

United States Department of the Interior  
National Park Service

JAN 06 1994

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 How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Sunnyside Plantation Foreman's House

other names/site number \_\_\_\_\_

2. Location

street & number Peters Point Road

city or town Edisto Island

state South Carolina code SC county Charleston

zip code 29438

not for publication \_\_\_\_\_

vicinity \_\_\_\_\_

code 019

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 \_\_\_\_\_ nationally \_\_\_\_\_ statewide x locally.  
(\_\_\_\_ See continuation sheet for additional comments.)

Mary W. Edmonds 1/3/94  
Signature of certifying official Date

Mary W. Edmonds, Deputy SHPO, SC Department of Archives and History, Columbia, S.C.  
State or Federal agency and bureau

In my opinion, the property \_\_\_\_\_ meets \_\_\_\_\_ does not meet the National Register criteria.  
(\_\_\_\_ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

✓ entered in the National Register \_\_\_\_\_  
See continuation sheet.

\_\_\_\_\_ determined eligible for the  
National Register

\_\_\_\_\_ See continuation sheet.

\_\_\_\_\_ determined not eligible for the  
National Register

\_\_\_\_\_ removed from the National Register

\_\_\_\_\_ other (explain): \_\_\_\_\_

Entered in the  
National Register

Angela L. Lacy 2/4/94

for Signature of Keeper Date  
of Action

## 5. Classification

### Ownership of Property (Check as many boxes as apply)

☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

### Category of Property (Check only one box)

☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

### Number of Resources within Property

Contributing	Noncontributing	
<u>1</u>	<u>2</u>	buildings
<u>  </u>	<u>  </u>	sites
<u>  </u>	<u>  </u>	structures
<u>  </u>	<u>  </u>	objects
<u>1</u>	<u>2</u>	Total

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

Number of contributing resources previously  
listed in the National Register 0

Edisto Island Multiple Resource Area

## 6. Function or Use

### Historic Functions (Enter categories from instructions)

Cat: DOMESTIC

Sub: single dwelling

### Current Functions (Enter categories from instructions)

Cat: DOMESTIC

Sub: single dwelling

## 7. Description

### Architectural Classification

(Enter categories from instructions)

Mid-19th Century

### Materials

(Enter categories from instructions)

foundation Brick

roof Metal

walls Weatherboard

other   

### Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

## 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 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 a grave.  
☐ D a cemetery.  
☐ E a reconstructed building, object, or structure.  
☐ F a commemorative property.  
☐ G less than 50 years of age or achieved significance within the past 50 years.

## Areas of Significance

(Enter categories from instructions)

Architecture

## Significant Dates

ca. 1840

1867

## Significant Person

(Complete if Criterion B is marked above)

## Cultural Affiliation

N/A

## Period of Significance

ca. 1840 - 1923

## Architect/Builder

## Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

## 9. Major Bibliographical References

### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

### 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 # \_\_\_\_\_

### Primary Location of Additional Data

- ☒ State Historic Preservation Office  
☐ Other State agency  
☐ Federal agency  
☒ Local government  
☐ University  
☐ Other

Name of repository: South Carolina Historical Society, Charleston, S.C.

## 10. Geographical Data

Acreage of Property Approximately 4.5 Acres

### UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	17	565870	3602990	3	—	—
2	—	—	—	4	—	—
	See continuation sheet.					

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

name/title Sarah Fick (with assistance from SHPO Staff)  
organization Preservation Consultants, Inc. date June 1993  
street & number P.O. Box 1112 telephone (803) 723-1746  
city or town Charleston state SC zip code 29402

## Additional Documentation

Submit the following items with the completed form:

### Continuation Sheets

#### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
A **Sketch map** for historic districts and properties having large acreage or numerous resources.

#### Photographs

Representative **black and white photographs** of the property.

