



987

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 Hopkins Farm

other names/site number _____

2. Location

street & number 3717 Fork Shoals Road not for publication
city or town Simpsonville vicinity
state South Carolina code SC county Greenville code 045 zip code 29680

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this 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 meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official

Date 8/6/07

Mary W. Edmonds

Mary W. Edmonds, Deputy State Historic Preservation Officer, S.C. Dept. 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):

for

Signature of the Keeper

Date of Action

Edson H. Beall

8.20.07

Hopkins Farm
Name of Property

Greenville County, South Carolina
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5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
8	6	buildings
2		sites
		structures
		objects
10	6	Total

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

Number of contributing resources previously listed
in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Category: Domestic
Agricultural
Agricultural

Subcategory: Single Dwelling
Storage
Agricultural Fields

Current Functions

(Enter categories from instructions)

Category: Domestic
Agricultural
Agricultural

Subcategory: Single Dwelling
Storage
Agricultural Fields

7. Description

Architectural Classification

(Enter categories from instructions)

Mid-19th Century

Materials

(Enter categories from instructions)

foundation Stone
walls Timber Frame with Stone Veneer
roof Asphalt shingle, metal
other

Narrative Description

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

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Hopkins Farm
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The Hopkins Farm consists of approximately 340 acres located in the Fork Shoals community approximately eight miles southwest of Simpsonville and Fountain Inn in southern Greenville County, near the intersection of Fork Shoals Road and SC Highway 418, west of the Reedy River.

The Hopkins Farm complex includes the Main House, the Cook's House, eleven outbuildings, agricultural fields, a historic Pecan Grove, and a family cemetery. The following buildings and structures contribute to the significance of the complex:

1. Main House (ca. 1840 and additions ca. 1890 and ca 1925): The original section of the house is Greek Revival in form with a cross-gabled roof. Completed circa 1840, this section is two stories with a central hall plan. There are two rear chimneys that would have been on the exterior of the original house and are now enclosed by later additions. A circa 1890 wing was added at the rear and has an enclosed porch. The front entrance of the house has two sidelights and a transom. The windows along the front and side elevations are original six-over-six with double-hung sashes.

Later additions include a side entrance (foyer) for patients to enter the house for visits with Dr. Virona Drayton Hopkins. A stone veneer was added to the exterior of the house circa 1925. Arcaded entry porches, clad in stone, were also added at the principal entrance and on the side elevations of the original section of the house.

2. Smoke House (ca. 1850): A gable-front frame building with an asphalt shingle roof, weatherboard siding on the front and side elevations and synthetic siding on the rear elevation. This structure is supported upon a brick foundation with a dug out dirt floor that sits four feet below grade. The location of this building is east of the main house.

3. Small Chicken House (ca. 1922): Located immediately to the southeast of the smokehouse, the small, wood-framed chicken house has a metal roof and metal siding. The location of this building is southeast of the seed-house barn.

4. Cotton Warehouse (1924): A large gable-front building with metal siding. The building could store up to 500 bales of cotton. At harvest time the heavy influx of cotton on the market, the price of cotton would rise and fall during the year. In order to get the best price on cotton, it was necessary to have a large enough building to store cotton bales until that time. The location of this building is southeast of the seed-house barn.

5. Mechanical Shed (ca. 1946, altered 1998): A large open shelter with a metal roof and stone support walls at each end, this structure provided storage and repair space for farm equipment. The location of this building is south of the Cotton Warehouse.

6. Large Chicken House (ca. 1946): A long one-story metal building is south of the main house; chicks were bought and kept in this shed until they grew feathers and were then turned out into the fenced area to be fed.

7 and 8. Grain Silos (ca. 1950): Two corrugated metal cylinders with conical roofs on concrete block foundations are located adjacent to the Cotton Warehouse.

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9. Patriots' Grove (ca. 1875): A double row of pecan trees were planted about 1875 just northeast of the Main House to commemorate the centennial of the Battle of the Great Cane Break. At dawn on December 22, 1775, Patriot forces staged a surprise attack and routed a Loyalist camp. The battle site is on what eventually became the Hopkins Farm, east of the main house near the Reedy River.

