

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 Hagood-Mauldin House
other names/site number Irma Morris Museum of Fine Arts; Homestead Hall

2. Location

street & number 104 N. Lewis Street not for publication
city or town Pickens vicinity N/A
state South Carolina code SC county Pickens code 077
zip code 29671

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.)

Mary W. Edmunds 8/20/97
Signature of certifying official Date

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 Keeper Date of Action
M. J. [Signature] 10/9/97

5. Classification

Ownership of Property (Check as many boxes as apply)		Category of Property (Check only one box)		Number of Resources within Property		
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing			
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>2</u>	<u> </u>			buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u>			sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u>			structures
	<input type="checkbox"/> object	<u>2</u>	<u>0</u>			objects
						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: RECREATION AND CULTURE Sub: Museum

7. Description

Architectural Classification

(Enter categories from instructions)
Classical Revival

Materials

(Enter categories from instructions)
 foundation Timber/Log
 roof Wood/Asphalt
 walls Wood
 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

1856
1868
1904

Significant Person

(Complete if Criterion B is marked above)

Hagood, James Earle
Mauldin, Judge Thomas J.

Cultural Affiliation

N/A

Architect/Builder

Period of Significance

1856-1904

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: Pickens County Museum/Pickens County Public Library

10. Geographical Data

Acreeage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>17</u>	<u>344140</u>	<u>3861440</u>	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 Gerald B. Garrett, Grants Coordinator

organization County of Pickens, S.C.

date 11-15-96

street & number 222 McDaniel Avenue, B-4

telephone (864) 898-5796

city or town Pickens

state SC zip code 29671

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 Pickens County Historical Society

street & number P.O. Box 775 telephone (864) 878-9459

city or town Pickens state SC zip code 29671

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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National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 5

Hagood-Mauldin House
name of property
Pickens County, South Carolina
county and State

This one-story frame residence at the corner of North Lewis Street and Queen Court in downtown Pickens, South Carolina, was built for James Earle Hagood about 1856 but was constructed in the town of Pickens Court House, often called "Old Pickens," on the Keowee River some fourteen miles west of its current location. When Pickens District was divided into Oconee County and Pickens County in 1868, the house was disassembled, each board and beam was carefully numbered, and it was loaded onto wagons and reconstructed at its present site in the "new" town of Pickens.

It is believed that Mr. Hagood made additions to the house shortly after 1868 and later in 1886. Judge Thomas J. Mauldin expanded the front portico to a Classical Revival style in 1904 and also added, just to the south of the house, a smaller Classical Revival style building that he used as his law office. The house itself now includes 4,600 square feet of usable floor space, along with a well-ventilated attic.

The original house was constructed using log beams and joists at floor and attic, each carefully cut, fitted and pegged. Other materials include:

- * Exterior siding: Slat boards
- * Ceilings and walls: Flat and beaded plank board
- * Flooring: Heart pine planking
- * Roofing: Cedar wood shingles on open wood slats (two layers of asphalt shingles currently cover the original wood shingles).

Each room was heated by a fireplace, and each fireplace mantel and trim has a different design and style. A traditional southern-style deep front porch was located on the west side of the house, with a low sloped roof and round spindle columns to form the entry. The cooking house (kitchen) was to the rear, separated from the main house. Several windows are triple-hung sash with cross lattice glass panels.

The first addition (shortly after 1868) provided a dining room connection to the rear kitchen house with a breezeway separation. Rough-sawn wood framing members at the floor and attic were used. One triple-hung window was relocated to the new dining room. Cedar wood roof shingles appear to have been used to match the original house.

The second addition (1886) provided a side expansion of the front parlor room and the rear dining room and created a covered side entry porch. New fireplaces were added to serve the expanded rooms. A bathroom was added to the north side of the house.

The third addition (1904) was by Judge Thomas J. Mauldin. The front porch was expanded to include a covered driveway. The interior living spaces were enhanced with drywall and Victorian trimwork. A wood parapet was added to the porch, and fluted Ionic columns provided the present Classical Revival style of the house.

Also in 1904, Judge Mauldin completed the adjacent law office building, which was built to match the style and architecture of the renovated Hagood-Mauldin House.

