NPS Form 10-900	OME No. 1024-	-0018
(Rev. 10-90)	JAN 25 1994 0062	
United States Department of the Interio National Park Service	NATIONAL REGISTER	
NATIONAL REGISTER OF REGISTRATION FORM	F HISTORIC PLACES	
This form is for use in nominating or requesting determinations for Complete the National Register of Historic Places Registration Form "x" in the appropriate box or by entering the information requester "N/A" for "not applicable." For functions, architectural classific and subcategories from the instructions. Place additional entries typewriter, word processor, or computer, to complete all items.	rm (National Register Bulletin 16A). Complete each item by markin ed. If any item does not apply to the property being documented, a fication, materials, and areas of significance, enter only categor:	ng enter ies
1. Name of Property		
historic name Black River Plantation House		
other names/site number <u>Rice Hope Plantation</u> ,	Black River; International Paper Company Hour	se
2. Location		
street & number Rt. 3, Box 549-A city or town <u>Georgetown</u> state <u>South Carolina</u> code <u>SC</u> county <u>Geor</u> zip code <u>29440</u>	not for publication vicinity X orgetown code 43	
3. State/Federal Agency Certification		
X nomination request for determination of eligibili properties in the National Register of Historic Places and in 36 CFR Part 60. In my opinion, the property X meets that this property be considered significant national ( See continuation sheet for additional comments.) Mary W, Educate 1/7 Signature Af certifying official Date/	allystatewidelocally. 1/94 artment of Archives & History, Columbia, S.C.	
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: A 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):		
Sign Keep	gnature of Date aper	

RECEIVED

## 5. Classification

(Check as many boxes as apply) (Check only one box) X private X bu public-local di public-State si public-Federal st	of Property <sup>x)</sup> Duilding(s) district site structure object	Number of Reso Contributing 	Noncontributing <u>1</u> buildings <u></u>
Name of related multiple property li Enter "N/A" if property is not part of a multiple property listing.)	listing	Number of contrib	outing resources previously ional Register
6. Function or Use			
Historic Functions (Enter categories from in Cat: Domestic Entertainment/Recreation	Sub:	Single dwelling	

Single dwelling

Functions (Enter categories from instructions)
Domestic Sub:

## 7. Description

Cat:

Architectural Classification Enter categories from instructions)	Materials (Enter categories from instructions)	
Late 19th and 20th Century	foundation Brick	
Revivals/Neo-Classical	roof Asphalt	
Revival	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.) owned by a religious institution or used for religious purposes. А В removed from its original location. С a birthplace or a grave. D a cemetery. Е 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 Significant Dates (Enter categories from instructions) 1919 Architecture Significant Person (Complete if Criterion B is marked above) Cultural Affiliation Period of Significance 1919-1943 Architect/Builder Charles L. Waddell 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 X State Historic Preservation Office \_\_\_\_ Other State agency \_\_\_\_ Federal agency Local government - University - Other Name of repository:

## 10. Geographical Data

Acreage of Property 11.25 acres

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1		658040		3		657660	3708840
2	17	657920	3708820	4	17	657900	3709160
		See cont:	inuation	she	et.		

## 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

telephone 803-775-6682	
<pre>state_SC_zip code 29150</pre>	
andros Mar - , Mar atalan	

#### Марв

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 and Suzanne Hudson

street & number Rt. 3, Box 549-A telephone 803-546-4289

city or town Georgetown

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.).

state<u>S</u>C

zip code 29440

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.

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 1

Black River Plantation Georgetown County, South Carolina

Black River Plantation House is a significant example of the Neo-Classical Revival style of architecture in Georgetown County. Built in 1919 by James A. Waddell, it stands on a high bluff at the apex of a hairpin turn in the Black River north of Georgetown, South Carolina and commands a superb view of the river and the old rice fields along its banks. It served as a single family dwelling until it was purchased by the International Paper Company in 1942, after which it was used by company employees and guests as a resort. The house and grounds have been beautifully restored by the present owners and the house retains its historical integrity. The following cultural resources are located on the ten acres of Black River Plantation which are included in this nomination.