10. Hopkins Family Cemetery. Buried here are family members John Hopkins (1793-1837), Lucinda B. Hopkins (1800-1876), Hosea Hopkins (brother of John), and an unknown number of slaves.

The following buildings and structures were built within the period of significance but, because of later alterations, they do not contribute to the historic character of the Hopkins Farm:

A. Cook's House (ca. 1850): The original Cook House (12'x28') has been altered several times over the last 20 years. The two-room building has been incorporated into a second home for the Hopkins's family. A 1999 addition includes three bedrooms, a central hallway, kitchen, office, and sunroom. The location of the building is south of the main house.

B. Corn Crib (ca. 1850): A three bay gable-front frame building with Masonite siding (added 1972) and a metal roof. The center and left door open to the corn storage bins and the third space on the right was is an early twentieth-century alteration for vehicle storage. The corn crib is located to the north side of the main house.

C. Mule Barn (ca. 1875): A three-story gable-front frame building with Masonite siding (added 1972), a metal roof, a large central wagon passageway, feed room, four mule stalls on each side, and a two-story hay loft overhead. The barn sits on a stone foundation. The location of this building is east of the main house.

D. Seed House (ca. 1870): A gable-front frame building with Masonite siding (added 1972), a metal roof, a central passageway, and three storage bins on each side. The building's side shed extensions contain a wagon passageway, with interior double door loading entry to load seed and crops. The location of this building is east of the main house next to the mule barn.

E. Well House (ca. 1890): A small gable-front frame building with Masonite siding (added 1972), and a metal roof. The well house was converted into the pump house in 1915 to pump water to the cypress water tower to gravity feed running water into the main house. The location of this building is east of the main house.

F. Car Shed (ca. 1985): A modern car shed with a pitched metal roof on metal supports.

Hopkins Farm
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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 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)

Agriculture

Period of Significance

ca. 1840-1957

Significant Dates

1938

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Narrative Statement of Significance

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

9. Major Bibliographical References

(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:
S.C. Dept. of Archives & History,
Columbia, S.C.

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Located in the vicinity of Simpsonville and Fountain Inn in southern Greenville County, the Hopkins Farm is eligible for listing in the National Register of Historic Places under Criterion A as an intact example of a late nineteenth and early twentieth century agricultural complex in the upcountry region of South Carolina.

The Hopkins family originally settled in Charleston in 1735. Following the Revolutionary War and the end of the Cherokee influence, the new frontier was developed along the old Indian boundary line. The government further encouraged this settlement through the selling of lands in order to pay the state's debts.¹ In 1785, Solomon Hopkins moved his family from Charleston to the town of Laurens in the South Carolina upcountry. His son, John (1793-1837), purchased a piece of land in 1834 from James Harrison in the Fountain Inn area near Fork Shoals.² From 1835 until the Main House was completed about 1840, the family made their home in the former Toney store building (William Toney owned the property for the period 1816-1829³) across the road from where the Main House is today.

John Hopkins died unexpectedly in 1837. His widow, Lucinda (1800-1876), took control of managing the farm. This began a long period (with relatively short interruptions) of ownership and control of the farm by women in the Hopkins family, often after the tragic loss of a husband or son. Lucinda managed the farm until her death in 1876. Ownership of the farm did not pass to the sons or daughters of John and Lucinda, but rather to a granddaughter, Lurah Hopkins (1861-1943). Lurah's mother had died when Lurah was two years old. Lurah's father, Dr. John Hopkins, remarried and kept his medical practice in Seneca, Oconee County, South Carolina. Lurah eventually inherited the farm from her widowed grandmother. Lurah married a doctor (also her first cousin), Virona Drayton Hopkins, in 1881. They were married for twenty-five years until his accidental death in 1906 resulting from a fall out of a horse-drawn buggy. Lurah's son (James Guyton Hopkins) died at age 46 in 1927. The widowed Lurah then ran the farm with her widowed daughter-in-law, Nelle Knight Hopkins (1886-1972). Lurah, however, also met a tragic end when she died in 1943, at age 82, as the result of her clothes catching fire when she tried to start a fire in the house with kerosene. Despite pressure from family to sell the farm after the loss of her husband, and later her mother-in-law, Nelle Hopkins kept the farm and resided there until her death in 1972. Nelle's eldest son, James Guyton Hopkins, Jr., died in 1936 at age 25. Her middle son, John Drayton Hopkins (1913-), took over the farm about 1938.⁴