The general condition of the overall structure of both the residence and the Judge's office remains good, owing largely to the efforts of volunteers and

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 6

Hagood-Mauldin House
name of property
Pickens County, South Carolina
county and State

friends to take decisive steps to restore, renovate and preserve the property from further deterioration. Within the past year, old paint has been removed from the entire house and replaced with fresh paint; repairs have been made to the roof and exterior structure; the front porch columns have been repaired and repainted; and the electrical system has been upgraded. Further repairs will be carried out in the future with the availability of additional funds to continue with the process.

The Hagood-Mauldin House is currently home to the Irma Morris Museum of Fine Arts and is a popular local tourist attraction.

Judge T.J. Mauldin Office: Constructed in 1904, this one-story frame office contributes to the significance of the nominated property by its association with Judge T.J. Mauldin, who married James E. Hagood's daughter, Frances Hagood (a.k.a. "Miss Queen" Mauldin). The building contains approximately 660 square feet and includes two offices, a kitchen, and a bathroom.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 7

Hagood-Mauldin House
name of property
Pickens County, South Carolina
county and State

Statement of Significance

The Hagood-Mauldin House, which now houses the Irma Morris Museum of Fine Arts, is located at the corner of North Lewis Street and Queen Court in downtown Pickens, South Carolina. The facility is owned and maintained by the Pickens County Historical Society.

The earliest section of the house was built ca. 1856 in Old Pickens Court House. The first owner, James Earle Hagood (1826-1904), son of wealthy landowner Benjamin Hagood, was a public official, lawyer, and planter of Pickens District. Hagood was a merchant until 1856, when he began his public career as Clerk of the Circuit Court of Pickens District, a position he held until 1868. At the outbreak of the Civil War in 1861, Hagood was made Commissioner in Charge of the Poor and a member of the Soldiers' Board of Relief. He loyally gave material to the cause of the Confederacy. Among his duties, he made several trips to and from the battlefields of Virginia, bringing home the sick and wounded soldiers as well as recovering the bodies of soldiers who had died in service and ministering to the destitute and dependent families of the soldiers in the field.

When Pickens District was divided into Pickens and Oconee Counties in 1868 Hagood was appointed to the Board of Special Commissioners which was authorized to select a site for the town of New Pickens (the present town of Pickens). He acted as Secretary-Treasurer of that Board. He also served as Clerk of the Probate Court in the new county seat and as Clerk of the Board of Pickens County Commissioners (initially convened in 1868). In that year, he had his house dismantled, the rafters and beams numbered, and moved to "new" Pickens; he was soon elected to the South Carolina House of Representatives and served Pickens County in the General Assembly 1869-1872 during the same period that he practiced law with his partner Joseph J. Norton.

In May 1873, Hagood was appointed Clerk of the United States Circuit Court for the District of South Carolina in Charleston, serving in that capacity for 30 years. After his death in 1904, his daughter, Frances Miles Hagood, inherited the house, and in the same year she married Judge Thomas J. Mauldin. The house was remodeled by the Mauldins from a simple farmhouse with a detached kitchen to a Classical Revival dwelling with a detached law office building in the same style.

Judge Mauldin served as judge of the 13th Judicial Circuit of South Carolina from 1914 until his death in 1931. Mauldin graduated from The Citadel in 1891 and was admitted to the bar in 1892, but he taught for several years before entering the legal profession. He was also editor of a local newspaper for a time, and during his lifetime he was a Mason, a Shriner, a member of the Sons of the Confederacy, and a member of the Sons of the American Revolution. He helped organize, with his wife, the Pickens chapter of the United Daughters of the Confederacy, which held annual meetings on the grounds of the house for many years to honor surviving veterans of the Civil War.