**Additional items** (Check with the SHPO or FPO for any additional items)

## Property Owner

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

name Edward Randall Swan, Jr., Trustee U/W Gretchen Belser; c/o Stephen W. Swan  
street & number 673 North Shore Road telephone (803) 795-9679  
city or town James Island state SC zip code 29412

**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. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 7 Page 1

Sunnyside Foreman's House  
name of property

Charleston, South Carolina  
county and State

Description

The Sunnyside Plantation Foreman's House is a two story, weatherboard-clad, frame residence, with a front gable roof clad in V-crimped metal, and a two-tier porch at the south elevation. The first level of the facade is sided with rough, circular-sawn wide weatherboards. The low foundation rests on a mixture of brick and wood piers, with a cement slab foundation at the front porch. A small one-by-one bay gable roofed structure has been attached to the rear elevation, and there is a one-story shed roofed addition along the right elevation. A stair rises within the porch along the south elevation. Interior finishes are simple, with wide baseboards at both levels, noticeably rougher upstairs, and narrow floorboards throughout. Circular-sawn rafters are visible in the attic; there is no ridgepole.

The house faces east toward the unpaved lane that leads north to the small island on which Sunnyside Plantation House is located. A small grassy yard with ornamental plantings surrounds the house. The rear yard slopes slightly to the bank of Store (formerly St. Pierre) Creek. A small board-and-batten garage is located to the right of the house. Near it is a metal handpump. At the other side of the cleared yard is a screened pavilion house.

The approximately four and one half-acre parcel stands at the edge of Sunnyside Plantation. It is largely uncleared except the house and immediate surroundings. To the east and southeast extend former cotton fields which are today farmed in vegetables.

The original plan was a one-story, one by two bay house that faced south. 9/9 windows with paneled shutters remain at the original core. At the second level are 6/6 windows with louvered blinds at the facade and north elevation. There are 9/9 windows at the north elevation addition, which appear to have been relocated from the original north wall.

When the second level was added, the orientation of the house was altered so that it faces east toward the drive running between Peters Point Road and Sunnyside. The facade porch was added during the 1950s when the house was used as a summer house.

Despite many years of occupancy by tenants, the house retains architectural integrity. Finishes at the original core retain integrity to the first half of the nineteenth century. The second level and first level addition retain integrity to the post-Civil War period during which Sunnyside Plantation House was built for Townsend Mikell, owner of the property until his death in 1926.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 2

Sunnyside Foreman's House  
name of property

Charleston, South Carolina  
county and State

Statement of Significance

Townsend Mikell's Sunnyside Plantation was listed in the National Register in 1986. The house, outbuildings, and ginhouse foundation are significant as one of the few remaining, relatively intact, immediate post-Civil War sea island cotton plantations on Edisto Island.(1) This nomination proposes adding to the listing an approximately four and one half acre parcel at the foot of the causeway and immediately west of the driveway leading to Sunnyside Plantation House, on which are located an early frame residence known as the Foreman's House and two twentieth century outbuildings.

The Foreman's House is significant for its architecture. Its simply finished original core and later nineteenth century addition are significant as a functional remnant of a post-bellum Sea Island cotton plantation. Sunnyside Plantation is associated with Townsend Mikell, who was prominent in the economic and agricultural history of Edisto Island from about 1870 until after World War One.

Historical Significance and Background:

It is not clear when Townsend Mikell first called this plantation Sunnyside. It was referenced as "the plantation formerly of John Seabrook" when it was given to him by his father Isaac Jenkins Mikell in 1867.(2) The deed of gift does not mention buildings on the plantation, but it is likely that there would be slave dwellings and a residence for a white overseer.(3) In later years, Mikell told his Sunday School students that he and his family first lived in a "two-room shack" while he was establishing his farm and business.(4) According to a granddaughter, Mikell and his bride stayed at the "foreman's house" or "remodeled outhouse" while Sunnyside was being built; she thinks it is possible that this structure is the foreman's house.(5) Construction details at the ground level are consistent with a date prior to 1860.

