camera facing south.
- 7 of 35: Sitting Room, camera facing east.
- 8 of 35: East bedroom, camera facing south.
- 9 of 35: East bedroom, camera facing southeast.
- 10 of 35: East bedroom, camera facing northeast.
- 11 of 35: East bedroom, camera facing southwest.
- 12 of 35: Hall, camera facing south.
- 13 of 35: Parlor/west bedroom, camera facing northwest.
- 14 of 35: Parlor/west bedroom, camera facing northeast.
- 15 of 35: Bathroom, camera facing northwest.
- 16 of 35: Bathroom, camera facing southwest.
- 17 of 35: Bathroom, camera facing east.
- 18 of 35: Well house, camera facing west.
- 19 of 35: Well, camera facing downward.
- 20 of 35: Dependency, Little House, camera facing northwest.
- 21 of 35: Dependency, Little House, camera facing south.
- 22 of 35: Dependency, Little House, camera facing northeast.
- 23 of 35: Entry Hall, East Wall
- 24 of 35: Kitchen mantel
- 25 of 35: Attic framing detail
- 26 of 35: Attic framing detail
- 27 of 35: Attic framing detail
- 28 of 35: Attic framing detail

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29 of 35: House and grounds, camera facing north.

30 of 35: House and grounds, camera facing southeast.

31 of 35: House and grounds, camera facing north.

32 of 35: House and grounds, camera facing southeast.

33 of 35: House and grounds from Blaney Road, camera facing northeast.

34 of 35: Threshold between kitchen and sitting room

35 of 35: Original lock, camera facing north.

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

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



1/2" REBAR SET

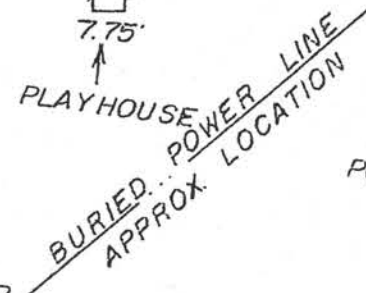
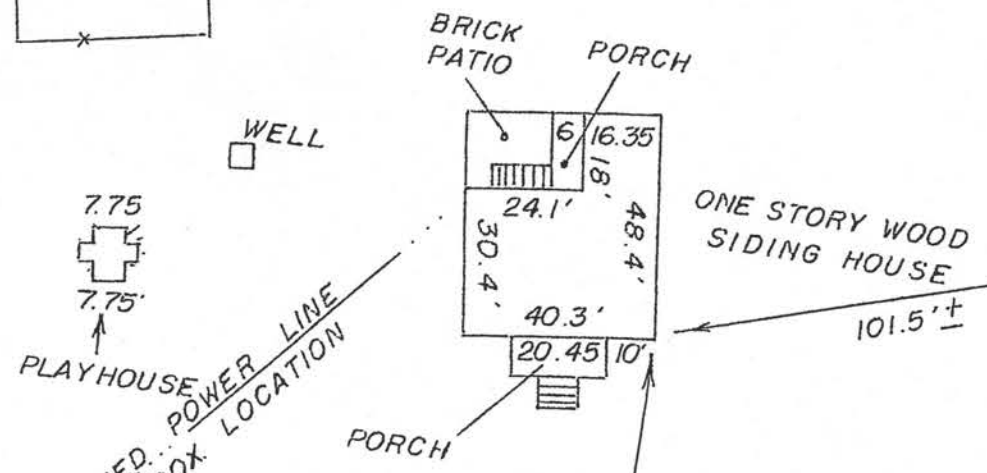
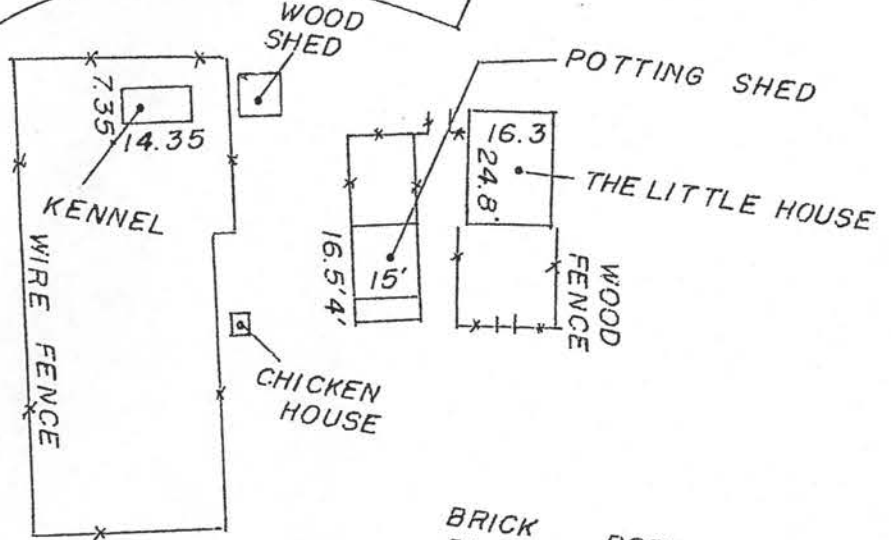
247.93'  
S 60° 38' 01" E

