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MAY 13 2016

United States Department of the Interior
National Park Service

Nat. Register of Historic Places
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name: Gippy Plantation

Other names/site number: _____

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: 366 Avenue of Oaks

City or town: Moncks Corner State: SC County: Berkeley

Not For Publication: Vicinity:

3. State/Federal Agency Certification

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

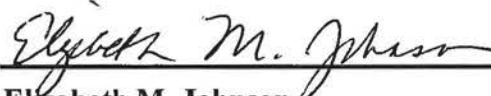
I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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:

 A B x C D

	<u>5/5/2016</u>
Elizabeth M. Johnson	Date
Deputy State Historic Preservation Officer:	

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.

Signature of commenting official:

Date

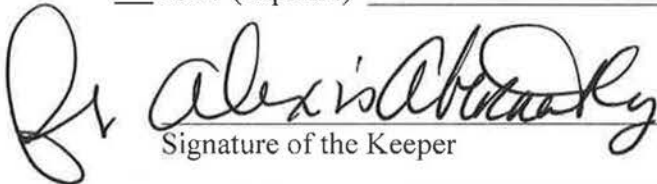
Title :

**State or Federal agency/bureau
or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

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


Signature of the Keeper


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)

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District

Site

Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>5</u>	<u>1</u>	buildings
<u>1</u>	<u> </u>	sites
<u>4</u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>10</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

MID 19th CENTURY/Greek Revival

LATE 19th AND 20th CENTURY REVIVALS/Colonial Revival

Other: Vernacular outbuildings

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

WALLS: Wood, weatherboard

FOUNDATION: Brick, unpainted stucco

ROOF: Asphalt

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

Gippy Plantation, hereafter referred to as Gippy, is a large, two-and-one-half story wooden dwelling constructed in the 1850s in the Greek Revival architectural style. Gippy is situated on a low bluff on the east side of Old U.S. Highway 52 along the western banks of the Cooper River in Moncks Corner, South Carolina. The dwelling is architecturally significant as a rare example of its type in Berkeley County and remains the best representative example of Greek Revival plantation architecture in the region despite some early twentieth-century alterations. Gippy retains a high degree of historic integrity through its preserved mid-19th century character, intact adjacent oak allée, and late 19th century outbuildings. Original character-defining features of the dwelling include its symmetrical floor plan, weatherboard siding, columned portico with central tripartite pediment window, cornice with mutule blocks, and a low-pitch, gable roof featuring dual gable-end interior masonry chimneys. In 1928, Philadelphia businessman Nicholas G. Roosevelt purchased the plantation and hired well-known Charleston architecture firm Simons & Lapham to make the following alterations to the dwelling: replacement of the original square columns with rounded, Doric columns at the portico, embellishment of the sidelights and transom of the front entry and construction of an addition to house a kitchen and sunroom at the rear (north) elevation. These alterations were in keeping with the Colonial Revival style that peaked in popularity during the 1920s and 1930s and are part of the overall significance of the property. The dwelling experienced late twentieth-century alternations, such as roof and window replacements, but retains significant for both its original Greek Revival character and as a significant representation of the early twentieth-century work of the Charleston firm Simons and Lapham.

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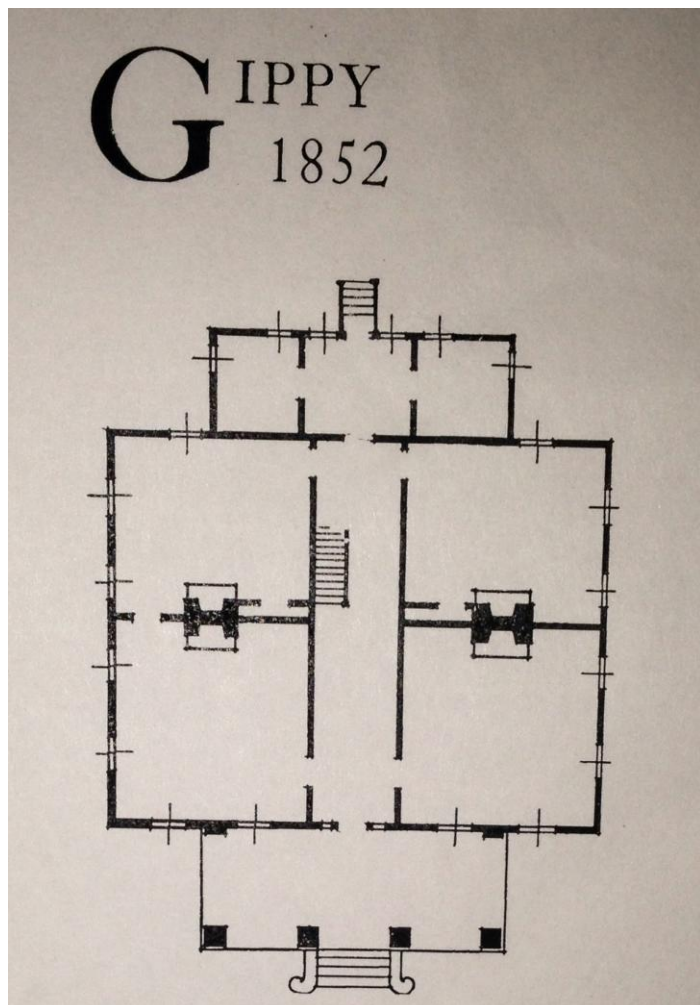


Figure 2: 1852 floor plan of Gippy plantation, Samuel Gaillard Stoney, Plantations of the Carolina Low Country.

accessed through an off-center doorway at the room's northwest corner, and entry into the dwelling's c. 1928 rear addition, now occupied by a kitchen, is accessed through an off-center door at the north wall. This opening was originally occupied a window.

Across the central hall, a square room occupies the dwelling's northwest corner and features 6/6 windows along the western wall. The north wall is finished in wood paneling. Much of the original window and cornice moldings have been removed.

The dwelling's original rear rooms mirrored the surface area of the front portico, occupying a central one-third of the dwelling's rear façade. One original room survives in the eastern half and is accessed through the doorway at the end of the central hall. The room is lined with wood paneling at the west wall and features the dwelling's original exterior door, with a simple transom and sidelights, at the north wall. The entry leads to a mid-twentieth century, one-story addition, which encircles the historic rear rooms. The addition includes a kitchen along the eastern wall and an open-air deck along the western wall. The building's original exterior finishes are visible along the south wall of the addition.

staircase landing at an original paneled door, surrounded by a four-light transom and single-pane sidelights. The cornice and doorway architraves of each flanking room are heavily molded with simple square medallions.

The front room to the west of the central hall occupies the southwest corner of the dwelling's historic core, with two 6/6 windows at the south wall and two 6/6 windows along the west wall. The window surroundings, identical to those along the center hall, extend to the floor with a flat, recessed panel. Centered on the north wall is an interior chimney with an intricate Greek Revival, pilastered mantle shelf. A run plaster cornice is at the ceiling.

Across the center hall, a square room of similar design occupies the southeast corner of the historic core, and features two 6/6 windows at the south wall and two 6/6 windows along the east wall. A chandelier centrally hangs from an acanthus leaf medallion surrounded by a run plaster molding. A fluted Greek Revival mantelpiece is centered at the north wall, and is flanked to the east by an entry leading to a formal dining room.

The formal dining room is situated in the northeast corner of the dwelling's historic core. A c. 1928 centralized bay window has replaced two windows at the east wall and is outlined in paneled wainscoting. Window and door surrounds mimic that of the adjacent rooms, and a fluted Greek Revival mantelpiece is centered at the south wall. Entry into the center hall is

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The second floor of the dwelling is much less ornate than the first floor. The plan of the second floor follows that of the first floor, with the exception of the rear twentieth century additions, and more closely resembles the building's original floor plan. Four square bedrooms, each containing bathrooms along the shared walls, flank the center hall, which terminates at a bathroom with a tracery-designed transom. Bold, simple moldings surround the doors and windows. The fenestration surrounds continue to the floor with a single recessed wooden panel. The mantelpieces feature basic pilastered shelves. The turned staircase continues to a third-floor attic space, which has been converted into bedrooms and features the exposed-brick shafts of the interior chimneys.

The White family also constructed outbuildings nearby, two of which survive adjacent to the main dwelling and are described within this nomination as contributing resources. Flanking Gippy on the east is a nineteenth-century board-and-batten pentagonal structure identified in a 1989 South Carolina Statewide Survey as a **well house**. The well house is capped with an asphalt-clad turret roof and is first depicted in a late nineteenth-century photograph of the property. The structure's pentagonal form makes the well house a unique surviving dependency in Berkeley County, as no outbuildings similar in design and structure have been identified in county surveys or listed on the National Register.

Directly north of the well house and contemporary with Gippy is a **one-story, two-unit Guest House** sheathed in vinyl. This building most likely originally served as a slave quarters or kitchen and, later in the twentieth century, as a cook's house and guesthouse. Situated along the north property line, the building sits on a similar brick pier foundation with twentieth-century infill as Gippy and features a side gable, standing seam metal roof with a central interior chimney. Originally accessed through flanking offset entries at the southern (primary) façade, the building now features a central entrance fronted by a partial-width porch. The outbuilding is first depicted in a late nineteenth-century photograph of Gippy.

Additionally, the property's original oak allée, today known as Avenue of Oaks, survives east of the main house. The paved roadway leads to Gippy from the main highway through a pair of 1920s brick piers topped by cast stone ball finials. The oak allée and its surrounding setting are first referenced in the late nineteenth century by John St. Claire White, son of Gippy's original owner John White:

Gippy House then had about it the finest grove of native red-oaks I have ever seen. With a lawn a quarter mile in front of it, the house stands in plain view of the public road and the railroad, which parallels it.¹

Although the quarter mile lawn between Gippy and the main road has since been subdivided for residential development, the oak allée survives with integrity and is integral to the property's historic setting.

