

9800358

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *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 New Hope Farm

other names/site number New Hope Post Office; Snoddy Farm

2. Location

street & number 10088 Greenville Highway not for publication
city or town Wellford vicinity X
state South Carolina code SC county Spartanburg code 083 zip code 29385

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 3/29/99
Signature of certifying official Date

Mary W. Edmonds, Deputy SHPO, S.C. Department of Archives & 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): _____

Mary W. Edmonds 5/20/14

for Signature of Keeper Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property		
		Contributing	Noncontributing	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)			buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>14</u>	<u>2</u>	sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>1</u>		structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>15</u>	<u>2</u>	objects
	<input type="checkbox"/> object			Total

Name of related multiple property listing _____ Number of contributing resources previously listed in the National Register 0
 Enter "N/A" if property is not part of a multiple property listing.) N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling
DOMESTIC Secondary Structure

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling
DOMESTIC Secondary Structure

7. Description

Architectural Classification

(Enter categories from instructions)
Folk Victorian

Materials

(Enter categories from instructions)
foundation Brick
roof Metal/Tin
walls Wood/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

1885

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Period of Significance

1885-1935

Architect/Builder

Foggette, E.

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: S.C. Department of Archives and History, Columbia, S.C.

10. Geographical Data

Acreeage of Property Approximately 25 acres

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing	Zone	Easting	Northing		
1	17	402060	3866900	3	17	402220	3866520	5	17	401980	3866660
2	17	402300	3866860	4	17	402040	3866580				

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 Mary N. Snoddy (with assistance from SHPO staff)
organization _____ date 29 December 1997
street & number 10088 Greenville Highway telephone (864) 439-6958
city or town Wellford state SC zip code 29385

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 James Dunlap Snoddy, Jr. and Mary N. Snoddy
street & number 10088 Greenville Highway telephone (864) 439-6958
city or town Wellford state SC zip code 29385

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 5 New Hope Farm
name of property
 Spartanburg County, South Carolina
county and State

New Hope Farm, located in the Wellford community of Spartanburg County at the intersection of U.S. Highway 29 and Interstate 85, consists of a main house built in 1885 and six contributing outbuildings built between 1886 and 1902. The New Hope Farm property, once entirely rural in nature, is on twenty-five landscaped acres now surrounded by commercial development, bounded by U.S. Highway 29 to the south, and Interstate 85 to the west.

The properties contributing to the historic character of New Hope Farm include the following (the numbers by each building description correspond to the attached sketch map of New Hope Farm):

1. **Main House** (1885): A one-story Folk Victorian farmhouse with intersecting gables, a steeply-pitched pressed metal-shingled roof, weatherboard siding, and a wraparound hip-roofed porch.

External Features: The house is decorated with a sawn or pierced porch balustrade and decorative eave brackets and vergeboard. The front gable (at right) of the house originally had an elaborately sawn, pierced gable screen, which eventually deteriorated and was never replaced. This gable, however, still boasts a lozenge-shaped louvered vent and a belcast-roofed polygonal bay. The side and rear gables were decorated much less elaborately, however, with stick work according to the original architectural plan by architect E. Foggette, active during the last twenty years of the nineteenth century in Gaffney and Spartanburg in South Carolina, as well as Asheville in North Carolina. The original cedar shingle roof was replaced by a pressed metal shingle roof in 1906. The front and side porches, with their original chamfered square posts, sawn and pierced brackets, and 128 jigsaw-cut palings, have not been altered. The front entrance has a simple wood surround and an elaborately decorated Eastlake style door with raised lower panel, a sheath-of-wheat-and-floral glazed upper panel. Most of the right elevation exterior windows have metal hoods but those nearest to the rear on the right elevation and all windows under the porches on the left and front elevations are unadorned, with very simple surrounds. All window openings feature vertical two-over-two, double-hung sash. Windows that were added as a part of the 1985 addition match those with the simple surrounds. A brick chimney rises from above the roof at or near the intersection of gable roofs. Since its original construction in 1885, the house was modified to include telephone service in 1893, electricity in 1921, and then interior plumbing. It was further modified in 1985 to update electrical wiring and plumbing, to install central heating and air conditioning, and to reorient the floor plan to a more usable arrangement.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 6 New Hope Farm
name of property
Spartanburg County, South Carolina
county and State

Interior Features: The entrance hall features original black walnut and maple hand-cut and hand-fitted parquetry flooring, burlled wood, paneled wainscoting and an adjustable-height oil ceiling lamp. The hall also retains its original fourteen-foot ceilings and plaster walls. Three of the original fireplaces and their chimneys remain intact. Interior doors are mostly six panels, top and bottom panels being long and narrow, with the middle two smaller. The woodwork under the parlor bay window matches the six-panel door trim. Some other interior doors are less decorative. The parlor is entirely original. The parlor fireplace is the only one in the house that is stained rather than painted. There is decorative handcut scrollwork above the integrated mirror, a marble hearth, and inset decorative black tiles. There is also cut scrollwork overhead in the bay window interior. The dining room was originally a bedroom. It was equipped with a fireplace that shared a chimney with the adjoining room, now a kitchen. The fireplace was removed in the 1985 renovation. The walls are sheetrock. Half of the house window glass is original. An original porch was converted to a bedroom in 1947 and further modified in 1985. A bedroom and laundry room were added to the back of the house in 1985.