During the 1870s and 1880s much of Townsend Mikell's 360-acre plantation and his brother's adjacent tract of 300 acres were rented to other farmers, white and black. The small house at Sunnyside was probably rented along with some farmland; its occupants may have also been employed by Mikell. In the 1920s Robert Hills, a white Edistonian who was the farm manager/agent at the Whaley's Pine Barren, adjacent to Sunnyside, "rented land at Sunnyside Plantation on Peter's Point Road."(6)

Since 1944 the subject property of "five acres more or less" has been deeded separately from the "Townsend Mikell Home."(7) The house was rented to tenants through the 1980s, but still belongs to descendants of Townsend Mikell.(8)

Additional Historical Information:

Townsend Mikell was one of several sons of Isaac Jenkins Mikell of Peters Point Plantation and Charleston. Townsend and his older brother Thomas Price Mikell, a physician, both served in the Confederate Army during the Civil War.(9) During the winter 1861-1862, Edisto Island was evacuated by its white residents and many of their slaves. For the remainder of the war, the island was occupied by Federal troops and former slaves. Most cotton fields lay fallow, ditches and dikes were unrepaired, and the seed from the 1861 cotton crop was lost.(10)

Isaac Jenkins Mikell spent the war years outside Aiken, South Carolina, with his wife and young children. Their slaves had been taken by Townsend to Orangeburg County. In May 1866, white Edistonians regained their land, and the Mikell family went home.(11) I. J. Mikell sold his Rutledge Avenue mansion in Charleston, and concentrated on his cotton plantation. The crop in 1866 was large and prices were good.(12)

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 3

Sunnyside Foreman's House  
name of property

Charleston, South Carolina  
county and State

On May 1, 1867, I. J. Mikell gave adjacent plantations to his sons Thomas and Townsend. Thomas received the 300-acre plantation known as "Orange Grove" [later "California."](13) Already a father, Thomas may have had use of his tract previously: when the family evacuated, Townsend had carried slaves upcountry from "my father's home and my brother Tom's plantation, California." (14)

Townsend Mikell received from his father a 360-acre plantation known as the "John Seabrook Place." I. J. Mikell cited his "desire to advance my said son during my lifetime and also for the future." (15) Townsend Mikell advanced to become one of Edisto Island's most successful plantation operators. He is best remembered as the builder of Sunnyside Plantation House, owner of a commercial cotton gin, and a prosperous manager of numerous small tenant farms.

By 1870 Townsend Mikell may already have begun renting part of his land to other farmers. Although he had been given a 360-acre tract, and had sold none of it, he reported a plantation of 275 acres, with 200 acres in crops. He had paid much less in wages in 1869 than did his father or older brother. He made 48 bushels of corn, 60 of sweet potatoes, and 50 bushels of Irish potatoes (two-thirds of Edisto Island's total production of the unusual crop), but only 35 bales of cotton, less than Thomas' 50 bales or their father's 79 bales. (16)

Thomas Price Mikell died in 1873, leaving Orange Grove Plantation to his wife Rebecca Moses Mikell. (17) Her eldest son Thomas was only 15 at the time, and Townsend managed their holdings for them by dividing the property into a number of parcels of 8 to 12 acres, that were rented to black tenants. In 1880 Rebecca Mikell was living in her hometown of Sumter, with her six younger children. That year, Townsend Mikell's household on Edisto consisted of himself, his wife Sarah, five children, and his 21-year-old nephew Thomas Mikell, a farmer. (18)

It is likely that Townsend Mikell's ginnery was established before 1880. Most of Edisto Island's cotton was ginned on the island, and cotton gins were said to "pay almost as well as raising the cotton." (19) By 1880 Mikell was cultivating only 75 acres, 45 acres in cotton. Although his property of 360 acres had not been subdivided for sale, he reported the farm as 209 acres. The 151 acre difference was rented, but it is uncertain to whom. (20)