The main dwelling experienced the most significant alterations in 1928 under the ownership of Nicholas G. Roosevelt. Implemented by the Charleston architectural firm Simons & Lapham, the project was documented as a restoration in the firm's files. Changes included replacing Gippy's wooden flooring at the portico's veranda with brick pavers, replacing the original square columns at the portico with rounded Doric columns, removing the balustrade from the portico's first floor, and embellishing the central, primary (south) entry's original unadorned sidelights and transoms with circle and diamond tracery. Original wooden steps leading to the raised portico were replaced with a brick stoop, the brick pier foundation was filled and a bay window replaced two bays at the eastern elevation. Internally, Simons & Lapham reconstructed the dwelling's main stair newel post and missing balusters, and designed new bathrooms and mantelpieces.² Furthermore, Roosevelt extended the rear footprint of the dwelling with a one-and-one-half story L-shape addition at the north (rear) elevation, which housed a kitchen and sunroom.

Also in 1928, Roosevelt established ornamental landscape features and constructed additional dependencies

¹ Stoney, Louisa Cheves. *A Day on Cooper River [1842]*, by John Beaufain Irving. The R. L. Bryan Co.: Charleston, 1932; 3rd edition Columbia: 1969. 51.

² "Restoration of Gippy Plantation." Architectural Drawings, December 1927. Simons & Lapham Firm files. South Carolina Historical Society, Charleston, SC.

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surrounding the main house, all which survive and significantly contribute to the historic context of Gippy. A **c. 1928 formal garden** flanks the main dwelling to the west, and is enclosed by a **c.1928 full-height brick curtain wall** laid in 5/1 Common bond. The wall separates the formal space with the rear yard and extends west from the northwest corner of the building's historic core. It terminates at a **stuccoed one-room garden shed**. To enclose the garden, a **partial-height, ventilated brick wall** extends from the dwelling's southwest corner of the portico to the edge of the front yard. A **brick-lined irrigation channel** runs from the garden's south boundary to the east of the folly, terminating at the curtain wall. Comprised of features such as boxwood avenues, decorative brick piers, a circular masonry foundation and classical sculptures of Mercury, Diane and Venus, the garden has been preserved to retain its early twentieth-century ambiance.

Axially aligned immediately west of the original outbuilding is a **c. 1920s one-story garage**. The garage features a side gable, standing seam metal roof with exposed rafter tails and a central, louvered cupola with a pyramidal roof. It is clad in wooden clapboard. Two offset modern garage doors consume the south (primary) façade and a one-story addition with a shed roof protrudes from the east elevation. The building is situated upon a slightly raised brick foundation. It is first depicted in a 1926 plat of Gippy Plantation. Though it retains integrity from the period of its construction, it lies outside the period of significance and is not related to the twentieth century architectural context for the property. It is non-contributing.

Adjacent west of the garage is a **c. 1928 one-story smoke house**. The one-story building is constructed of whitewashed cinder block and features a front gable, standing seam metal roof, with a central, louvered cupola with a side gable roof. A one-story shed adjoins the smoke house to the north.

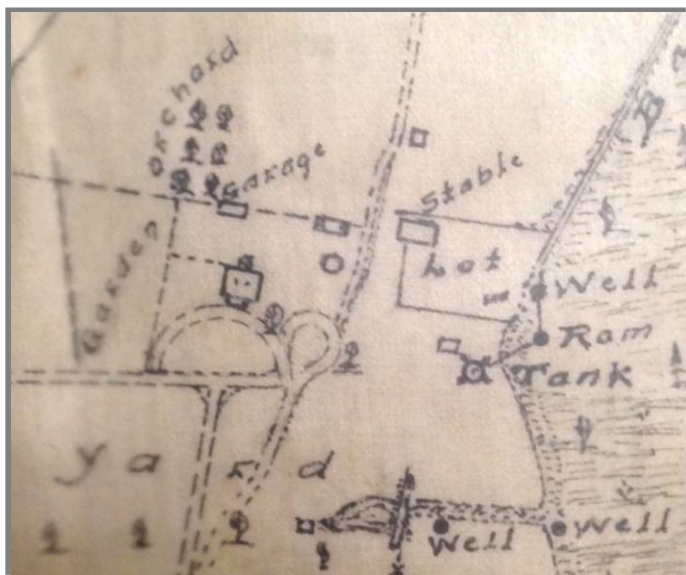


Figure 3: Detail from 1926 Plat of Gippy Plantation showing home site, Berkeley County Register Mesne Conveyance, Deed Book C23, Page 596. Moncks Corner, SC. Note the presence of the garage prior to the sale to Nicholas G. Roosevelt.

A **c. 1928, one-story, one-room washhouse** is situated southwest of the smoke house and is constructed of stuccoed concrete block. It is capped by a front gable, standing seam metal roof with exposed rafter rails and is accessed through a wood-paneled door at the south (primary) façade. A 6/6 wooden single sash window is centered at the west elevation, and two windows of similar construction are offset at the east elevation. This building is also contemporary with the Roosevelt residency and the establishment of Gippy Dairy. There is one exterior brick chimney.

With the purchase of the property by Roosevelt in 1928, Gippy became the center of an approximately 1,000-acre working dairy farm, which included over 400 acres of agricultural fields and pastures and several hundred acres of abandoned rice fields (Figure 3). Several outbuildings associated with Gippy Dairy, now subdivided from the main dwelling, include workers' cottages and barns, and survive in the rural landscape east and northeast of Gippy. They do not contribute to the architectural significance

of the main dwelling, but rather complement the setting representative of Gippy's 1920s history, a significant time period in the dwelling's architectural evolution.

In the late twentieth century, owners replaced the main dwelling's portico's first-floor turned balustrade, the roof was sheathed in asphalt shingles and the wooden sash windows were replaced with 6/6 single-hung vinyl sashes. Gippy's land west of Old Highway 52 was subdivided from the property for the construction of the Northeastern Railroad and scattered light industrial development. In 1971, the lands east of the highway and adjacent to the main

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house were subdivided into three parcels, and the remaining land west and south of Gippy was used to establish residential development. Large acreage historically identified as rice marsh and woodlands to the north and east have been preserved under separate ownership.

Inventory

Contributing Resources

- 1) **Main House, c. 1859 (contributing building)**
- 2) **Well House, n.d. (contributing building)**
- 3) **Guest House, c. 1859 (contributing building)**
- 4) **Smoke House, c. 1928 (contributing building)**
- 5) **Wash House, c. 1928 (contributing building)**
- 6) **Formal Garden, c. 1928 (contributing site)**
- 7) **Full-height brick garden wall, c. 1928 (contributing structure)**
- 8) **Partial-height ventilated brick garden wall, c. 1928 (contributing structure)**
- 9) **Stuccoed brick garden shed, c. 1928 (contributing structure)**
- 10) **Brick-lined irrigation channel, c. 1928 (contributing structure)**

Non-contributing resources:

- a) **Garage, c. 1928 (contributing building)**

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

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Areas of Significance

(Enter categories from instructions.)

Architecture
Landscape Architecture

Period of Significance

1858-59
1928-29

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Simons and Lapham

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.)

Gippy Plantation is eligible for individual listing in the National Register of Historic Places at the local level under Criterion C in the Area of Significance for Architecture. Built in the 1850s, Gippy Plantation was identified as eligible for the National Register in 1971 for its mid-19th century architecture, and additionally in a 1989 survey of historic resources in Berkeley County. Gippy is the only extant Greek Revival dwelling in Moncks Corner, and is an excellent and notable example of its type in Berkeley County. The dwelling stands out amongst its historic neighbors as a unique regional example of mid-19th style, retaining considerable historic fabric both in overall character and detail. The setting, which includes the property's original oak allée, agricultural fields, and late-19th century outbuildings contribute to a feeling and association for Gippy that is reminiscent of its 19th century history. The dwelling underwent changes in 1928 by the Charleston architectural firm Simons & Lapham. These early twentieth-century alterations were sympathetic to the existing Greek Revival design elements, but were also a strong

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reflection of the Colonial Revival of the early twentieth-century. Made with a conscious eye toward retaining most of the dwelling's historic fabric, these alterations are significant for their association with the firm, a leader in the early-to-mid 1900s preservation movement in the Lowcountry, and representative of the firm's work conducted throughout the region at this time.

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

Architecture

Gippy Plantation was established in what was historically referred to as St. John's Berkeley Parish, one of ten original parishes surrounding the Carolina Colony's capital of Charles Towne in 1706.³ Located in what is today known as Berkeley County, and more specifically Moncks Corner, Gippy was part of a larger system of working plantations along the northwestern banks of the Cooper River, one of the most fruitful agricultural regions in the South Carolina Lowcountry. The inland marshes along the Cooper River were cultivated and inhabited by large landholding European immigrants as early as the 1690s. With the expansion of the African slave labor in the 18th century, along with agricultural innovations such as the use of tidal marshes for growing agricultural commodities—principally rice—this area became known as a “source of infinite wealth.”⁴

Gippy is first referenced on January 29, 1821 on a map outlining the subdivision of Fairlawn Barony, an original land grant dating to 1678 (see Figure 1). The plat, commissioned by William Payne & Sons of Charleston, depicts Gippy as a 1,875-acre rectangular parcel on the west banks of the Cooper River, defined by rice swamps, old inland rice fields, and vast woodland. On February 11, 1821, the “cleared rice swamp...cotton, provision and pineland” of “Geppy Swamp Tract” was auctioned at the Old Exchange Building in downtown Charleston as one of five subdivided parcels that originally defined the 12,000-acre Fairlawn Barony. It was immediately purchased by Berkeley County planter John White (Figure 4).⁵ Two decades later, White's grandson, John Sims White, inherited the property.⁶



Figure 4: “Showing the Plantations along the Cooper River as they were in the year 1842,” John Beaufain Irving, *A Day on Cooper River*

Although it is unknown when the first dwelling was constructed at Gippy, it is confirmed that John Sims White heavily cultivated the property. In 1845, nearby plantation owner Dr. Sanford William Baker recorded the rice-growing activity along the Cooper River, identifying forty-five active acres of rice swamps along the riverbank at Gippy.⁷ At this time, Gippy's inland rice fields identified in the 1821 plat were most likely abandoned, as the establishment of technology to control tidal flooding of agricultural fields led most planters to refocus on the tidal marshes along the Lowcountry riverbanks.⁸ With

³ Edgar, Walter. *The South Carolina Encyclopedia*. Columbia: University of South Carolina Press, 2006. 826.