2. **Miss D's House** (1886): A two-story frame building with a stone and brick fireplace, the servant's house was known to the family as "Miss D's" in reference to Mrs. Davis, who served as the Snoddy family's cook for many years. The upper level is reached by a steep set of interior stairs.
3. **Smokehouse** (1902): A two-story frame steeply-pitched, gable-front building; center diagonal plank door.
4. **Privy** (ca. 1900): A two-seater featuring jigsaw-cut decorative rafter tails and sawn brackets.
5. **Corn Crib** (1890): Small, single-pen, overhanging gable-front log building without chinking; small front plank door.
6. **Buggy Barn** (ca. 1900): A two-story gable-front building with two large double-leaf bay doors and side open shed; a door on the upper level is reached by an exterior ladder; knee-brace brackets on gable end.
7. **Garage** (ca. 1900): A lateral gabled building, constructed to house the Snoddy family's two Maxwell automobiles; two sets of double doors and an overhead attic space.

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7, 8 Page 7 New Hope Farm
name of property
Spartanburg County, South Carolina
county and State

There are a number of other agricultural outbuildings built in the period of significance (1885-1935) which contribute to the historic character of New Hope Farm. They are marked on the attached sketch map and consist of (8) the one-story, lateral-gable Tent House, (9) a two-story stable with loft converted for automobile storage, (10) a two-story tractor storage barn with a loft and an open-air first floor, (11) a two-story hay barn with a tin roof and a shed extending out from the roof on the rear side, (12) a one-story barn, painted red, and converted to an office, (13 and 14) two small one-story, weatherboard, tin-roofed barns with connecting woodshed, and (15) a brick and concrete spring house inscribed "May 9th, 1918, by A. C. Hughes." Noncontributing buildings are a modern residence and a modern garage.

Statement of Significance

New Hope Farm is significant because its architecture and landscape convey an excellent example of a nineteenth-century upcountry South Carolina farmstead. The centerpiece of the farm is an 1885 Folk Victorian residence. Surrounding the house on the adjoining 25 acres is a complex of domestic and agricultural outbuildings documenting activity on the farm ca. 1885-1905. New Hope Farm is also significant for its association with seven generations of the Snoddy family, prominent in the Wellford community of what is now Spartanburg County.

The main house at New Hope Farm was completed in 1885 from a design by an architect known as E. Foggette. His signed elevation drawings for this house remain in possession of the family and are displayed in the house today. Foggette is known to have practiced in nearby Spartanburg and Gaffney, as well as Asheville, North Carolina. He is also credited with designing the Sacred Heart Catholic Church which is a contributing property in the Abbeville (South Carolina) Historic District which was listed in the National Register in 1972.¹ The Snoddy family is also in possession of several documents of correspondence from 1884 between James Robert Snoddy and various builders and tradesmen who bid on and perhaps contributed to the construction of the house at New Hope Farm.

New Hope Farm is an intact upcountry farmstead, despite modern encroachment from nearby highways. The residence is unique as an architect-designed farmhouse with numerous Victorian decorative elements. Few such houses from this era are extant in the upcountry of South Carolina and few are in such good condition. The Woodson Farmstead in Powdersville (Anderson County), built in 1892, is the only other upcountry South Carolina Victorian farmhouse to be listed in the National Register (1998).

This land, on what was once called "the old Greenville and Spartanburg stage-coach road," was granted to John Snoddy (1740-1806), who emigrated to

¹ John E. Wells and Robert E. Dalton, The South Carolina Architects, 1885-1935: A Biographical Dictionary (Richmond, VA: New South Architectural Press, 1992), 53.

United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 8 New Hope Farm
name of property
Spartanburg County, South Carolina
county and State

South Carolina from Ireland in 1773. In 1804 Snoddy's son Isaac (1770-1842) built the first house on this site adjoining his father's land and settled here with his wife Jane Crawford Snoddy (1779-1864) and their first child. This log house, which also housed a post office known as New Hope from 1811 to 1854, burned in 1893 along with all its outbuildings.