## 1. Black River Plantation House. Built 1919. Contributing.

Black River Plantation House is a two and one-half story house clad in weatherboard. It has a hipped roof with a ridge and four external brick chimneys, two on the northwestern facade and two on the southeastern elevation. It rests on a brick foundation and has a commodious basement and attic. The house has a central hall flanked by four parlors, a dining room, two sun rooms, and kitchen on the first floor. Six bedrooms and associated bathrooms are on the second floor of the house. The one story sun rooms are on both the southeast and northwest facades of the house.

The riverside facade, on the southwestern side of the house, is considered the front elevation. It is five-ranked with centrally placed doors on both floors, each flanked by two 1/1 windows with decorative wooden crowns. The attic story has two gable-end dormer windows with 1/1 sash on either side of the central full height portico. The portico is supported by four massive wooden columns with Corinthian capitals. The cornice has dentil molding and modillions are under the eaves. A semicircular fan light appears in the The three-panel double wooden front doors are surrounded by a semipediment. circular fan light and traceried side lights. Above the front door is a balcony upon which double wooden doors open in the second story hall. The second floor doors are surrounded by transom and side lights. The balcony has a rail supported by turned balusters. The roof of each of the sun porches is surrounded by a wooden baluster and rail. A flight of terra cotta tile pyramidal steps leads to the front porch of the house.

The rear, or northeastern, facade of the house looks identical to that of the river side, with the exception of the full height entry porch which is a portico in antis. The second floor balcony on the porch extends to the columns, providing room for porch furniture. The stairs to the porch are pyramidal and are made of terra cotta tile. A small porch on the northwestern facade of the house gives entry to the kitchen and can be seen from this elevation. It is covered by a small stoop supported by square wooden columns.

The interior of the house is appointed with finely detailed architectural components manufactured by the Miller Manufacturing Company of Richmond, Virginia. For example, the central hall contains a handsome arch and pilasters near the front door, double French doors into the dining room crowned by a broken pediment, and double arches and columns in the rear of the hallway. All

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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Black	River	Planta	tion	
George	etown (	County,	South	Carolina

of the doorways leading from the central hall have broken pediments and handsome surrounds. In the main parlor, Ionic columns and pilasters on pedestals divide the main sitting room from a music room and substantial cornices display a cove treatment. Window surrounds are capped by eared crowns, as are doorways in other parts of the house The dining room is treated with the same coved cornice. The gentleman's parlor, or gunroom, has a coffered ceiling. The central stairway has rectangular recessed panel endtreads which recede into the staircase the length of two risers, as well as a substantial wooden railing supported by simple, square wooden balusters.

Changes made during the renovation include the extension of the back door and wall on the first story, with the retention of its original appearance, to provide for access from the gentleman's parlor, or gunroom, to the kitchen and replacement of the brick Craftsman style fireplaces with custom-built mantels in keeping with the Neo-Classical Revival detailing originally placed in the rooms. The house retains its historical integrity.

# 2. Post Foot Landing/Dock. Dock and Railing built Ca. 1919. Contributing.

This concrete dock marks the historical site of Post Foot Landing, named after the neighboring plantation to the west of the Black River Plantation House. The dock is constructed of concrete and has a metal railing. Stairs leading from the dock up the bank to the front lawn are of concrete construction with a chamfered brick wall which serves as a handrail.

## 3. Office. Moved to the Property or Constructed Post-1943. Non-Contributing.

This long, narrow, gable-end building clad in weatherboard rests on brick piers. It has a metal roof and one interior chimney. The front porch is a hipped, metal roof and the front porch is screened. It was not on the property in 1943. It may have been constructed on-site or moved from another location after that time.

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section	8	Page	_3	Black River Plantation	
				Georgetown County, South Carolina	

The Black River Plantation House is a significant example of Neo-classical Revival architecture and qualifies for the National Register of Historic Places under criterion C. It was built in 1919-20 by James A. Waddell for his residence. It is located on a high bluff on the Black River on Highway 4, two miles northwest of its intersection with Highway 701 north of Georgetown, S. C. The house is located at what is known as Post Foot Landing and it stands on land once known as Rice Hope Plantation, Black River.

Black River Plantation House was built on this old rice plantation in 1919, after Rice Hope was purchased by James A. Waddell in 1918. Waddell raised cattle on several tracts of land adjacent to Rice Hope Plantation; he called his property Waddell Ranch. In 1928 Waddell went bankrupt and lost the Rice Hope property and the house in foreclosure.<sup>1</sup>

The house Waddell built at Rice Hope Plantation is a significant example of the Neo-classical Revival style of architecture which was popular from 1895 until the 1950s in the United States. It stands on a high bluff at the apex of a hairpin turn in the river and commands a breathtaking view of the river and old rice fields along its banks. The house is surrounded by old plantings and trees. In front of the house on the river banks is Post Foot Landing at which Waddell built a cement dock with brick steps leading up the bank to the front lawn of the house.