1/2" REBAR SET

ANNA ANGLE

390.05'  
E 88° 28' 28" N

APPROX. LOCATION SAND DRIVEWAY



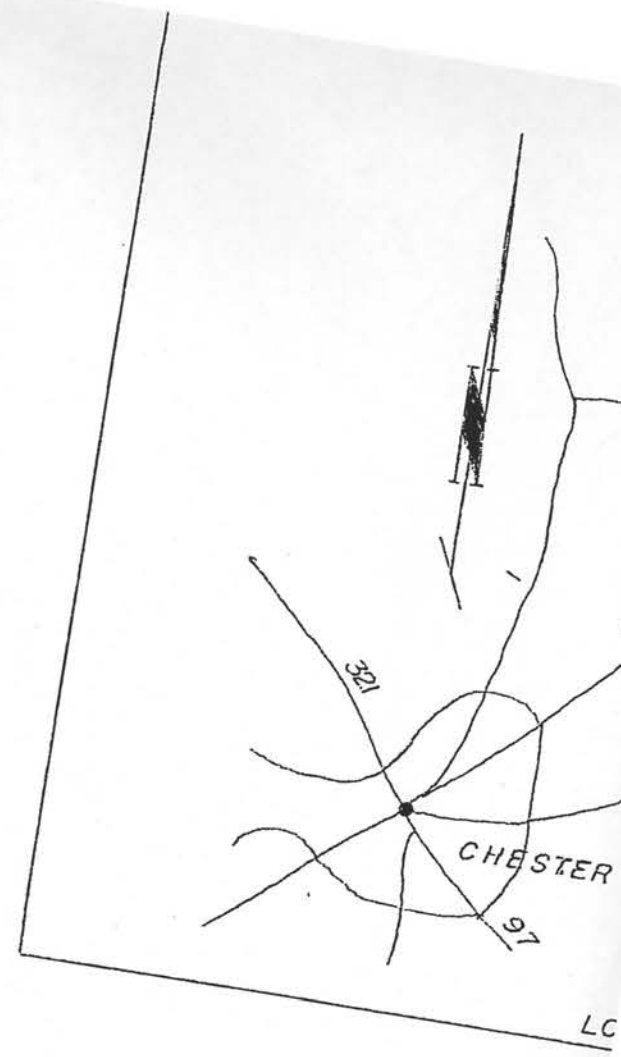
2.65 Ac.

217.8'±

444.32'  
S 20° 10' 04" W

JOANNA ANGLE

AERIAL POWER LINE





# James Phinney House

Chester vic., Chester Co.