⁴ *Ibid.*

⁵ “Fairlawn Barony.” *City Gazette*, 1821 February 3. Charleston, SC; Charleston County Register Mesne Conveyance, Deed Book F9, Page 447.

⁶ Charleston County Register Mesne Conveyance, Deed Book U9, Page 108.

⁷ Baker, Dr. Sanford William. “Book on Rice Planting, 1841-1865.” Sanford William Baker Plantation Records 1841-1867, South Carolina Historical Society, Charleston, SC.

⁸ “Cooper River Historic District.” National Register of Historic Places Nomination Form. 2002.

<http://www.nationalregister.sc.gov/berkeley/S10817708004/S10817708004.pdf>. Last accessed 2015 Sep. 14.

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access to natural pine on his plantation, as well as the Charleston port from the Cooper River, White also most likely earned additional revenue by timbering his new plantation's vast woodland, which totaled over 1,000 acres.

In 1846, White married Catharine G. Porcher of nearby Whitehall Plantation.⁹ Within the next four years, the couple had three children. According to the White family Bible, twins Julia White and Lizzie Porcher were born at Gippy in 1850. This is the first reference to the White family residing on the property.¹⁰ The 1850 Federal Census further confirms White's primary residency at Gippy by this time, registering White and his family as residing in St. John's Berkeley Parish adjacent to Keating Simons, owner of Lewisfield Plantation.¹¹ Lewisfield Plantation bounded Gippy to the south.

In early January of 1852, the *Charleston Courier* reprinted a letter from Keating Simons of Lewisfield:

Mr. John White, Secretary of the Pineville Jockey Club, left his house near Lewisfield on the preceding day, to attend the Pineville Races, and on the same evening, during his absence, it, with every thing in it, was totally destroyed by fire...The property, we regret to learn, was uninsured. The loss is considerable.¹²

Over the next two years, White sold and mortgaged over 1,000 acres, including nearby Bee Tree Hill Tract, bounding Gippy to the west, and the Old House Tract, which bounded Gippy to the north, as a possible means to rebuild his homestead.¹³ In 1854, White was recorded as residing in Pinopolis, a settlement north of Gippy, and soon thereafter began to establish himself in Whitesville, a settlement in St. John's Berkeley Parish described in an 1850 advertisement as a "pleasant summer retreat."¹⁴ It isn't until 1859 that property records refocus on Gippy, suggesting that White had not completed the reconstruction of his residence until the late 1850s.

In 1859, White entered a mortgage of real estate agreement for Gippy with William James Ball. The property was described as follows:

Situated in the parish of St. John Berkeley...containing 45 acres of swampland...500 acres of high land more or less...of which about 300 acres are in cotton (?), and 200 are well timbered – also 200 acres of uncleared swamp and about one hundred acres more or less of pine land well timbered.

In 1860, the Census recorded White as owning 123 slaves at Gippy.¹⁵

Although the exact construction date of Gippy is unknown, it can be confirmed that the current dwelling was completed before 1861. The White family Bible recorded White's death on November 4, 1861 by typhoid fever "at his Plantation of Geppy in St. John's," information that is also reflected on his tombstone at Biggin Church.¹⁶ In addition, White's chosen architectural style, Greek Revival, represents the ascendance of numerous Revival styles

⁹ "Records from a White Family Bible." *The South Carolina Historical and Genealogical Magazine*. Vol. 32, No. 4. South Carolina Historical Society: Charleston, 1932. 301.

¹⁰ "Records from a White Family Bible." *The South Carolina Historical and Genealogical Magazine*. 304.

¹¹ "St. John's Berkeley County." The United States Federal Census, 1850. www.ancestry.com. Last accessed 5 June 2015.

¹² "Telegraphic Intelligence." *Charleston Courier*. 1852 January 17. Charleston, SC.

¹³ Charleston County Register Mesne Conveyance, Deed Book F13, Page 484; Charleston County Register Mesne Conveyance, Deed Book Z12, Page 287.

¹⁴ "Records from a White Family Bible." *The South Carolina Historical and Genealogical Magazine*. 304; Walsh, Norman Sinkler. *Plantations, Pineland Villages, Pinopolis and Its People*. Donning Company Publishers: Virginia Beach, 2006. 30.; "Estate sale." *Charleston Courier*. 1850 January 30. Charleston, SC.

¹⁵ "St. John's Berkeley County." The United States Slave Schedule, 1860. www.ancestry.com. Last accessed 5 June 2015.

¹⁶ "Records from a White Family Bible." *The South Carolina Historical and Genealogical Magazine*. 304.

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during the middle decades of the 19th century, which were popular in the United States and the South Carolina Lowcountry from the 1820s through the start of the 1860s.¹⁷ White's dwelling possibly served as one of the last homes in Berkeley County to be constructed in a purely Greek Revival design, as the late 1850s and early 1860s welcomed more eclectic styles, such as Gothic Revival and Italianate, nationwide. The introduction of these styles can be seen in the post-bellum development of nearby Pinopolis, or the c. 1860 construction of the Rose Hill Plantation, a Gothic Revival House in nearby Beaufort County.

In addition, despite the popularity of Greek Revival architecture in South Carolina for most of the early-to-mid 19th century, many plantation dwellings in this region of the Cooper River predated popular 19th century architectural trends, and White's home at Gippy would have stood out amongst its neighbors. Whether White reconstructed the home in the architectural style of its predecessor or he decided to redesign the dwelling, Gippy was of a high-style not reflected in any other plantation dwelling in the area. Through a comparative analysis of the plantations that originally occupied the lands of Fairlawn Barony, including Mulberry (c. 1714, early Georgian), Exeter (non-extant, colonial), Lewisfield (c. 1774, Georgian), Old House (non-extant, also known as Fairlawn, colonial) Stony Landing (c. 1843, vernacular) and Gippy (c. 1859, Greek Revival) as well as other extant plantation dwellings in Berkeley County, Gippy was—and still is—the only plantation house to represent the high-style nineteenth-century Greek Revival architectural style within a local context.

By the turn of the twentieth century, Gippy became the primary residence of the Stoney family. It is under their ownership that Gippy was first captured in a series of turn-of-the-century photography, which confirm the current integrity of the historic character and setting of the property. A family portrait featuring owners Eliza and Samuel P. Stoney, their children Sanford Baker, Thomas Porcher (53rd mayor of Charleston) and Charlotte Matilda, as well as Samuel's parents Peter Gaillard Stoney and Anna Porcher was taken on Gippy's front stoop, depicting the base of the original square columns, veranda balustrade, and entry sidelights (Figure 5).¹⁸ A c. 1910 photograph features the front yard and glimpses of the work yard, illustrating the rear one-story dependency, pump house and associated barn, all of which still survive (Figure 6).



Figure 5: Late nineteenth/early twentieth century photograph of Stoney Family on steps of Gippy Plantation House, Berkeley County Photograph Collection, South Caroliniana Library, University of South Carolina

In 1928, after the purchase of Gippy and its surrounding 1,000-acre landscape by northern financier Nicholas G. Roosevelt, the house experienced its most significant alterations. Roosevelt hired Charleston architectural firm Simons & Lapham to conduct a "restoration" of the mid-nineteenth-century dwelling; a local firm nationally known for renovating historic buildings in and around Charleston. Contemporary with their work on Gippy, the firm was involved in the sensitive construction of a wing to Randolph Hall (National Historic Landmark) at the College of

¹⁷ McAlester, Virginia and Lee. *A Field Guide to American Houses*. Alfred A. Knopf, INC: New York, 1984. 182.

¹⁸ Stoney, Beverly. Personal interview with author. 2015 May 7.

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Figure 6: Late nineteenth century/early twentieth century photograph of Gippy Plantation, Berkeley County Photograph Collection, South Caroliniana Library, University of South Carolina

Charleston and the restoration of Charleston's "Rainbow Row" and Dock Street Theater, both pivotal projects in establishment of the Charleston's historic district in 1931, America's first historic district.¹⁹ Their restoration work on plantation houses, such as Medway and Mulberry Castle in Berkeley County, and the urban fabric of Charleston defined the preservation movement in Charleston in the 1920s and 1930s, and played an integral role in the revitalization of the Lowcountry in the early twentieth-century. The approach of Simons and Lapham to these plantation "restoration" projects was not one of strict repair and reconstruction. Rather, the firm removed and added features as they saw fit and incorporated salvaged materials from other properties into their designs. The creative license that pervaded many early preservation efforts is evident in the work carried out at Gippy.²⁰ Simons and Lapham's changes also reflect the Colonial Revival movement, which peaked in popularity during this period, especially after the restoration and reconstruction efforts at Colonial Williamsburg in the late 1920s.²¹

Between 1928 and 1938, Simons and Lapham worked on at least seven 18th and 19th century plantation homes in Berkeley and Charleston Counties, including Gippy. Their projects included Wappaoola House, William Seabrook House, Grove Plantation, the Wedge, Fenwick Hall, and Lowndes' Grove. As with Gippy, the firm also altered original features of other plantation homes in the region. Some instances of known alterations include the remodeling of the unadorned interiors of Wappaoola House with ornate salvaged mantels and cornices and the replacement of square columns at the Wedge with fluted Doric columns.²² These types of changes are indicative of an effort to alter or remove vernacular features and replace them with new features that adhere more strictly to the tenets of Classic design, creating a re-imagined ideal of colonial architecture rather than an accurate reconstruction. The same design ethos was at work in the changes at Gippy. Simons & Lapham replaced the portico's columns, removed the veranda's balustrade, embellished the front entry, and constructed a rear addition for modern amenities. Shortly after the project, Louisa Cheves Stoney described the property in 1932, stating, "the old place shines with prosperity."²³ Roosevelt was sensitive to the idea of honoring the original character of the dwelling, and today, the changes do not substantially detract from the dwelling's Greek Revival design, which has been continuously recognized throughout the 20th century as both regionally iconic and unique within the context of Monck's Corner

¹⁹ Edgar, 870.

²⁰ Well, John E. and Robert E. Dalton. *The South Carolina Architects, 1885-1935: A Biographical Dictionary*. Richmond, VA: New South Architectural Press, 1992. 161.