The present house at New Hope Farm was built in 1885 by Isaac Snoddy's grandson James Robert Snoddy (1854-1935), who had been born in the original farmhouse at New Hope and lived there from 1878 until the present house was completed. Snoddy, described as "one of the foremost cotton planters of this section," was also a noted businessman and community leader; he served on the boards of several prominent area businesses such as the Spartanburg Iron Works, Wellford Ginnery, Wellford Manufacturing Company, Parker Cotton Company, Victor Manufacturing Company, Tyger Shoals Mill, and the Bank of Spartanburg, served on the Spartanburg County Board of Equalizers, and was one of the organizers of the Spartanburg County Fair Association and served as its president 1925-1935. A biographical sketch of Snoddy written not long before his death in 1935 called him "a citizen who consistently has given his best for the progress of his community and its residents . . . [and] has lived a life of service to his fellowmen." The house remains in the family today, and is now (1998) owned by James Dunlap Snoddy, Jr., great-grandson of James Robert Snoddy.²

²J.B.O. Landrum, History of Spartanburg County: Embracing an Account of Many Important Events, and Biographical Sketches of Statesmen, Divines and other Public Men, and the Names of Many Others Worthy of Record in the History of their County (Atlanta: Franklin Printing and Publishing Company, 1900), pp. 221-27; Harvey S. Teal and Robert J. Stets, South Carolina Postal History and Illustrated Catalog of Postmarks 1760-1860 (Lake Oswego, Ore.: Raven Press, n.d.), pp. 104-05; "James Robert Snoddy," in David Duncan Wallace, The History of South Carolina: Biographical Volume (New York: American Historical Society, 1935), pp. 322-23; "James R. Snoddy Taken By Death," Spartanburg Herald (Spartanburg, S.C.), 3 July 1935; James R. Snoddy Farm Journals, 1878-1931, Snoddy Family Papers, in possession of James Dunlap Snoddy, Sr., Wellford, S.C.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 9 Page 9 New Hope Farm
name of property
 Spartanburg County, South Carolina
county and State

MAJOR BIBLIOGRAPHICAL REFERENCES

Unpublished Sources

Snoddy Family Papers, in possession of James Dunlap Snoddy, Sr.,
Wellford, S.C.
James R. Snoddy Farm Journals, 1878-1931

Published Sources

Landrum, J.B.O. History of Spartanburg County: Embracing an Account of Many Important Events, and Biographical Sketches of Statesmen, Divines and other Public Men, and the Names of Many Others Worthy of Record in the History of their County. Atlanta: Franklin Printing and Publishing Company, 1900.

Spartanburg(S.C.)Herald, 3 July 1935.

Teal, Harvey S., and Robert J. Stets. South Carolina Postal History and Illustrated Catalog of Postmarks 1760-1860. Lake Oswego, Ore.: Raven Press, n.d.

Wallace, David Duncan. The History of South Carolina: Biographical Volume. New York: American Historical Society, 1935.

Wells, John E. and Robert E. Dalton. The South Carolina Architects, 1885-1935: A Biographical Dictionary. Richmond, Virginia: New South Architectural Press, 1992.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 10 Page 10 New Hope Farm
name of property
Spartanburg County, South Carolina
county and State

Verbal Boundary Description

The boundary of the nominated property is shown as the heavy line marked "New Hope Farm" on the accompanying Spartanburg County Plat, drawn at a scale of 1" = 600'.

Verbal Boundary Justification

The nominated property includes the main house, historic landscape, and historic outbuildings and their immediate settings.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section PHOTOGRAPHS Page 11 New Hope Farm
name of property
Spartanburg County, South Carolina
county and State

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

Name of Property: New Hope Farm
Location of Property: 10088 Greenville Highway
Wellford, Spartanburg County, S.C.
Name of Photographer: Mary N. Snoddy
Date of Photographs: December 1997
Location of Original
Negatives: S.C. Dept. of Archives & History, Columbia, S.C.

1. Original New Hope Farm House (Built 1804)
Historic Photograph, ca. 1892
2. Main House, Facade
3. Main House, Facade
Historic Photograph, ca. 1895
4. Main House, Facade/Right Elevation
5. Main House, Facade/Right Elevation
Historic Photograph, ca. 1895
6. Main House, Right Elevation
7. Main House, Left Elevation
8. Main House, Porch Detail
9. Main House, Porch Detail
10. Main House, Front Door
11. Main House, Front Hall, View toward Entrance
12. Main House, Front Hall, View toward Rear
13. Main House, Parlor Fireplace
14. Main House, Bedroom Fireplace
15. Main House, Interior Door/Wainscoting/Parquetry Floor in Front Hall
16. Servant House, Facade/Left Elevation
17. Servant House, Facade/Right Elevation
18. (L-R) Buggy Barn, Tent House, Stable
19. Smokehouse
20. (L-R) Smokehouse, Right Rear; Privy, Front/Left of Corn Crib
21. Privy
22. Farm Bell
23. (L-R) Corn Crib, Rear; Privy, Rear; Smokehouse, Left
24. Garage
25. Tractor Barn
26. Small Barns with Connecting Woodshed
27. Hay Barn
28. Hay Barn, Rear Elevation
29. Small Barn (converted office)
30. Springhouse

NEW HOPE FARM
Wellford, Spartanburg County, SC
(not to scale)

US Hwy. 29

Interstate 85

driveway

Frontage Road

Main House
1

N
C

12

3

4

5

6

8

7

9

15

13 14

2

10

11

NC