Frances Hagood Mauldin remained a social leader of the community active in the Daughters of the American Revolution and was president of the South Carolina Chapter of the Daughters of the Confederacy. It was at her home that the old soldiers of the Confederacy met each June 3 for a parade and a picnic.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 8

Hagood-Mauldin House
name of property
Pickens County, South Carolina
county and State

In 1954, following the death of Mrs. Mauldin, a nephew, James Morrow Hagood, inherited the house. He sold the property to Mrs. Irma Hendricks Morris, a native of Pickens County with ties to the Oolenoy Valley area. Mrs. Morris, a retired teacher, operated an antiques shop in Beaufort, S.C. In 1968, she moved her business to the Hagood-Mauldin House in Pickens. She continued to collect art and artifacts, and following her death in 1987, the House and furnishings of English and Scottish antiques from the 17th, 18th and 19th centuries passed by will to the Pickens County Historical Society. The home was opened to the public as a fine arts museum in October 1988.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 10 Page 9

Hagood-Mauldin House
name of property
Pickens County, South Carolina
county and State

Verbal Boundary Description

(From "Receipt and Distribution Agreement" in the matter of Irma Morris, Pickens County Probate Court, October 2, 1987)

"ALL that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens and being within the City Limits of Pickens and being more fully described as follows to-wit:

"BEGINNING at a point on Lewis Street which point is common corner with property of First Baptist Church and running thence with Lewis Street N 18-05 W 146.5 feet to intersection of Lewis Street and Queens Court and running thence with Queens Court N 17-14 E 225 feet to a point; thence leaving Queens Court and running S 18-05 E 146.5 feet to a point; thence S 17-46 W 225 feet to the point of BEGINNING"

(NOTE: The property is essentially a rectangle of 225 feet in length and 146.5 in width, bounded on the west by Lewis Street, on the north by Queens Court, on the east by property belonging to William S. Youngblood and on the south by property owned by Pickens First Baptist Church known as "Legacy Square." The parcel contains just over 3/4 of an acre.)

Verbal Boundary Justification

The original James E. Hagood property contained considerable acreage; after his death in 1904, however, a portion of the property near Queens Court was sold as lots. Following the death of Mrs. T.J. Mauldin in 1954, additional property was sold or given to family members as separate parcels. The current acreage (.75 acre) is the property deeded to the Pickens County Historical Society in the will of Mrs. Irma Morris in 1987 and containing the historic house and office.

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CONTINUATION SHEET

Section PHOTOGRAPHS Page 10

Hagood-Mauldin House
name of property
Pickens County, South Carolina
county and State