²¹ McAlester, 326.

²² *Ibid.*, 161-162.

²³ John B. Irving, *A Day on the Cooper*, edited by Louisa Cheves Stoney 51-54

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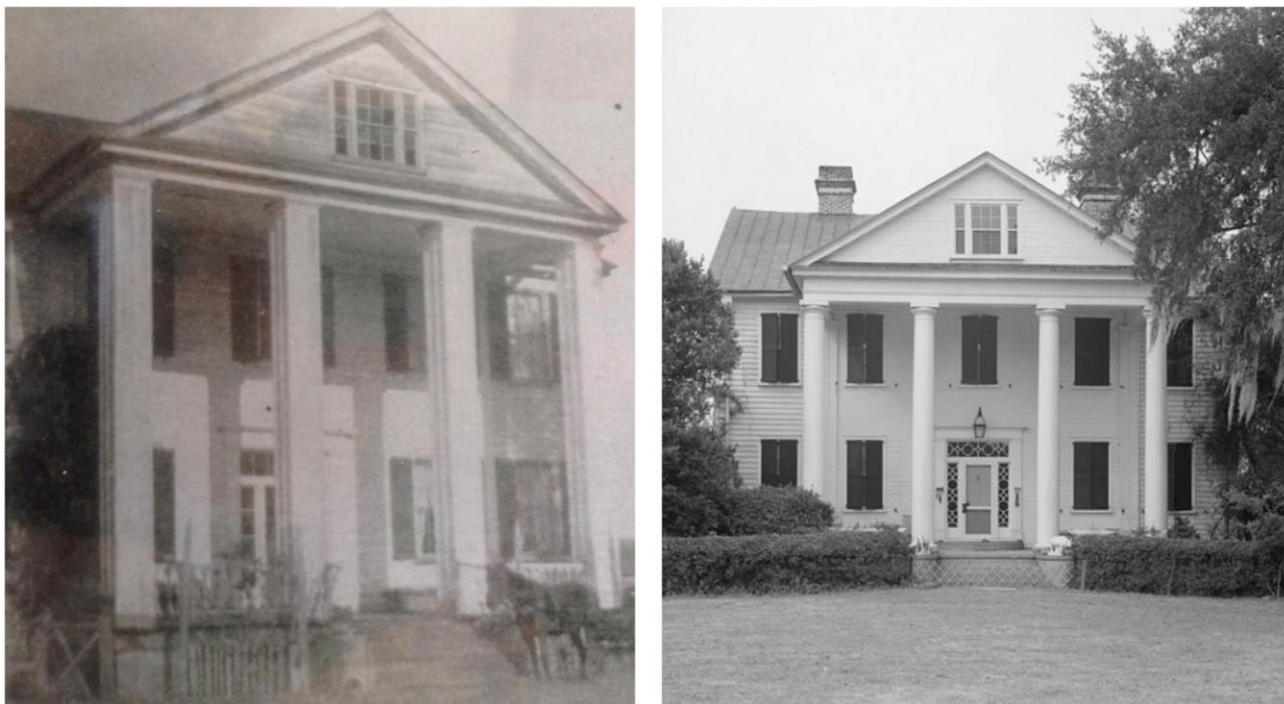


Figure 7: Comparison of Gippy before and after 1928 alterations; (left) late nineteenth/early twentieth century photograph of Gippy, Private Collection, (right) 1940 Historic American Building Survey photograph of Gippy

(Figure 7). In 1938, Samuel Gaillard Stoney described Gippy as “the popular idea of a Southern colonial mansion,” and four decades later, Elias Ball Bull, a South Carolina preservation planner, deemed Gippy as “a very pleasing example of Greek Revival architecture...the only such building of its type in the vicinity of Moncks Corner and perhaps in all of Berkeley County.”²⁴ In 1952 alone, Gippy was shown as part of St. Michael’s Plantation Tour, St Philip’s Annual Plantation Tour and later that year it was the first stop on the an annual plantation tour sponsored by the Fellowship Club of the local Young Women’s Christian Association.²⁵ In 1958, the dwelling was placed on tour for the Garden Club of South Carolina alongside the area’s most significant landmarks, such as Mulberry, Strawberry Chapel, Stoney Landing, and Medway.²⁶ In 1960, the Women of Trinity Church of Pinopolis deemed Gippy Plantation as one of a few “historic landmarks” in the region.²⁷

Landscape Architecture

One of the most significant alterations made by Roosevelt to the Gippy property adjacent to the main dwelling was the revitalization of the historic formal garden in 1929. Many accounts claim the landscape design was influenced by the garden of the no-longer extant Belvidere Plantation, which belonged to Emily Roosevelt’s mother, and give credit to acclaimed 20th century landscape architect Loutrel Briggs. Although no formal documentation has confirmed Briggs’ involvement in the design of Gippy’s garden, a 1946 Questionnaire for Architect’s Roster for the

²⁴ Bull, Elias B. “Gippy Plantation.” National Register for Historic Places Inventory. South Carolina Department of Archives and History: Columbia, 1971; Stoney, Samuel Gaillard. *Plantations of the Carolina Low Country*. Carolina Art Association: Charleston, 1938. 86.

²⁵ “Plantation Tour is Scheduled Tomorrow by the Fellowship Club.” *Post and Courier*. 1958 April 2. Charleston, SC; “St. Philip’s Annual Plantation Tour Scheduled this Afternoon,” *News and Courier*. 1958 March 22. Charleston, SC.

²⁶ “Historic Places Open Today in Moncks Corner,” *Florence Morning News*, 1958 April 27. Florence, SC.

²⁷ “Sunday Tours Scheduled for Historic Landmarks,” *Florence Morning News*, 1960 March 19. Florence, SC.

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City of Charleston identified Loutrel Briggs as a consultant for Simons & Lapham.²⁸ In addition, Briggs highlights Gippy's garden in his 1951 book *Charleston Gardens*, however, the book includes many iconic Lowcountry formal landscapes not designed by Briggs.²⁹ With Roosevelt's social and economic status, as well as his commission to the well-known architectural firm Simons & Lapham during this time, it is possible that Roosevelt also hired the regionally-renowned Briggs. During Roosevelt's ownership, the garden was often showcased in annual tours and events, including the annual tour by the Garden Club of South Carolina, who often showcased Gippy alongside Sheldon Church and nearby Mulberry.³⁰

In 1933, a Charleston newspaper described the garden:

On the west side of the colonial mansion is a high brick wall, which serves as a background for one of the prettiest little gardens I have had the pleasure to view in many years. Azaleas, spires, boxwood, forsythia, the pivets, weigelia, flowering shrubs of all kinds are planted in such a way that one rests his eyes as he looks upon them.³¹

The brick wall, garden features and native plants continue to define the landscape today, and contribute to the 20th century setting representative of Roosevelt's ownership. In addition to the formal garden, a series of ventilated brick walls and pavers serpentine throughout the front and west yard of Gippy, further symbolizing Roosevelt's transformation of a mid-19th century rice plantation to both a working dairy farm and pleasure ground.

Gippy is the best example of Greek Revival architecture in Berkeley County, and would be the first of its type to be listed on the National Register for the region. In addition, the main dwelling of Gippy and its immediate landscape are representative of Roosevelt's ownership, appearing exactly as it did under Roosevelt's tenure, and in turn, the work of significant regional architectural firm Simons & Lapham. Unlike many northerners who built new dwellings on their southern reserves during the early decades of the 20th century, as illustrated by the examples of Charleston County's Boone Hall Plantation and nearby Berkeley County's Mepkin Abbey, Roosevelt gave "new and useful life" to Gippy, sensitively renovating through Simons & Lapham and retaining important architectural character and fabric of the mid-nineteenth-century dwelling.³²

Despite subdivision of original plantation lands, the setting retains significant features of Gippy's mid-nineteenth-century context, and early twentieth-century evolution. In addition to the resources within the boundaries of Gippy's current property, the plantation's original oak allée is intact and is still used as a major artery to connect Gippy Plantation to the main road. The setting to the dwelling's north and east are defined by original rice and agricultural fields, nineteenth-century ponds, banks, pastures, and plantation roads, which are easily visible among the scattered late twentieth-century development, and complement the historic setting of Gippy's immediate landscape.

Developmental history/additional historic context information (if appropriate)

After the death of Gippy owner John White in 1861, his wife Catharine managed the 1,875-acre estate and rented the house to her daughter and family.³³ In written accounts of the Civil War activity in Moncks Corner in the winter of 1865, Susan R. Jervey of nearby North Hampton Plantation confirmed "skirmishers passed through Mrs. White's

²⁸ "Simons and Lapham," *Questionnaire for Architects' Roster*, City of Charleston, May 15, 1946.

²⁹ Fishbourne, Anne Sinkler. *Belvidere: A Plantation Memory*. University of South Carolina Press: Columbia, 2015. i; Briggs, Loutrel W. *Charleston Gardens*. University of South Carolina Press: Columbia, 1951. 149.

³⁰ "Garden Club to Sponsor Tours Throughout State This Month." *The Gaffney Ledger*. 1954 March 31. Gaffney, SC.

³¹ "Gippy, Berkeley Dairy Farm, Now Raising Horses, Mining Own Fertilizer," 1933.

³² Stoney, *Plantations of the Carolina Low Country*, 86.

³³ Charleston County Register Mesne Conveyance, Deed Book F15, Page 188.

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yard at Gippy.”³⁴ Two days later, Jervey reported the following damage to the Gippy property:

the Yankees had shot all of Mrs. White's poultry; took her horses; tore up her clothes and threw them out of the windows to the negroes; broke up her crockery; when they could not get keys, broke up the locks.