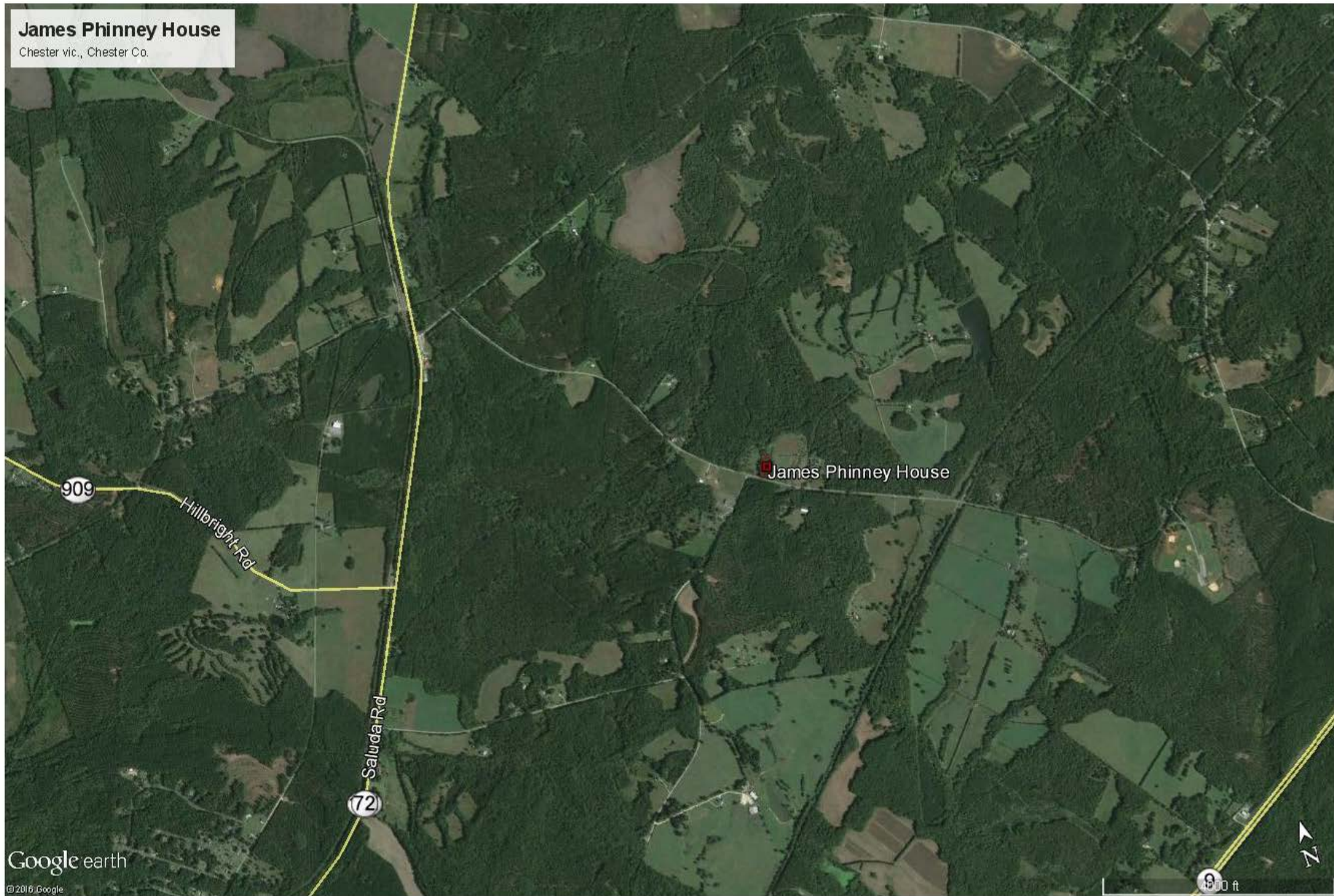
James Phinney House





# James Phinney House

Chester vic., Chester Co.