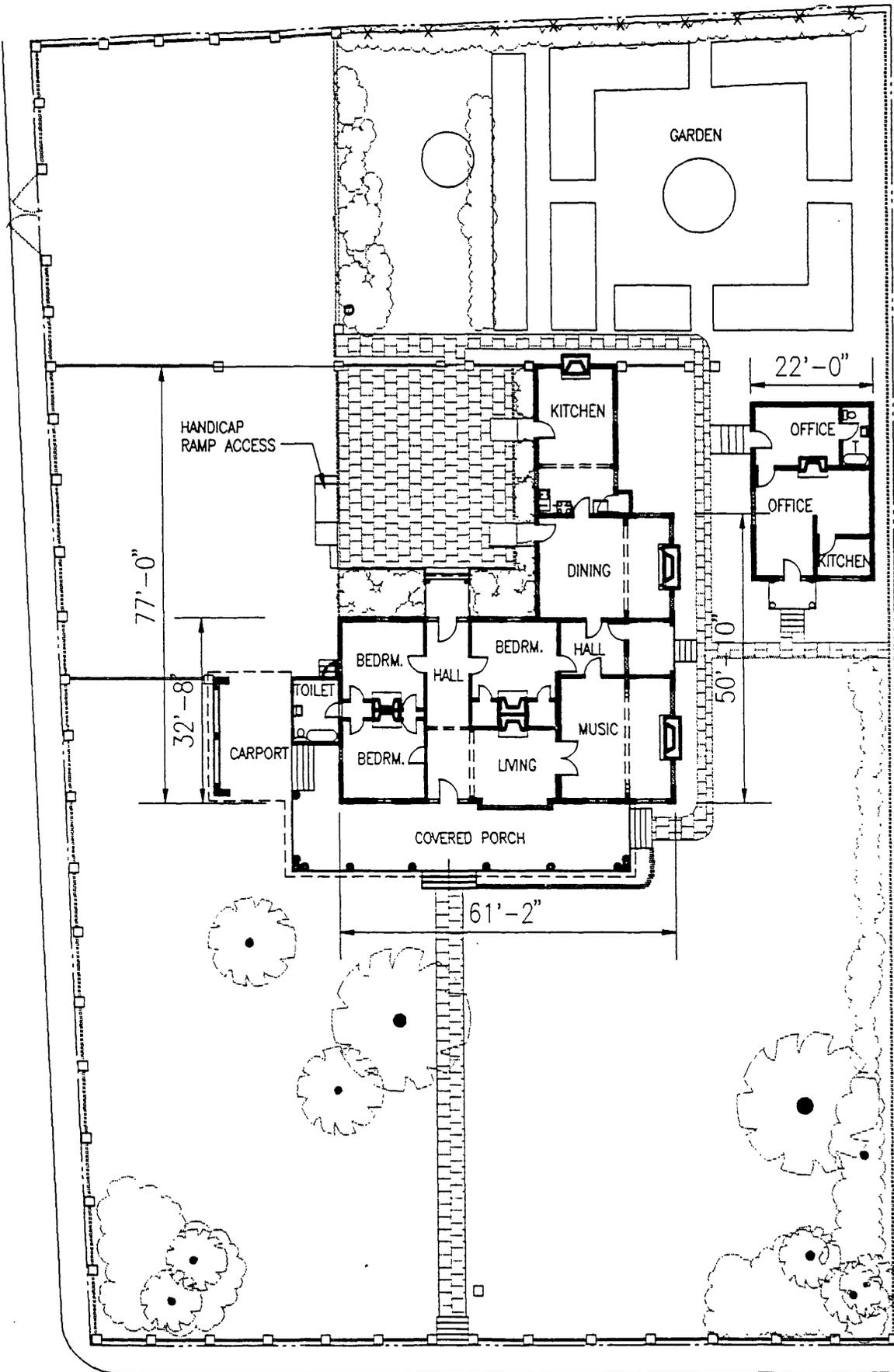
The following information is the same for each of the photographs:

Name of Property:	Hagood-Mauldin House
Location of Property:	104 North Lewis Street, Pickens Pickens County, South Carolina
Name of Photographer:	John Poulos, Hagood-Mauldin House
Date of Photographs:	January 1997
Location of Original Negatives:	Hagood-Mauldin House

1. House (L) and Office (R), Facades, W view
2. House, NW view
3. House (L) and Office (R), SW view
4. House, front porch detail, SW view
5. House, front porch detail, SW view
6. House, left elevation, N view
7. House, left elevation, NW view
8. House, rear elevation, E view
9. House, rear elevation, E view
10. Office (L) and House (R), rear elevations, E view
11. Office (L) and House (R), right elevations, S view
12. Office, facade, W view
13. Office, facade entrance steps, W view
14. House, side porch, S view
15. House, side porch detail, S view
16. House, central hall looking W
17. House, living room fireplace
18. House, living room detail, ceiling cornice
19. House, living room detail, crown moulding and trimwork
20. House, view through French doors between living room and music room
21. House, music room detail, trimwork
22. House, dining room, alcove detail
23. House, bedroom, double-beaded wall planking and trimwork
24. House, bedroom, wall and cornice detail, double-beaded moulding
25. House, bedroom, wainscoting, double-beading moulding and trimwork



QUEEN COURT



NORTH LEWIS STREET

EXISTING SITE/FLOOR PLAN

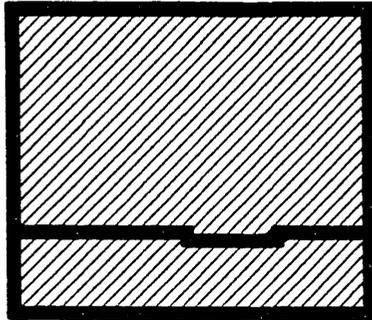
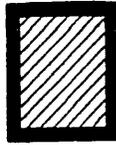
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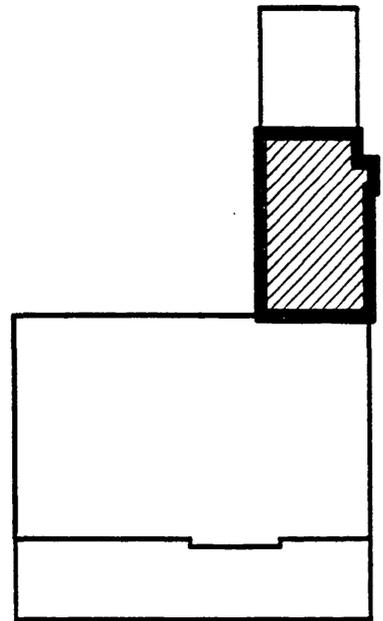
MCA