John St. Clair White, son of Catharine and White, later recorded experiencing the event with his “mother, Mrs. Brunson, a lady she had induced to keep her company, and myself, then a boy of eleven.” He wrote:

The blue coats were literally pouring over the fence at the south and the west, more like a mob, it seemed to me, than an army...A few soldiers came into the house and carried off valuables, my father's watch along with the rest. Mother wound hers about with yarn into a ball and kept knitting from it all the time, and the ball was never suspected...The soldiers did not molest us in any way, and when any officers came they were perfectly respectful. Mother's negroes were very loyal, particularly the house servants...One evening just before sundown two of the finest regiments I have ever seen came marching in at the front gate, and deployed, pitched tents and started fires...Guards were stationed around the house and the officers sent to ask permission to call on mother. They made a pleasant visit after supper, but refused to stay in the house or to let her be put to the slightest inconvenience...³⁵

Once the war ended, Gippy resumed agricultural activity under the management of Catharine. By 1867, Gippy had almost doubled its cultivated acreage under a lease to A.H. Hare and W. Carson of Hare and Carson, a South Carolina planting firm.³⁶ According to author Maxwell Clayton Orvin, “Mr. Hare was a sagacious business man and soon became the largest landowner in that section...Mr. Carson built a store near the railroad, which he operated for several years independently of the planting partnership.”³⁷ Hare and Carson resided and worked on Gippy until Catharine's death in 1882, at which time her son John St. Claire White inherited the property.³⁸ In 1895, St. Claire White sold the main house and approximately 1,000 acres to Eliza C. Stoney, wife of Samuel Porcher Stoney, Sr., for \$4,000.³⁹ St. Claire White later moved to Bossis Plantation of the eastern branch of the Cooper River, where he constructed a plantation dwelling in 1910 identical to his childhood home of Gippy.

In the years following the Civil War, many South Carolina Lowcountry plantations experienced extreme economic decline. The introduction of the railroad, which provided access to cheaper lands west of the South Carolina coast, the growing industrial power of the northern United States and, most importantly, the loss of enslaved labor increased threats to the Lowcountry's agricultural systems. As the demand for Lowcountry crops rapidly declined and the region's enslaved workforce diminished, the region's economy suffered.⁴⁰ In 1921, Henry Ravenel Dwight wrote in his book *Some Historic Spots in Berkeley*:

When one sees the utter ruin that time has brought to scores of plantations homes throughout our coastal country, it is hard to realize that they were once the abode of a

³⁴ Jervey, Susan R. and Charlotte St. J. Ravenel. *Two Diaries: From Middle Street St. John's Berkeley, South Carolina, February – May, 1865*. University of North Carolina: Chapel Hill, 1998. 6.

³⁵ Stoney, Louisa Cheves. *A Day on Cooper River [1842], by John Beaufain Irving*. 51-54.

³⁶ Charleston County Register Mesne Conveyance, Deed Book F15, Page 188.

³⁷ Orvin, Maxwell Clayton. *Monck's Corner, Berkeley County, South Carolina, 1671-1900*. Self-published: Moncks Corner, 1973. 20.

³⁸ “Soluble Pacific Guano on Sea Island Cotton.” *The Charleston Daily News*. 1872 January 18. Charleston, SC; “St. John's Berkeley County.” The United States Federal Census, 1880. www.ancestry.com. Last accessed 5 June 2015.

³⁹ Berkeley County Register Mesne Conveyance, Deed Book A11, Page 56.

⁴⁰ Edgar, Walter. *The South Carolina Encyclopedia*. Columbia: University of South Carolina Press, 2006. 230; Edgar, Walter B. *South Carolina: A History*. Columbia: University of South Carolina Press, 1998. 284.

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prosperous and happy people...⁴¹

Once-thriving landscapes of agricultural fields and work yards turned stagnant, and refined, formal plantation dwellings evolved into dilapidated shadows of their former glory.

By the second decade of the twentieth century, however, wealthy corporate tycoons and socialites, mainly of New York City and Philadelphia, began to purchase the Lowcountry's sprawling plantations for the use of hunting lodges, winter retreats, and game reserves. During this time period, on the Cooper River alone, nearby Mepkin was purchased by the J.W. Johnson family of Johnson & Johnson, Wappaolah by W.H. Barnum and Owen Winston, Cypress Gardens by Mr. and Mrs. Benjamin R. Kittredge, Mulberry by C.E. Chapmans, and Medway by Mr. and Mrs. Sidney J. Legendre, all of New York.⁴² In 1926, Philadelphia financier Nicholas G. Roosevelt purchased the 1,289-acre Gippy (see Figure 3).⁴³

Nicholas G. Roosevelt (1883-1965) was a member of the New York and Philadelphia engineering firm Day and Zimmerman and the son of Eleanor Dean Roosevelt and U.S. Navy Lt. Nicholas Latrobe Roosevelt. He was a distant relative of future president, Franklin D. Roosevelt and two-times great grandson of Benjamin Henry Latrobe, the architect of the United States Capitol. Ten years before his purchase of Gippy, he married Emily Sinkler (1884-1970) of Belvedere Plantation in Eutawville, South Carolina, a cousin of the Stoney family and "popular in society."⁴⁴ Their marriage was deemed by the *New York Times* as "much interest to the fashionable world."⁴⁵

By the time of Roosevelt's purchase, Gippy's original plantation lands west of Old Highway 52 had been subdivided for light industrial development and construction of the Northeastern Railroad. Yet, with idle rice fields, thick pinelands and a functioning stable yard, Roosevelt immediately began to transform the still-vast landscape for both his pleasure and economic gain. According to the *News and Courier* in 1932:

Plantation life is enjoyed to the fullest by the new owners of various tracts of land, which range in extent from forty thousand acres down to just a few hundred. It means different pleasure to the different owners.⁴⁶

Roosevelt joined his neighbors and fellow northerners in indulging in the popular pleasures of hunting on his new southern property. He established the Gippy Hunting Club by August 1927, served as president of the Carolina Plantation Society comprised of "nearly forty Northern plantation owners and others... in the interest of the preservation of game in the Carolina coastal area," and turned former rice fields into duck hunting reserves.⁴⁷ Yet, Roosevelt sought an opportunity to create "something much more practical," and immediately began to clear portions of the property's surrounding pinelands to create "fertile acres, ready for the plow," noticing "possibilities for dairying through this coastal section."⁴⁸

⁴¹ Dwight, Henry Ravenel, *Some Historic Spots in Berkeley*. Moncks Corner Drug Co.: Moncks Corner, 1921. 12

⁴² Cuthbert, Robert B. and Stephen G. Hoffius (ed.). *Northern Money, Southern Land: The Lowcountry Plantation Sketches of Chlotilde R. Martin*. University of South Carolina Press: Columbia, 2009. 4.

⁴³ Berkeley County Register Mesne Conveyance, Deed Book C23, Page 596.

⁴⁴ "N.G. Roosevelt Marries." *The New York Times*. 1916 April 16. New York, New York.

⁴⁵ "Nicholas Roosevelt to take a bride." 1916 February 17. New York, New York.

⁴⁶ "Lowcountry Plantations Stir as Air Presages Coming of New Season, Caretakers Spruce Up Big Houses for Northern Guests. Some Come to Hunt, Others to Rest and Sun on Their Large Coastal Estates." *News and Courier*. 1932 October 16. Charleston, SC.

⁴⁷ "35 Years Ago," *Florence Morning News*. 23 Aug. 1962. Florence, SC; "Northerner, with Dairying as Hobby, Rebuilds Berkeley Plantation," 1929; "To Save Carolina Game." *The New York Times*, 1932 March 25. New York, New York.

⁴⁸ "Northerner, with Dairying as Hobby, Rebuilds Berkeley Plantation." *News & Courier*. 1929 February 10. Charleston, SC.

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About a quarter of a mile behind Gippy, which he and his wife used as their winter residence, Roosevelt began to develop one of the most successful and innovative dairy farms in the region. Roosevelt's plan was to "begin the project with good grade milkers and gradually build up the herd with pure-bred cows," and by 1928, Roosevelt introduced to the Gippy property a herd of eighty cattle, half of which were Guernsey milch cows "because of their high milk and butter fat content."⁴⁹ A worker's cottage and brick barn was constructed northeast of the main dwelling in the newly cleared pinelands along a winding dirt road, today known as Dairy Farm Road. He consulted with Clemson University's J.P. LaMaster of the dairy department (moniker of LaMaster Dairy Center on today's campus), W.W. Fitzpatrick, the South Carolina representative of the American Guernsey Association, and often invited the Agricultural Society of South Carolina for site visits to Gippy during the dairy's early years.⁵⁰



Figure 8: Undated Photograph of cattle, barn stalls and silos of Gippy Dairy, Charleston Museum Plantation Photographs, Charleston Museum, Charleston, SC

W.W. Fitzpatrick, the South Carolina representative of the American Guernsey Association, and often invited the Agricultural Society of South Carolina for site visits to Gippy during the dairy's early years.⁵⁰

In 1929, a *News and Courier* article titled "Northerner, with Dairying as Hobby, Rebuilds Berkeley Plantation," reported that Gippy had already blazed the "trail for new coastal industry." The writer puts Gippy's influences on a statewide scale, stating:

Now in this 20th century those living upon what was once Fairlawn barony, and elsewhere through this state, are seeking an economic independence and it would seem that the acres of the original Fairlawn would provide a means and an example toward this end...Coastal people have a right to believe that a new independence will be worked out through the coastal section with the project at Gippy blazing the trail.

By this time, Roosevelt was expanding, employing 15-20 men from as far away as Gaffney, South Carolina. In 1929, he constructed a seventy-four foot overhead shelter and adjoining calf barn east of his original dairy barn where the cows were exposed to outdoor climates and open air.⁵¹ A series of brick milk barns were erected to parallel the dirt farm road with adjoining tile silos, as well as a second cottage to house the Gippy superintendent, Frank Avery from New York.⁵² Avery worked at Gippy from 1927 to 1932 and had "its success at heart," knowing

⁴⁹ "Gippy and its Guernsey Herd." *News and Courier*. 1931 January 25. Charleston, SC; LeClercq, Anne Sinkler Whaley. "Memories of Gippy, A Plantation in the New South." Draft, April 2012. 9.

⁵⁰ "Gippy, Berkeley Dairy Farm, Now Raising Horses, Mining Own Fertilizer." *News and Courier*. 1933 April 30, 1933; "Nicholas Roosevelt, Gippy, Moncks Corner, S.C." Agricultural Society of South Carolina records, South Carolina Historical Society. Charleston SC.

⁵¹ Untitled. *The Gaffney Ledger*. 1929 August 10. Gaffney, SC.