Thomas Price Mikell, Jr., farmed only 12 acres in 1880, all of which he had in cotton. Rather than living at Orange Grove, he was part of his uncle Townsend's household. Therefore, most if not all of the 300-acre Orange Grove was available for rent. Here, and on part of Sunnyside, was ample room for Townsend Mikell's "row after row of tenant houses." (21) Sam Gadsden, born on Edisto Island, remembered his mother picking cotton at "Townsend Mikell's California" in 1886. (22) However, it was not until 1891, the year after the death of his nephew Thomas, that Townsend Mikell bought California Plantation from his sister-in-law Rebecca. (23) It was described as "that tract of land commonly known as California, formerly known as Orange Grove, situate on Edisto Island, Berkeley County, measuring 200 acres more or less." (24) In 1945 when Townsend Mikell's estate was surveyed, the size was found to be 669 acres, slightly more than the total of the two plantations given by I. J. Mikell to his sons in 1867. (25)

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 8 Page 4

Sunnyside Foreman's House  
name of property

Charleston, South Carolina  
county and State

**NOTES**

(1) "Edisto Island Multiple Resource Area" National Register nomination, 1986, State Historic Preservation Office, S.C. Department of Archives and History.

(2) Deed Book E15, p. 13, Register of Mesne Conveyance, Charleston County Courthouse, Charleston, S.C.

(3) National Archives Microfilm Publications, Population Schedules of the Seventh Census of the United States, 1850: South Carolina (Washington, DC: 1964). Census records for Edisto Island indicate at least twelve white plantation overseers in 1850.

(4) Townsend Mikell, The Mikell Family of South Carolina (Charleston: 1910, n.p.), (Townsend (1840-1926) and Sarah Webb Clark (1843-1910) had six children); Chalmers S. Murray, This Our Land (Charleston: Carolina Art Association and the South Carolina Agricultural Society), p. 145-147.

(5) Mrs. Jere Duncan Eggleston to Steve Swan, May 1993.

(6) Nick Lindsay, The Life and Times of Bubberson Brown, (Goshen, IN: Pinchpenny Press, 1977), p. 78.

(7) Deed Book M45, p. 635, RMC, Charleston County Courthouse, Charleston, S.C.

(8) Deed Book X58, p. 345, RMC, Charleston County Courthouse, Charleston, S.C.

(9) Thomas Price Mikell, MD, 12 May 1835 - 23 November 1873, Mikell Family Papers, South Carolina Historical Society, Charleston, S.C.; WPA Cemetery Inscriptions, South Carolina Historical Society; Nell S. Graydon, Tales of Edisto (Columbia: The R. L. Bryan Co., 1955), pp. 68-69.

(10) J. K. Blackman, "The Sea Islands," Charleston News and Courier, 22 April 1880; Charles F. Kovacik and Robert E. Mason, "Changes in the South Carolina Sea Island Cotton Industry," Southeastern Geographer, Vol. 25, No. 2, November 1985), p. 92.

(11) I. Jenkins Mikell, Jr., Rumbling of the Chariot Wheels. (Columbia: The State Printing Company, 1923), pp. 119-125; Blackman, "The Sea Islands".

(12) Deed Book A15, p. 21, RMC, Charleston County Courthouse, Charleston, S.C.; Blackman, "The Sea Islands."

(13) Deed Book E15, p. 47, RMC, Charleston County Courthouse, Charleston, S.C. In 1869 the size of Orange Grove was given as 283 acres; in 1872 as 300.

(14) US Census on Microfilm, Population Schedules, Edisto Island, 1870; Graydon, p. 42.

(15) Deed Book E15, p. 13, RMC, Charleston County Courthouse, Charleston, S.C.

(16) US Census on Microfilm, Agricultural Tables, Edisto Island, 1870.

(17) Deed Book H15, p. 306, executed February 1869; Deed Book G16, p. 61, executed August 1872, RMC, Charleston County Courthouse, Charleston, S.C; WPA Cemetery Inscriptions.