Under the management of John Drayton Hopkins, the Hopkins Farm came to be a model for innovative farming methods during the Great Depression through the World War II era. Most southern farms suffered from poor soil conditions and erosion as a result of practices that maximized the short-term potential of cash crops at the expense of the long-term health of the soil. Beginning in 1938, John Drayton Hopkins implemented such measures as terracing and crop rotation to help maintain the fertility and stability of the soil. Oats and wheat also supplemented the primary cash crops of cotton and corn. Fields were planted in fescue, clover, and kudzu to stabilize the soil and to graze Hereford cattle. Hopkins utilized assistance from the Soil Conservation District to improve crop yields, and assisted neighboring farmers as a state director of the South

¹ Archie Vernon Huff, Jr., Greenville: The History of the City and County in the South Carolina Piedmont (Columbia, SC: University of South Carolina Press, 1995), 36-40.

² Greenville County Deed Book R280.

³ Greenville County Deed Book Q220.

⁴ John D. Hopkins, Jr., interview by Richard Owens, April 2003; various newspaper articles in possession of John D. Hopkins, Jr.

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Carolina Farm Bureau. In the 1940s and 1950s, the Greenville Soil Conservation District upheld the Hopkins Farm as a model. Hundreds of farmers visited the Hopkins Farm to learn about new methods of soil conservation. In 1941, the Fork Shoals Road Soil Conservation Club was established by with the help of the Soil Conservation District and boasted 50 member farms. John Drayton Hopkins served as leader of the club, which was recognized by the United States Department of Agriculture for its work.⁵

The extant historic resources on the property are associated with the Hopkins Farm from circa 1840 to the present. The property's history prior to the arrival of the Hopkins family, however, is also noteworthy. Physical evidence exists on the property of earlier Native American occupation. The property has also served as a backdrop for a Revolutionary War battle and a training ground for the state militia.

In the process of collecting stones from the property for remodeling of the Main House in the 1930s, a Native American trail marker was discovered. It depicts the likeness of a man wearing what appears to be a tall hat. Tommy Charles, an archeologist with the South Carolina Institute of Archaeology and Anthropology authenticated the discovery. The stone was incorporated into the facade of the Mechanical Shed in 1946.⁶

On the other end of the property near the Reedy River there is a large stone usually covered by sediment from the river, but the family keeps the top of this large stone visible so the location of it is not lost. Family members have observed several Native American stone carvings around the base of the rock.⁷

During the American Revolution, battles between Patriots and Loyalists in South Carolina helped determine the outcome of the war with Great Britain. On the morning of December 22, 1775, Patriot forces surrounded a Loyalist camp in the vicinity of what would become the Hopkins Farm. The number of casualties was small, but the ambush resulted in the capture of Loyalist men and material and weakened the Loyalist presence in the area.⁸

The Toney Plantation and later the Hopkins farm were used by the local regiments of the South Carolina state militia as mustering grounds. The militia, whose primary activities involved regular meetings, drills, and policing of slaves, required the service of all white males aged sixteen to forty-five. The Fifteenth Regiment (Butler Guards) of the Greenville District mustered at William Toney's store across the road from where the Hopkins family would have a home by 1840. The mustering grounds were adjacent to where the Main House stands today at Hopkins Farm.⁹

⁵ Ibid.

⁶ Hopkins, Jr., interview.

⁷ Ibid.

⁸ Ibid.; Huff, 22-23; Henry Lumpkin, From Savannah to Yorktown: The American Revolution in the South (Columbia, SC: University of South Carolina Press, 1981), 2.