⁵² "Northerner, with Dairying as Hobby, Rebuilds Berkeley Plantation," 1929

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“[the cows] by name,” and often reaching “out a kindly hand in passing to bestow the caress asked for.”⁵³ Roosevelt would eventually construct a third cottage for Avery’s brother-in-law Graham Carpenter, who worked at Gippy 1930 from 1947.⁵⁴ Today, with the exception of the overhead shelter, all cottages, barns and silos survive.

Samuel Porcher Stoney, Jr., son of former owner, managed Gippy’s acres of cultivated land, which produced hay, oats, corn, and pasturage for the property and dairy farm.⁵⁵ By 1930, Roosevelt was cultivating 400 acres, significantly more than the White family was formally utilizing, as a means to “help rebuild the acres that have lain idle for many years” and “to eventually raise practically all the feed stuff.”⁵⁶ The grass from agricultural practices was stored in the property’s silos, which at this time were innovative in storing “more palatable and nutritious diet than dry hay or grains, causing dairy cattle to produce more as well as a higher quality of milk.”⁵⁷ Gippy Dairy was not, however, growing the popular “serecia’ lespedeza” grass used in most farms, but rather carpet grass. In 1933, Stoney told newspapers he looked forward “with great interest to seeing some tests with this new legume” claiming “carpet grass as the best of all pasture grasses for coastal Carolina.”⁵⁸ According to a participant in the South Carolina Guernsey Cattle Club field day held at Gippy in 1936, an event that allowed Roosevelt to showcase Gippy Dairy’s infrastructure and systems:

Several distinguished and well known leaders in the cattle breeding industry in the South and East have been invited to attend...one of the most interesting of the program and one which will be of interest to all farmers in the Coastal Plains section, will be the afternoon study of pasture development at Gippy Plantation through land clearing and drainage and extensive use of marl and phosphate rock on the land.⁵⁹

In addition to milk, Gippy Dairy was producing its own fertilizer. Certain parts of Gippy’s acreage were occupied by marl, which contained high percentages of lime. To extract the lime and “sweeten” Gippy’s soil, Stoney “set up a hammer mill...operated by his tractor” and began his own mining operations. At the onset of the Great Depression, local newspapers credited him with “not only making his crops grow better,” but also “employing labor which would probably be out of work.”⁶⁰ Gippy transformed into a self-sufficient farming practice and one of the most promising employers in Berkeley County throughout the 1930s. Men, women and even whole families from around the area were employed at Gippy Dairy, such as the Hendersen family of Pickens, South Carolina. From 1935 to 1970, George Henderson was hired to manage the farming at Gippy while his wife, Blanche, monitored the freezing and canning of Gippy milk.⁶¹ Their family resided in the dairy cottages adjacent to the barn complex.

By 1930, Gippy Dairy proved profitable, with most of the milk and butterfat sold thirty miles away in Charleston. Gippy milk was also sent to schools in Berkeley County each day, as well as to several drug stores and restaurants in Moncks Corner.⁶² The dairy was also setting regional and national records in both milk production and dairy cow breeding. On Sept. 20, 1930, the *Evening Review* of East Liverpool, Ohio reported:

the largest sum of money ever paid for a young bull around this corner or district was recently recorded when F.B. Avery, local dairyman, purchased a 6-year-old of the Guernsey strain for \$10,000...for the Gippy Dairy.⁶³

⁵³ “Gippy and its Guernsey Herd,”1931.

⁵⁴ LeClercq, 2012. 6-7.

⁵⁵ Walsh, *Plantations, Pineland Villages, Pinopolis and Its People*, 116 ; “Gippy and its Guernsey Herd,” 1931.

⁵⁶ “Gippy and its Guernsey Herd,”1931.

⁵⁷ “Mapes Barn” Historic Inventory Report, Department of Archaeology and Historic Preservation: Washington State, December 2011.

⁵⁸ “Gippy, Berkeley Dairy Farm, Now Raising Horses, Mining Own Fertilizer,” 1933.

⁵⁹ “Field Day at Moncks Corner.” *Aiken Standard*. 1936 September 25. Aiken, SC.

⁶⁰ “Gippy, Berkeley Dairy Farm, Now Raising Horses, Mining Own Fertilizer,” 1933.

⁶¹ LeClercq, 2012. 8.

⁶² “Gippy, Berkeley Dairy Farm, Now Raising Horses, Mining Own Fertilizer,” 1933.

⁶³ “Guernsey Bull Brings \$10,000.” *Evening Review*. 1930 September 20. East Liverpool, Ohio.

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In 1931, and again in 1932, Roosevelt's Mill Dale Lady Elsie held the South Carolina record for milk production in Guernsey cows, "excelling previous records by 1,100 pounds of milk."⁶⁴

According to Anne Sinkler Whaley LeClercq, a descendant of Emily Roosevelt:

Eventually all aspects of the Gippy Dairy were based on scientific methods including the development of a stud farm, the proper planting of oats and corn, crop rotation and fertilization, trained and salaried employees, and the sale of milk and milk products.⁶⁵

In addition to innovations in storing feed in silos, growing carpet grass and producing fertilizer, by 1931 Roosevelt was scientifically recording milk and butterfats from his cows, "proving 'blood counts' in animals." A January 1931 article reported:

The cows undergoing tests are placed in a test barn where they are milked thrice a day for 365 days. They are well tended, receiving a currying and brushing, a tall washing and horn polishing daily. They are given a balanced ratio of best pulp shredded, linseed oil meal, ground cornmeal, wheat bran, commercial 24 percent protein feed, corn silage, hay, salt and minerals.

Roosevelt constructed an eighteen-stall test barn for this scientific process, a ten-stall maternity barn built of concrete block and "plastered inside and out so it stimulates a real hospital in its immaculate appearance," a heifer shed with individual stalls, two more silos, two residences for employees, and an office building (Figure 8). Later that year, he told *News and Courier* that his "entire plant is scientifically clean."⁶⁶

Beginning the 1910s, the United States Department of Agriculture established a set of sanitation and construction regulations for America's dairy farms as a means to create uniformity in quality milk production. The intention was to diminish contamination in milk from other results of livestock stabling, and clean, washable surfaces and flooring within dairy barns and sheds became a requirement.⁶⁷ Rather than wood or brick walls and dirt flooring, concrete or plaster finishes with a trenching system for easy cleaning were ideal and considered the most hygienic for the milking process. Additionally, milk houses of concrete construction were suggested in order to enhance a farmer's ability to refrigerate milk at a safe and uniform temperature. Roosevelt strictly followed these rules. In 1933, G. Chalmers McDermid, Agricultural Agent under the Agricultural Society of South Carolina, described Gippy Dairy's sanitation:

A peep into this establishment showed me the cleanest cow barn I ever looked into, and I cover a wide territory, when I make that statement, having seen dairy barns in many different parts of the world. Clean as a whistle, airy, roomy and wholesome.⁶⁸

During the 1940s, Gippy was a leading producer of milk to the West End Dairy in Charleston, located at No. 578 Meeting Street. According to interviews of former dairy workers at this time, cows were milked two times day, beginning with the first milking at 2a.m., some workers as young as ten years old and making \$5.50 a week.⁶⁹ At the onset of World War II, however, many of the field hands relocated to the Navy Yard in Charleston.⁷⁰

⁶⁴ "Gippy and its Guernsey Herd," 1931; "Gippy, Berkeley Dairy Farm, Now Raising Horses, Mining Own Fertilizer," 1933.

⁶⁵ LeClercq, 2012. 6.

⁶⁶ "Gippy and its Guernsey Herd," *News and Courier*, Jan. 25, 1931.

⁶⁷ "Historic Context for Richmond Area Dairy Barns, c. 1900-155." Virginia Department of Transportation: Richmond, June 2003.

⁶⁸ "Gippy, Berkeley Dairy Farm, Now Raising Horses, Mining Own Fertilizer," 1933.

⁶⁹ LeClercq, 2012. 7.

⁷⁰ *Ibid.*

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Through the mid-twentieth century, Gippy continued to produce some of the highest-ranking Guernsey cows in milk production and quality in the state. In 1956, the Biltmore Estate's Forest Fansher, who received formal education on dairy farming from Kansas State, was hired as the dairyman for Gippy, and presented Gippy Dairy cows in national cattle showcases. Throughout the 1960s and into the first years of the 1970s, Gippy's Guernsey cows competed on the national level and won regional championships nearly every year at the Saluda County Guernsey Jubilee.⁷¹ In 1964, just one year before the death of Roosevelt, Gippy had registered 320 cows and the highest producing herd in the state.⁷² After the death of Roosevelt in 1965, milk production and Guernsey breeding continued, but not at the level in which it had during its former decades.

In the summer of 1971, after the death of Emily Roosevelt in 1970, the then 1,181-acre Gippy Plantation was placed on the market, advertised in the *New York Times* as having "capital growth opportunity...excellent residential/commercial/industrial potential" with a "distinctive manor house, tenant houses and modern dairy complex."⁷³ Within the year, Gippy sold to three Moncks Corner businessmen: Percy A. Hauglie, a former motel operator, James A. Daniel, motor company owner, and Manuel Cohen, department store owner.⁷⁴ Under their ownership, Gippy experienced the biggest subdivision in its history. The dairy buildings were abandoned and Gippy's western and southern lands were subdivided for residential and light industrial purposes.

Pineville Lancing Tournaments

Gippy is also locally recognized for its associations with a festival popular during the 20th century, the Pineville Lancing Tournaments. Intended to revive the ideas of medieval chivalry, knighthood and the sport of jousting, the Pinopolis Lancing Tournament Association reinstated the former popular sport of lancing on Gippy Plantation in 1952 (Figure 9). Set beneath the shadows of Gippy's oaks and hosted from the veranda and front yard of the main dwelling, the lancing tournament attracted spectators from all over the state for nearly a decade.