Google earth

© 2016 Google

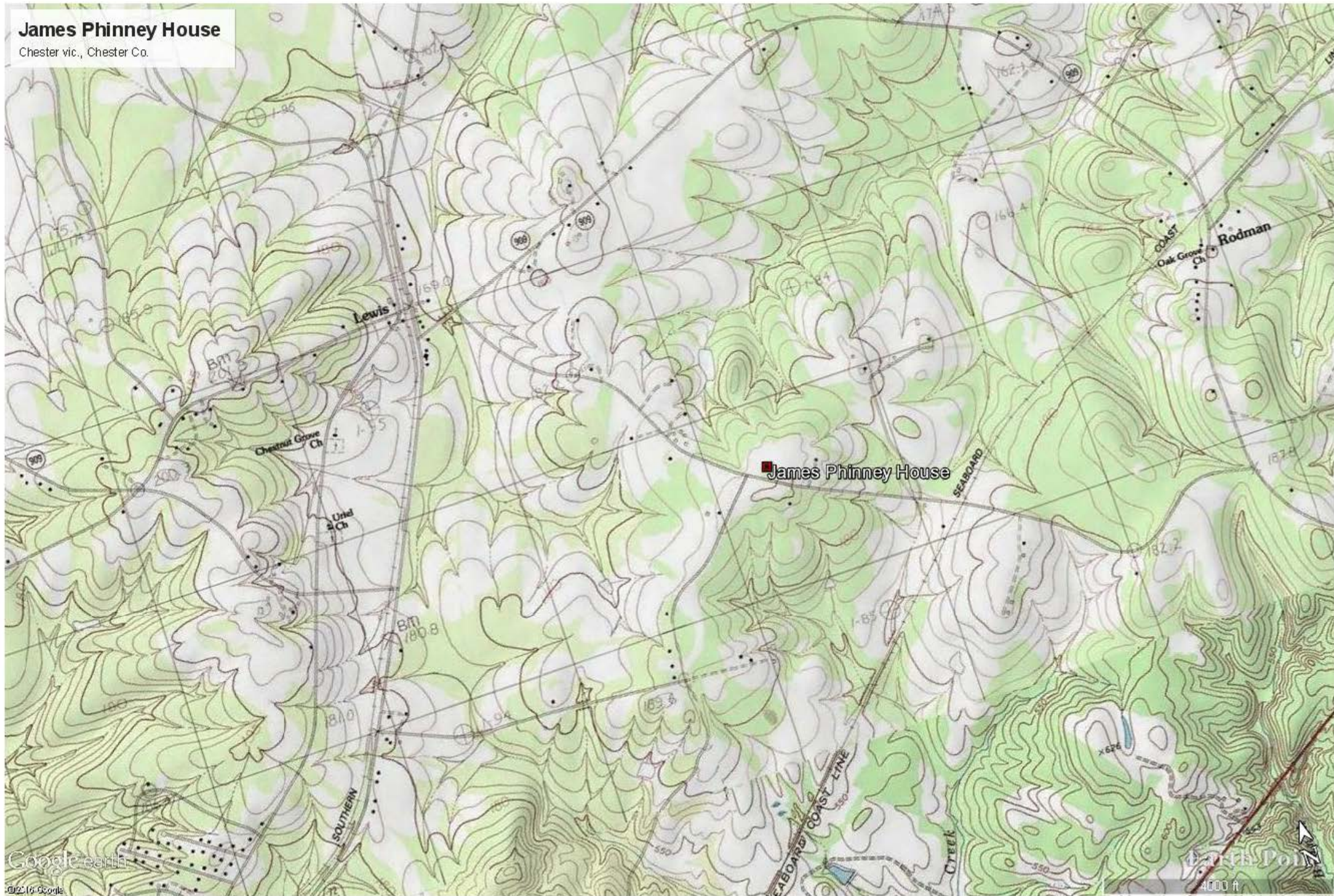
4500 ft





# James Phinney House

Chester vic., Chester Co.











































































































UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Phinney, James, House

MULTIPLE NAME:

STATE & COUNTY: SOUTH CAROLINA, Chester

DATE RECEIVED: 8/26/16      DATE OF PENDING LIST: 9/23/16  
DATE OF 16TH DAY: 10/11/16      DATE OF 45TH DAY: 10/11/16  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000714

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: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT       RETURN       REJECT      10-11-16 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

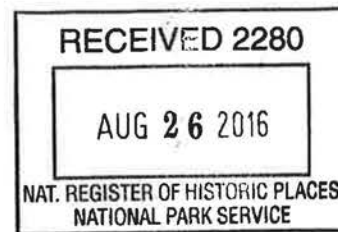
REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

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.





August 23, 2016

Paul Loether  
National Register Chief  
U.S. Department of the Interior  
National Park Service  
1201 Eye (I) Street, NW (2280)  
Washington, DC 20005

Dear Mr. Loether:

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

If I may be of further assistance, please do not hesitate to contact me at the address below, call me at (803) 896-6182, fax me at (803) 896-6167, or e-mail me at [efoley@scdah.sc.gov](mailto:efoley@scdah.sc.gov).

Sincerely,



Ehren Foley, Ph.D.  
Historian and National Register Coordinator  
State Historic Preservation Office  
8301 Parklane Rd.  
Columbia, S.C. 29223