MARSHALL CLARKE
ARCHITECTS, INC.

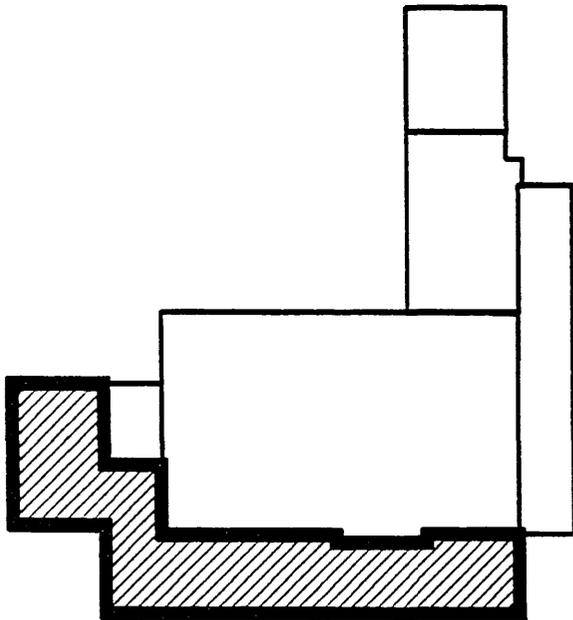
5 CENTURY DRIVE • SUITE 110
CENTURY AT KEITH OFFICE PARK
GREENVILLE, SC 29607 • (803) 232-8204



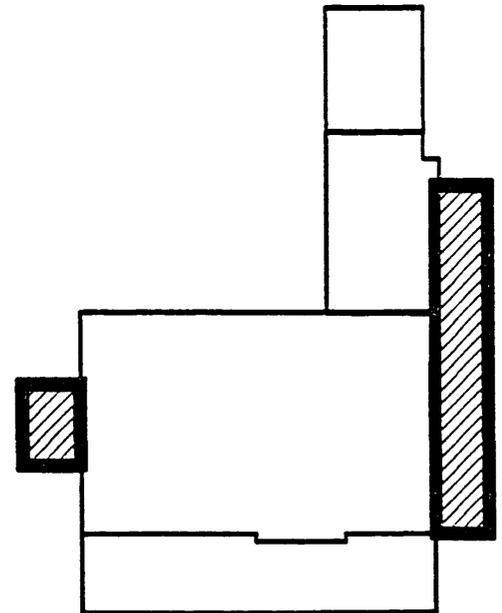
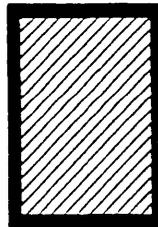
ORIGINAL HOUSE