Popular in 1700s and 1800s culture in South Carolina, and more specifically St. John's Berkeley Parish, lancing tournaments throughout the state began to fade after the Civil War.⁷⁵ In an effort to reinstitute the historic tradition, however, the Pinopolis Lancing Tournament Association was established in 1952 with the intention to raise money to beautify the small town of Pinopolis and to prove "the age of chivalry is not dead and knighthood is still in favor in the South Carolina lowcountry."⁷⁶ With an invitation from the Roosevelt's, the Association hosted their first tournament in 1952 on the front lawn of Gippy.⁷⁷

⁷¹ "Moncks Corner Animal Takes Saluda Jubilee Championship," *The Index-Journal*. 1962 April 11. Greenwood, SC; "Moncks Corner Cow Wins at Saluda." *The Index-Journal*. 1966 April 14. Greenwood, SC; "Cross Arrows Farm Shows Grand Champion at Saluda." *The Index-Journal*. 1968 April 16. Greenwood, SC.

⁷² LeClercq, 2012.

⁷³ "Gippy Plantation." *The New York Times*. 1971 June 8. New York, New York.

⁷⁴ "Gippy Plantation Sold for \$1Million." *Evening Post*. 1972. Charleston, SC.

⁷⁵ "Riding to Rings: Lancing in the Palmetto State." *Caralogue*. Vol. 28, No. 4. South Carolina Historical Society: Charleston, 15-18.

⁷⁶ LeClercq, 2012. 17.

⁷⁷ The Pinopolis Lancing Association Ledger, April 28, 1952. Pinopolis Lancing Association Vertical File. Berkeley Museum, Moncks Corner, SC.

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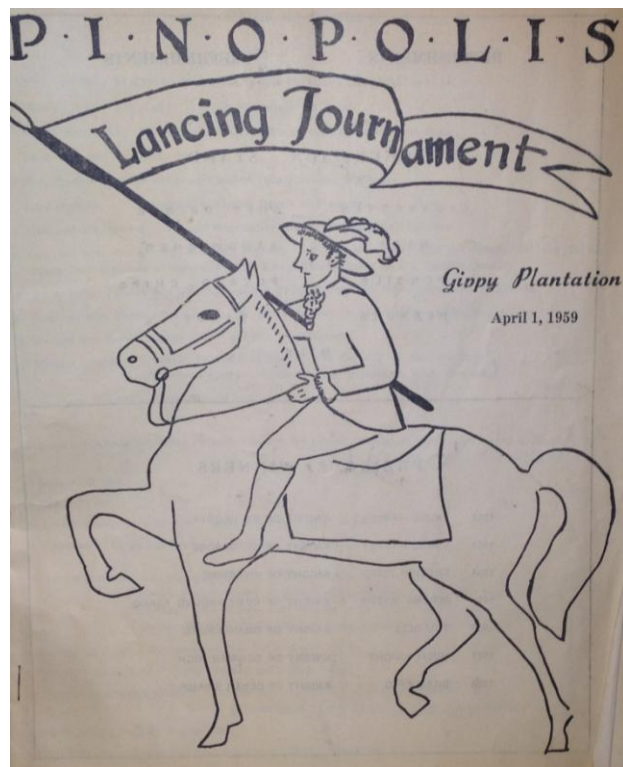


Figure 9: Cover of Pinopolis Lancing Tournament Event Pamphlet, April 1959, Pinopolis Lancing Association Vertical File, Berkeley Museum, Moncks Corner, SC

From 1952 to 1964, parades of knights, pages and maids, as well as guests dressed up as popular South Carolina historic figures such as General and Mrs. Francis Marion, Lord Berkeley and Mr. and Mrs. Henry Laurens, filled the lawn to the south of Gippy for a day of medieval sport and celebration. Gippy and its portico became a popular image as the backdrop for the annual jousting matches, barrel racing, musical chairs and crowning ceremonies associated with the tournament. According to LeClercq, “with the money made from the lancing tournaments, [Emily Roosevelt] bought azaleas for every yard in Pinopolis.”⁷⁸ Within the first few years, the tournaments not only attracted citizens from all over the state, but also important political and cultural South Carolina figures such as Governor Ernst F. Hollings, Josephine Pinckney, and Citadel president Gen. Mark Clark.⁷⁹ A 1956 article in *HOLIDAY* magazine showcased the lancing tournaments at Gippy in list of “places that make South Carolina famous.”⁸⁰

In 1958, the *Post and Courier* recorded 2,500 spectators at Gippy, and the *Florence Morning News* reported the dwelling “offered a dreamlike setting with its white columned mansion and wide sloping green lawn back with huge live oaks.”⁸¹ The following year, all proceeds from the tournament went to “the beautification of the village of Pinopolis, with ten percent of the profits going to the three village churches” and in 1962, a documented \$1000 were earned from attendees, leaving

almost \$600 after expenses for “the betterment of Pinopolis.”⁸²

On April 21, 1965, three months before the death of Nicholas Roosevelt, the Board of Directors of the Pinopolis Lancing Association postponed the 1965 tournament due to “unavoidable circumstances” and planned to resume when “more local interest is shown and when more local participation can be established.”⁸³ The Association went inactive until 1984, at which time they donated the remaining funds for public betterment projects.⁸⁴

Although lasting short time, Gippy’s lancing tournaments became a staple in Berkeley County culture, and an important community event for the region. Tournaments were advertised in places as far away as Missouri, and catered to a statewide audience passionate about reviving an ancient sport significant to the history of South

⁷⁸ Whaley, Emily. *Mrs. Whaley and her Charleston Garden*. Algonquin Books: New York, 1997. 129.

⁷⁹ The Pinopolis Lancing Association Pamphlet, April 1, 1959. Pinopolis Lancing Association Vertical File. Berkeley Museum, Moncks Corner, SC.; LeClercq, 2012. 20.

⁸⁰ Untitled. *Herald-Journal*. 1956 November 15. Spartanburg, SC.

⁸¹ “Williamsburg Knights Take Lance Awards.” *Florence Morning News*, 1958 April 11. Florence, SC.

⁸² “Pinopolis Lancing Assn. Makes Report.” *News and Courier*. 1962 April; The Pinopolis Lancing Association Ledger, 1956. Pinopolis Lancing Association Vertical File. Berkeley Museum, Moncks Corner, SC.

⁸³ The Pinopolis Lancing Association Ledger, 1965. Pinopolis Lancing Association Vertical File. Berkeley Museum, Moncks Corner, SC; “Lancing Tournament Postponed until Next Year,” *News and Courier*. 1965 September 14. Charleston, SC..

⁸⁴ The Pinopolis Lancing Association Ledger, 1984. Pinopolis Lancing Association Vertical File. Berkeley Museum, Moncks Corner, SC;

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Carolina.⁸⁵ Local high school bands performed in parades, school groups engaged in medieval games and families gathered as the region's most-skilled horsemen jostled for the championship. Funds made from the tournament went directly back to the community. Many residents of Berkeley and Charleston County can still recall visiting Gippy for the annual events, and today Williamsburgh Historical Society carries on the annual lancing tradition.

⁸⁵ "Lancing Tournament." *The Daily Standard*. 1865 April 20. Sikeston, Missouri.

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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 # HABS SC-169

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: Local archives: Historic Charleston Foundation, Charleston County Public Library and South Carolina Historical Society

Historic Resources Survey Number (if assigned): U-19-0000-339 0032

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10. Geographical Data

Acreage of Property 4.82

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 33.172125 | Longitude: -80.005950 |
| 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 boundary of the nominated property is shown as the heavy red line marked on the accompanying Berkeley County GIS maps, created at a scale of 1 inch= 100 feet.

Gippy Plantation
Name of Property

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Boundary Justification (Explain why the boundaries were selected.)

The selected boundaries consist of tax parcel 1620002029 and 1620002090, both parcels of which are still associated with the main dwelling and gardens of Gippy Plantation.

11. Form Prepared By

name/title: Brittany V. Lavelle Tulla
organization: BVL Historic Preservation Research
street & number: 1022 Rosewood Lane
city or town: Mt. Pleasant state: SC zip code: 29464
e-mail brittany@bvlhistoricpreservationresearch.com
telephone: (732) 996-7745
date: March 15, 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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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: Gippy Plantation

City or Vicinity: Moncks Corner

County: Berkeley

State: SC

Photographer: Cliff Lavelle, Clearedge Photography, Norman Walsh

Date Photographed: Spring 2015

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

- 1 of 37: Front (south) elevation of Gippy from dwelling's front yard
- 2 of 37: Front (south) elevation of Gippy
- 3 of 37: Detail of Gippy portico, south elevation
- 4 of 37: Gippy, east elevation
- 5 of 37: Detail of dwelling's historic core, east elevation
- 6 of 37: Detail of early 20th century addition, east elevation
- 7 of 37: Gippy, rear (north) elevation
- 8 of 37: Gippy, rear (north) elevation from rear yard
- 9 of 37: Gippy, west elevation
- 10 of 37: Gippy, view of front yard from Avenue of Oaks (main access road)
- 11 of 37: 19th century pump house
- 12 of 37: 19th century pump house, looking east
- 13 of 37: 19th century dependency, front (south) elevation
- 14 of 37: 18th century dependency, west elevation
- 15 of 37: Garage, front (south) elevation
- 16 of 37: Garage and smoke house, looking north
- 17 of 37: Historic washhouse, looking west
- 18 of 37: Historic washhouse, front (south) elevation
- 19 of 37: Overview of rear yard from Gippy's third story, looking north

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- 20 of 37: Detail of Gippy garden, looking west
- 21 of 37: Overview of west axis, Gippy garden
- 22 of 37: Detail of Gippy garden, looking east
- 23 of 37: Detail of Gippy garden, looking east towards Gippy front yard
- 24 of 37: Detail of Gippy garden, looking north
- 25 of 37: Gippy garden folly, front (south) elevation
- 26 of 37: Gippy agricultural field, looking north
- 27 of 37: Gippy Plantation front piers, looking southeast
- 28 of 37: Gippy Plantation front piers, looking northeast
- 29 of 37: Gippy Plantation front piers, looking west
- 30 of 37: Avenue of Oaks, Gippy Plantation, looking east towards main dwelling
- 31 of 37: Avenue of Oaks, Gippy Plantation, looking west from main dwelling towards road
- 32 of 37: Panoramic, Avenue of Oaks, Gippy Plantation, looking west
- 33 of 37: Dairy Farm Road, looking north from Gippy
- 34 of 37: View of Gippy main dwelling, looking north from adjacent lawn
- 35 of 37: Aerial view of Gippy, looking north
- 36 of 37: Aerial view of Gippy, looking west
- 37 of 37: Aerial view of Gippy, looking east