⁹ Hopkins, Jr., interview; Huff, 126; A land survey (possessed by John H. Hopkins, Jr.) prepared for Lucinda Hopkins (dated 19 April 1853) indicates the property was "the Regimental Muster Grounds".

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Hopkins Farm
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Bibliography

Coleman, Caroline S., "Tories Over Upstate Routed 164 Years Ago This Friday; Big Snow 'Celebrates' Win," *Piedmont*, (Greenville, S.C.), 18 Dec 1939.

Hopkins, John D., Jr. Interview by author. April 2003.

Huff, Archie Vernon, Jr. *Greenville: The History of the City and the County in the South Carolina Piedmont* Columbia, SC: University of South Carolina Press, 1995.

Lumpkin, Henry. *From Savannah to Yorktown: The American Revolution in the South*. Columbia: University of South Carolina Press, 1981.

Ramsay, David. *History of South Carolina, Vol. 1, No. 3*. 1858. Reprint edition, Spartanburg, S.C.: The Reprint Company, 1968.

Richardson, James M. *History of Greenville County, South Carolina*. 1930. Reprint edition, Greenville, S.C.: Southern Historical Press, Inc., 1993.

Wallace, David Duncan. *The History of South Carolina, Vol. 2*. New York: The American Historical Society, 1934.

Hopkins Farm
Name of Property

Greenville County, South Carolina
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10. Geographical Data

Acreage of Property

Approximately 340 acres.

UTM References

(Place additional UTM references on a continuation sheet)

Zone Easting Northing	Zone Easting Northing
1 <u>17 380383 3836520</u>	3 <u>17 380669 3835840</u>
2 <u>17 380656 3836291</u>	4 <u>17 380434 3835307</u>

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet – See attachment .)

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

11. Form Prepared By

name/title Richard Owens and John Holman (with assistance from SHPO Staff)
 organization Greenville County Historic Preservation Commission date March 30, 2007
 street & number 29 Summercrest Circle telephone (864) 918-6866
 city or town Simpsonville state South Carolina zip code 29681

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 John Drayton Hopkins, Trustee AND John Drayton Hopkins, Jr.
 street & number 3717 Fork Shoals Road telephone (864) 907-0528
 city or town Simpsonville state SC zip code 29680

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.

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Verbal Boundary Description

The nominated area is indicated by the heavy black line on the accompanying Greenville County Tax Maps (Map numbers 576.1 and 586.1).

The nominated area is also indicated by the heavy line on the Greenville County GIS aerial photo in Section 10, Page 12 of this nomination.

Boundary Justification

The nominated area includes all property currently owned in Trusteeship for John Drayton Hopkins, and all adjacent property owned by John Drayton Hopkins, Jr. The property in the nominated area is historically associated with the Hopkins Farm.

Additional UTM References

Zone	Easting	Northing	Zone	Easting	Northing		
5	<u>17</u>	<u>379894</u>	<u>3834811</u>	7	<u>17</u>	<u>379024</u>	<u>3836018</u>
6	<u>17</u>	<u>379030</u>	<u>3835129</u>				

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Aerial photo from Greenville County online Geographic Information System (accessed March 2007). Numbers and letters in boxes are keyed to inventory in Section 7.

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Aerial photo from Greenville County Geographic Information System (Accessed March 2007). Heavy line indicates boundary of nominated area.

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The following information is the same for each of the photographs:

Name of Property: Hopkins Farm
Location of Property: Simpsonville vicinity, SC

Name of Photographers: Richard Owens, John Hopkins
Date of Photographs: July 2003, July 2006, and January 2007
Location of Original Negatives: S.C. Dept. of Archives and History, Columbia SC

1. Main House
2. Main House oblique
3. Main House side elevation
4. Main House rear wing
5. Smoke House
6. Small Chicken House
7. Cotton Warehouse
8. Mechanical Shed
9. Silos
10. Patriots' Grove
11. Corn Crib
12. Mule Barn
13. Seed House
14. Well House