The land upon which the house stands has historically been known as Rice Hope Plantation, Black River. It was originally surveyed for Daniel Shaw in 1744 as part of an 850 acre tract. Shaw died shortly after it was surveyed and it was subsequently left in his will to his son, Amos Shaw, and was certified for him in 1751.<sup>2</sup> Amos Shaw sold the property to William Turner in 1752 and by 1754, William Glenn, a "hatter," was the owner of the property.<sup>3</sup> In 1765, William and Martha Glenn sold Rice Hope to Henry Futhy.<sup>4</sup>

It is not known how Futhy disposed of the property, but by 1797 the tract was owned by Capt. Francis Green and by 1807 the tract was in the hands of

<sup>3</sup>Charleston Deeds, vol. 2-K, p. 52, SCDAH; Colonial Memorials, vol. 7, p. 304, SCDAH.

<sup>4</sup>Colonial Memorials, vol. 6, p. 371, SCDAH.

<sup>&</sup>lt;sup>1</sup>Oral History Interview with John Hudson, March, 1993; Georgetown Deeds, vol. M-1, pp. 346-7, Georgetown Courthouse, Georgetown, S. C.

<sup>&</sup>lt;sup>2</sup>Colonial Plats, vol. 5, p. 174, South Carolina Dept. of Archives and History [hereafter SCDAH], Columbia, S. C.; Charleston Wills, vol. 5, pp. 382-5, SCDAH.

#### NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 4

Black River Plantation Georgetown County, South Carolina

William Green.<sup>5</sup> Because of the destruction of the Georgetown Deeds during the Civil War, the history of the plantation is unknown from 1807 until sometime prior to 1857, when B. D. Heriot acquired the place and subsequently sold it to John P. Ford.<sup>6</sup> The plantation became part of Ford's estate and was willed to his daughter, Martha S. Ford by 1857. The plantation was placed in the hands of James Rees Ford, her trustee, when she married Paul Fitzsimons. Later, Thomas Ford replaced him as trustee. By 1859, the plantation was placed in the hands of her husband, and in 1859, Paul Fitzsimons mortgaged the property to Samuel T. Atkinson. The mortgage was satisfied in 1866 and the property was conveyed back to Fitzsimons in the sales and distributions of the estate of John P. Ford.<sup>7</sup>

Martha Ford Fitzsimons left Rice Hope to Ann E. Ford prior to 1904 and Ann and Thomas Ford lost the property through foreclosure on a mortgage in that year. It then became the property of O.B. Skinner, who was the Clerk of Court for Georgetown County; he stood in a position to know about all of the best real estate opportunities in Georgetown County. Skinner amassed a sizeable amount of land in the early twentieth century near Rice Hope.<sup>8</sup> Rice Hope was in the estate of O.B. Skinner in 1917, when it was left to his heirs, who by 1918, deeded the property to James A. Waddell.<sup>9</sup>

By 1919, James Waddell had entered the livestock business and deeded the property, which he called "Waddell Ranch," to the Waddell Ranch Corporation. When the bank foreclosed on Waddell in 1928, Rice Hope was sold to Willis E. Fertig. Fertig held the property until 1942, when he sold all of his acreage to the International Paper Company, excluding the house and fifty-seven acres. Later in that year he sold the house and remaining acreage to them as well, and the house subsequently became known as the International Paper Company House. They used it to house employees and guests until 1986, when it was acquired by the present owners.

<sup>5</sup>State Plats I, vol. 37, p. 86, SCDAH; McCrady Plats, no. 4671, SCDAH; Georgetown Plats, vol. A (1866-1899), p. 49, SCDAH.

<sup>6</sup>Georgetown Deeds, vol. N-1, p. 113, Georgetown County Courthouse, Georgetown, S. C.

<sup>7</sup>Georgetown Deeds, vol. A (1866-1899), p. 279, SCDAH; Georgetown Deeds, vol. D, p. 78, SCDAH; Georgetown Deeds, vol. A (new), p. 5, SCDAH.