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Figure 4: "Showing the Plantations along the Cooper River as they were in the year 1842," John Beaufain Irving, A Day on Cooper River (p. 12)

Figure 5: Late 19th/early 20th century photograph of Stoney Family on steps of Gippy Plantation House, Berkeley County Photograph Collection, South Caroliniana Library, University of South Carolina (p. 14)

Figure 6: Late 19th century/early 20th century photograph of Gippy Plantation, Berkeley County Photograph Collection, South Caroliniana Library, University of South Carolina (p. 15)

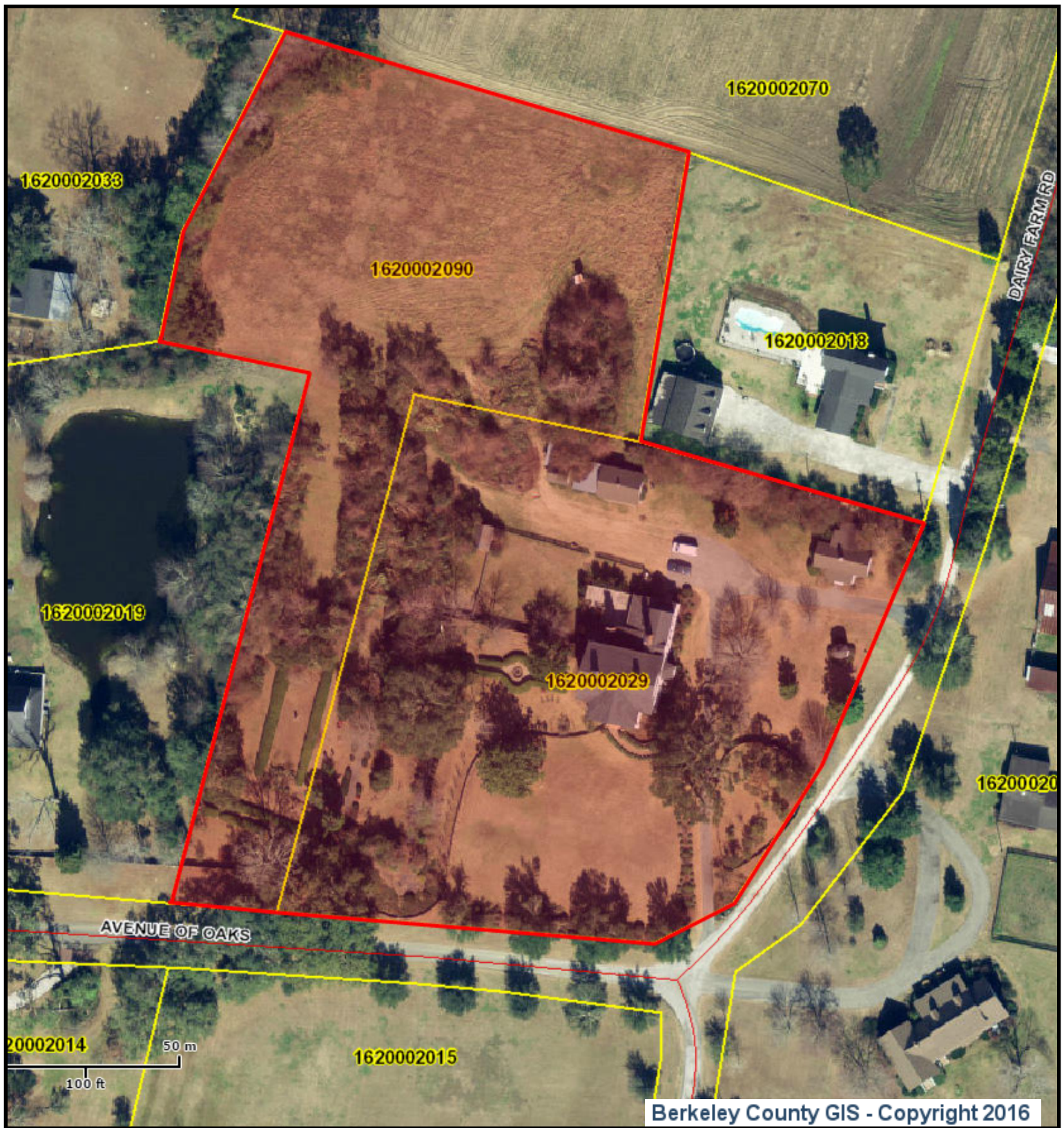
Figure 7: Comparison of Gippy before and after 1928 alterations; (left) late 19th/early 20th century photograph of Gippy, Private Collection, (right) 1940 Historic American Building Survey photograph of Gippy (p. 16)

Figure 8: Undated Photograph of cattle, barn stalls and silos of Gippy Dairy, Charleston Museum Plantation Photographs, Charleston Museum, Charleston, SC (p. 20)

Figure 9: Cover of Pinopolis Lancing Tournament Event Pamphlet, April 1959, Pinopolis Lancing Association Vertical File, Berkeley Museum, Moncks Corner, SC (p. 24)

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.



Gippy Plantation

The county of Berkeley and its GIS Department disclaims accountability for this product and makes no warranty express or implied concerning the accuracy thereof. Responsibility for interpretation and application of this product lies with the user.

Thursday, March 17, 2016



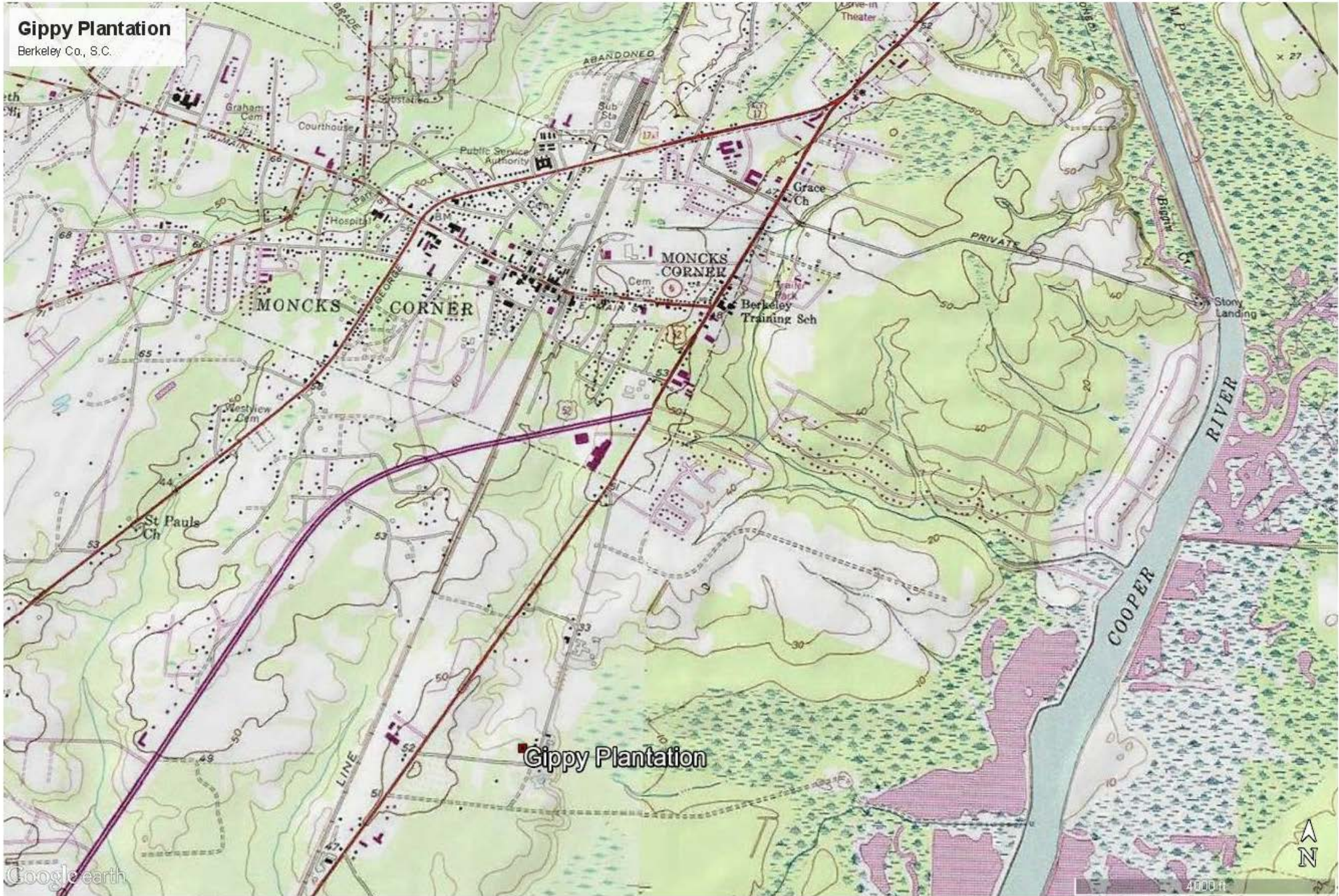
Gippy Plantation

Berkeley Co., S.C.



Gippy Plantation

Berkeley Co., S.C.



























































OF OAKS







DAIRY FARM RD
AVENUE OF OAKS



MEMORIAL GOLF





366



Gippy, 2-9-2015
nsw



Gippy house and barns. 2-9-2015, nsw





UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Gippy Plantation
NAME:

MULTIPLE
NAME:

STATE & COUNTY: SOUTH CAROLINA, Berkeley

DATE RECEIVED: 5/13/16 DATE OF PENDING LIST: 6/02/16
DATE OF 16TH DAY: 6/17/16 DATE OF 45TH DAY: 6/28/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000414

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 6/23/16 DATE

ABSTRACT/SUMMARY COMMENTS:

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.

May 5, 2016

RECEIVED 2280

MAY 13 2016

Nat. Register of Historic Places
National Park Service

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 Gippy Plantation in Berkeley 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 Gippy Plantation 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.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ehren Foley', is written over a light blue horizontal line.

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