(18) US Census on Microfilm, Soundex Reel M240, 1880, Population and Agricultural Schedules, Edisto Island, 1880.



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 8 Page 5

Sunnyside Foreman's House  
name of property

Charleston, South Carolina  
county and State

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(19) Blackman, "The Sea Islands." There could be several gins at a single operation.

(20) US Census on Microfilm, Agricultural Statistics, 1880.

(21) Murray, p. 147.

(22) Nick Lindsay, An Oral History of Edisto Island: Sam Gadsden Tells the Story.  
(Goshen, IN: Pinchpenny Press, 1975), pp. 48, 63-64.

(23) WPA Cemetery Inscriptions.

(24) Deed Book A35, p. 27, executed 9 September 1891, RMC, Charleston County Courthouse,  
Charleston, S.C.

(25) A. L. Glen, "Subdivision of Sunnyside and California Plantations," Plat Book B80, p.  
269, RMC, Charleston County Courthouse, Charleston, S.C.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 9 Page 6

Sunnyside Foreman's House  
name of property

Charleston, South Carolina  
county and State

**BIBLIOGRAPHY**

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"Edisto Island Multiple Resource Area," National Register Nomination, 1986.  
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"Charleston County Historical Survey," 1992.

South Carolina Historical Society, Charleston, South Carolina.  
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Mikell Family Papers.

Charleston County Register of Mesne Conveyance.  
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Published Material

Agricultural and Population Schedules of the Ninth Census of the United States, 1870: South Carolina. Washington: National Archives Microfilm Publications, 1964.

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Johnson, Guion Griffis. A Social History of the Sea Islands, with Special Reference to St. Helena Island, South Carolina. Chapel Hill, 1930.

Kovacik, Charles F., and Robert E. Mason, "Changes in the South Carolina Sea Island Cotton Industry," Southeastern Geographer, Vol. 25, No. 2, November 1985.

Lindsay, Nick. An Oral History of Edisto Island: Sam Gadsden Tells the Story. Goshen, IN: Pinchpenny Press, 1975.

\_\_\_\_\_. The Life and Times of Bubberson Brown. Goshen, IN: Pinchpenny Press, 1977.

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Walker, C. Irvine. History of the Agricultural Society of South Carolina. Charleston: 1919.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 10 Page 7

Sunnyside Foreman's House  
name of property

Charleston, South Carolina  
county and State

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**Verbal boundary description**

The nominated property is shown as a black line on the accompanying Charleston County Tax Map, #71-0-0, Parcel #42, drawn to an approximate scale of 1 inch to 400 feet, and containing approximately 4.5 acres instead of the 5.0 acres as indicated on the map.

**Verbal boundary justification**

The nominated property consists of Parcel #42, subdivided from Sunnyside Plantation, including the Foreman's House and grounds.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Photographs Page 8

Sunnyside Foreman's House  
name of property

Charleston, South Carolina  
county and State

The following information is the same for each photograph:

Name of Property: Sunnyside Plantation Foreman's House  
Location: Edisto Island, Charleston County, South Carolina  
Name of Photographers: Sarah Fick and John Laurens, Preservation Consultants, Inc.  
Date of Photographs: 26 February 1993  
Location of Original Negatives: State Historic Preservation Office  
S. C. Department of Archives and History

1. Principal (east) facade and south elevation, camera facing northwest.
2. South elevation, camera facing north.
3. East facade, camera facing west.
4. Rear (west) and north elevations, camera facing southeast.
5. East facade, within porch, camera facing north.
6. Facade window and paneled shutter, camera facing west.
7. Interior, principal first level room, camera facing north.
8. Interior, principal second level room, camera facing west.
9. Attic, camera facing east.
10. View toward Sunnyside Plantation House, subject at left, camera facing north.
11. View south from subject property, camera facing south.