<sup>8</sup>Georgetown Deeds, vol. V, p. 513, SCDAH; Georgetown Plats, vol. C, p. 42, SCDAH.

<sup>9</sup>Georgetown Deeds, vol. N-1, pp. 58, 110, 113, SCDAH; Georgetown Deeds, vol. M-1, p. 346, SCDAH; Georgetown Deeds, vol. O-1, p. 178, SCDAH.

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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Black River Plantation Georgetown County, South Carolina

It has always been rumored that this house was a Sears Kit House - one of the Honor Built homes marketed by that company during the late 19th century and early 20th century. It does resemble the top-of-the-line Sears house called "The Magnolia," in some respects. Upon inspection, it was found that the house has larger dimensions than The Magnolia, and a different floor plan. Sears houses were built entirely of lumber and materials manufactured by Sears in their own lumber yards and factories and the materials were stamped with the Sears name. None of the building materials in the Black River Plantation House have the Sears stamp on them.<sup>10</sup>

On the other hand, there were other sources for kit houses during these years. Montgomery Ward and Aladdin Homes were also selling kit houses. It has been determined that the house is not a Montgomery Wards kit, after checking with the corporate archives located at the University of Wyoming Library. As well, the pages of House Beautiful, the leading home magazine of the late 19th century and early 20th century, are filled with advertisements by architects who were offering house plans and suggestions for suppliers of building materials to eager home owners. Among these were William Dewsnap who published "Country and Suburban Houses," a book of house plans and building instructions by 1914. E. S. Child, Architect, published a periodical called "Colonial Homes," for many years. Aymar Embury, II published "One Hundred Country Homes" in 1914, promising that it would interest "every country dweller and every would-be country dweller." John Henry Newsome produced a publication called "Homes of Character" in 1914 complete with plans and information on how to finance, plan, build, and equip the homes. The trend became so popular that by 1918, the timber industry got into the swing of it. The Arkansas Soft Pine Bureau offered "The Home You Longed For" in 1918 and the International Mill & Timber Company of Michigan developed "The Sterling System Homes" for consumers perusal.<sup>11</sup> It is entirely possible that Waddell utilized one of these sources, whose publications are extremely hard to locate in the present day.

What is known about sources of construction materials for the house provides some fascinating insight into Black River Plantation House. The flooring, which is quarter-sawn heart pine, came from Dixie Lumber Company of Lockhardt, Alabama. This company is no longer in existence and little information has been found on it. The millwork in the Black River Plantation House came from Miller Manufacturing Company of Richmond, Virginia, a company which is still in existence. During the renovation of the house, tags from the company were found attached to the millwork inside the walls. Miller Manufacturing's corporate history reveals that they were founded in 1897 by Clifford Miller and Henry S. Winston. By 1898, the company issued a catalogue illustrating and describing the various millwork they could supply to

<sup>&</sup>lt;sup>10</sup>Katherine Cole Stevenson and H. Ward Jandl, <u>Houses By Mail: A Guide to</u> <u>Houses from Sears, Roebuck and Company</u>, (Washington, D. C.: The Preservation Press, 1986), pp. 13, 19-31.

<sup>&</sup>lt;sup>11</sup>Survey of <u>House Beautiful</u>, issues from 1914 to 1919, Thomas Cooper Library, University of South Carolina, Columbia, S. C.

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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Black River Plantation Georgetown County, South Carolina

consumers, which would have made it quite easy for James Waddell to chose the embellishments for his new house in Georgetown. During World War I, when the government set up the Lumber & Millwork Industry Committee which fixed all prices for building materials in this country, Miller Manufacturing took on government contracts. After the war they converted the plant to consumer needs, and it was during this period that Waddell ordered the millwork for Black River Plantation House. The corporate history of Miller Manufacturing used an illustration entitled "Typical Examples of Architectural Woodwork Produced In The Richmond Plant of Miller Manufacturing Company," and the photographs reveal the same high quality and fine detail apparent in the architectural elements used in the Black River House.<sup>12</sup>

The Black River Plantation House has been renovated by the present owners, John and Suzanne Hudson. A few changes were made to the house during this renovation. Despite the elegant architectural detailing both inside and outside the house, every mantel in the house was made of brick in a plain Craftsman style which contradicted the Neo-Classical Revival architectural elements found in each room. The Hudsons removed all but one of the brick mantels and replaced them with custom made mantels in a classical style in keeping with the other appointments of the rooms. The first floor entry door and wall on the back facade of the house was moved several feet further out to accommodate a passage from the gentleman's parlor, or gunroom, to the kitchen. The house retains its historical integrity and stands as an imposing reminder of the era of Neo-Classical Revival popularity in the United States.