ADDITION NO. 1



ADDITION NO. 3



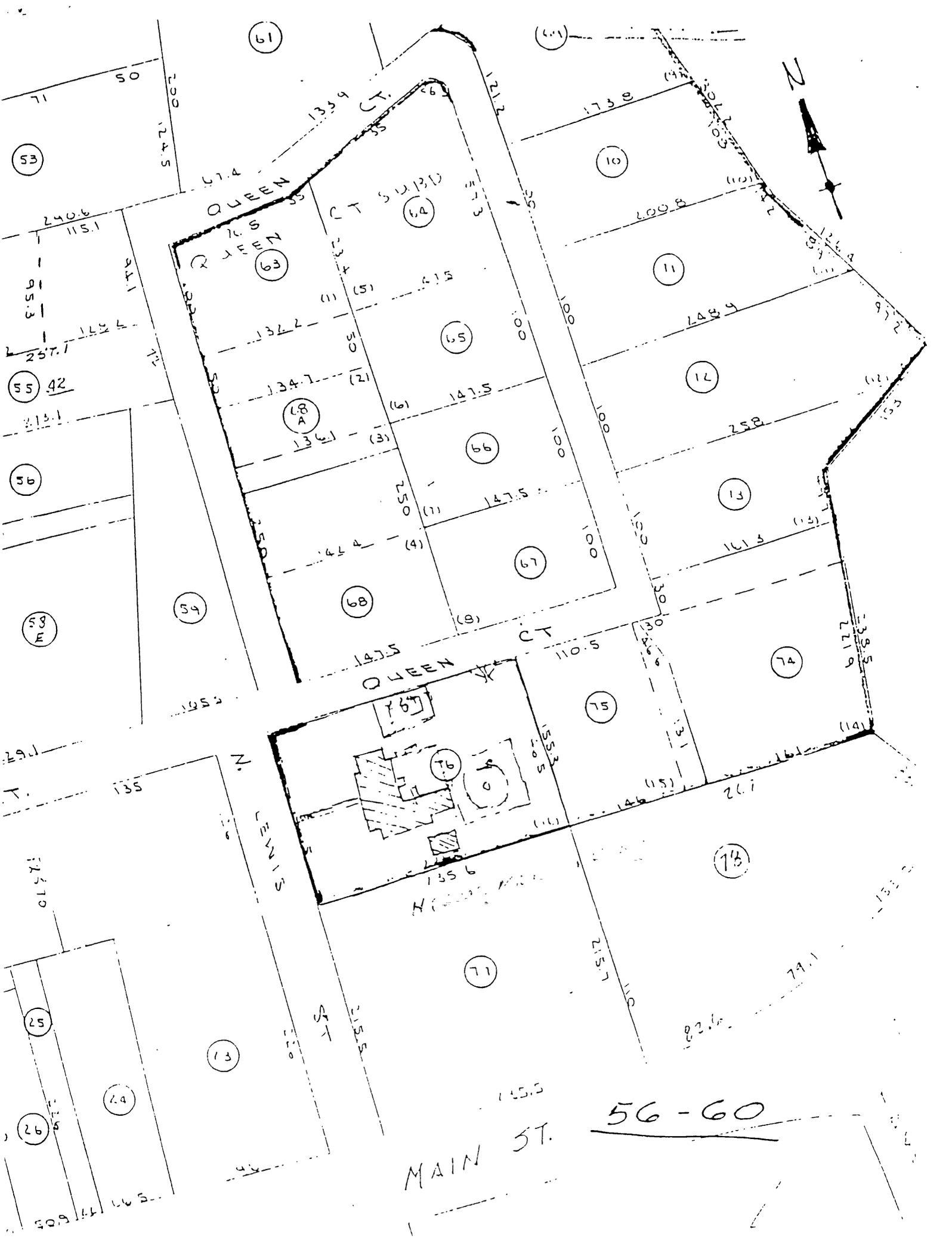
ADDITION NO. 2

CONSTRUCTION PHASES

MCA

MARSHALL CLARKE
ARCHITECTS, INC.

5 CENTURY DRIVE • SUITE 110
CENTURY AT KEITH OFFICE PARK
GREENVILLE, SC 29607 • (803) 232-8204



53

61

62

60

63

64

61

55 42

65

62

56

68 A

66

63

58 E

59

68

67

64

QUEEN CT

65

LEWIS ST

69

66

25

71

MAIN ST.

26

24

56-60



**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 97001185	Date Listed: 10/9/97
Hagood--Mauldin House	Pickens SOUTH CAROLINA
Property Name	County State

N/A
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.

Signature of the Keeper

12/31/97
Date of Action

=====
Amended Items in Nomination:

Section No. 8

Criteria A is deleted. There is no context for evaluating the significance of the house for association with an important event or pattern of events. The house is significant under Criterion B, for its association with James Hagood, in the area of politics and government. The documentation does not provide sufficient information to establish significance for association with Thomas Mauldin, whose is removed as a significant person.

These changes have been confirmed with the South Carolina SHPO.

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)