<sup>&</sup>lt;sup>12</sup>Miller Manufacturing Company History, n.p., n.d., pp. 13-25, Collections of the Miller Manufacturing Company, 6th and Stockton Streets, Richmond, Va., 23224.

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 9 Page 7

Black River Plantation Georgetown County, South Carolina

# Bibliography

Primary Sources Charleston Deeds Charleston Wills Georgetown County Deeds Georgetown County Plats McCrady Plats South Carolina Colonial Grants South Carolina Colonial Memorials South Carolina Colonial Plats South Carolina State Grants South Carolina State Plats

### Secondary Sources

House Beautiful Magazine: Survey of issues from 1914 to 1919.

Miller Manufacturing Company. <u>Miller Manufacturing Company History</u>. n.p., n.d.

Stevenson, Katherine Cole and H. Ward Jandl. <u>Houses By Mail: A Guide to</u> <u>Houses From Sears, Roebuck and Company</u>. Washington, D. C.: The Preservation Press. 1986.

Oral History Interviews

Interview with John Hudson, March, 1993.

### NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 10 Page 8

## Black River Plantation Georgetown County, South Carolina

#### Verbal Boundary Description

The northeastern boundary is the right-of-way of Highway 51. The southeastern boundary is the property line from the right-of-way to the Black River. The southwestern boundary follows the river bank but includes the footings for the dock which protrude approximately six feet into the river. The northwestern boundary parallels the southeastern boundary from the river to the right-of-way and runs behind the small office building.

#### Boundary Justification

The 11.25 acres which has been historically cultivated as the grounds of the house constitutes the area to be included in the National Register. The grounds between the house and river contain old shrubs, trees, and planting beds. The property between the house and highway have been landscaped near the house and the remainder has been kept in a park-like setting, with huge old trees of many varieties.

# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section PHOTOS Page

Black River Plantation Georgetown County, South Carolina

## Photographs:

The following information applies to all of the following photographs:

Name of Property: Black River Plantation, Georgetown County, S.C. Photographer: Katherine H. Richardson (photos and copy work) Date: April, 1993 Location of Negative: S. C. Dept. of Archives and History

- 1. Front elevation facing north.
- 2. Rear elevation facing south.
- 3. Eastern facade facing northwest.
- 4. Western facade facing southeast.
- 5. View of Black River from balcony on front porch facing southwest.
- 6. View of grounds from balcony on rear facade of the house facing north.
- 7. Detail of portico on front facade of the house facing northeast.
- 8. Capital of column on front portico facing south.
- 9. Door on front facade of the house facing northeast.
- 10. Detail of balcony on front facade of the house facing northeast.
- 11. Eastern parlors facing northeast.
- 12. Central Hall facing northeast.
- 13. Game Room and eastern parlors facing southeast.
- 14. Detail of millwork in central hall facing south.
- 15. Central Hall facing south.
- 16. Banister in central hall facing east.
- 17. Sconce which is original to the house facing east.
- 18. Dock at Post Foot Landing in front of the house facing south.
- 19. Building which houses the plantation office (non-contributing), facing north.
- 20. Tags on the millwork found inside of the walls during renovation.
- 21. Ca. 1919 photograph of house facing northwest.
- 22. Detail of front door, ca. 1919, facing northwest.
- 23. The Waddell Family on the porch, ca. 1919.
- 24. Plat of Waddell Ranch, 1918.



# National Register of Historic Places Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

## SUPPLEMENTARY LISTING RECORD

NRIS Reference Number:94000062Date Listed:3/2/94Black River Plantation HouseGeorgetownSOUTH CAROLINAProperty NameCountyState

# Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

My. WM

Signature of the Keeper

 $\frac{3/2/94}{2}$  Date of Action

Section No. 3.

This nomination is amended to show that the South Carolina SHPO recommends that the property be considered locally significant.

This information was supplied by the South Carolina SHPO by phone (3/2/94)