

463

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.

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JUN - 3 2016

Nat. Register of Historic Places
National Park Service

1. Name of Property

Historic name: Wilkins, William and Harriet, House

Other names/site number: The Villa

Name of related multiple property listing: _____

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

2. Location

Street & number: 105 Mills Avenue

City or town: Greenville State: SC County: Greenville

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

___ national ___ statewide x local

Applicable National Register Criteria:

x A ___ B x C ___ D

	<u>5/20/2016</u>
Elizabeth M. Johnson, Deputy State Historic Preservation Officer:	Date
_____ State or Federal agency/bureau or Tribal Government	

Wilkins, William and Harriet, House
Name of Property

Greenville Co., S.C.
County and State

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

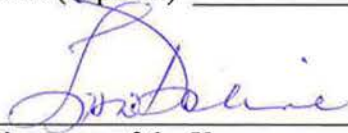
Signature of commenting official: _____ **Date** _____

Title : _____ **State or Federal agency/bureau or Tribal Government** _____

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____


Signature of the Keeper

7/19/16
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only one box.)

- Building(s)
- District
- Site

Wilkins, William and Harriet, House
Name of Property

Greenville Co., S.C.
County and State

Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/Single Dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/Single Dwelling

Wilkins, William and Harriet, House
Name of Property

Greenville Co., S.C.
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/Italianate

Materials: (enter categories from instructions.)

Principal exterior materials of the property: _____
Walls: Brick, Stuccoed brick, Roof: Slate Foundation: Stuccoed concrete block,

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Wilkins Mansion is a large masonry residence constructed in the Italianate style with a central projecting tower, large bracketed cornice, beveled quoins, and extremely tall walk out windows. The home mixes design cues from multiple styles including Gothic and Moorish, while incorporating features such as internal downspouts, a solarium, and vestibule with encaustic tiles. The home's interior includes extensive Lincrusta decoration in the foyer, massive intricate case work, varied fine plaster cornices and ceiling medallions, an intricate walnut spiral stair case, and a set of four crystal combination chandeliers.

Wilkins, William and Harriet, House
Name of Property

Greenville Co., S.C.
County and State

Narrative Description

Exterior:

The Wilkins House is a two story home with a symmetrical primary façade with central projecting tower in the Italianate style. The building has design similarities with Samuel Sloan's *Italianate Villa, Design VI* plan. The main mass of the building is essentially square with porches on three sides and a detached kitchen in the rear. The building is set on a raised stucco water table and foundation. It is constructed of locally made brick with flush mortar joints originally covered by Venetian Red lime wash. The corners are covered in large beveled stucco quoins originally sand painted to resemble granite. The front façade has three bays with paired floor length double hung windows with one-over-two sashes on the left and right of the tower with a hierarchy of flat arches on the first floor and round arches on the second. The tower has a large round arch front entry with paired, solid, raised panel doors on the first floor with half round transom, a large Palladian window on the second floor, and a pair of glazed doors with half round transom on the third floor. All of the home's window and door openings are surrounded by large projecting masonry molding with large projecting key stones. The home has a full width raised porch with tongue and groove decking. The porch is accessed by large flared granite steps with ashlar knee walls terminating in square plinths which support large painted cast iron urns. The porch roof is supported by paired stuccoed brick composite columns with Roman bases and cast metal capitals with acanthus leaves and volutes. The porches have simple entablatures hiding concealed gutters and a flat roof. The house is surmounted with deep eaves and cornice with large scroll shaped brackets supporting concealed gutters feeding internal downspouts. The third level of the tower has a pair of glazed French doors that originally led to a balcony. The tower's cornice is supported by smaller brackets with a concealed gutter above. The main hipped roof and pyramidal tower roof are of a higher pitch than typically seen on an Italianate home.

The left façade has a quarter round solarium off the front room with divided light side windows set on a panelized base with bead board recessed panels and brackets at the top of each stile. The solarium's rectangular ventilator has scrolled pierced carvings and supports a second floor balcony. Beyond the solarium is a two story projecting bay with double hung windows on both floors and stucco water table. The right facade has a full length side porch with an angled central projection accessed by a set of flared granite stairs with ashlar knee walls terminating in plinths. The porch was enclosed in the twentieth century and retains the back sections of the original ogee shaped bracket detail with a central onion shaped pendent. The right façade has four bays of single, full height, double hung windows with flat arches on the first floor and round arches on the second floor. The rear façade has two bays of single windows on the left of a large flat arched rear entry with paired raised panel doors and solid transom with a single window above. The façade steps back to the right with a single door and a window to the right with a single window on the second floor.

Wilkins, William and Harriet, House
Name of Property

Greenville Co., S.C.
County and State

Interior:

The home's layout is basically that of a four-over-four with a wide central hall and rooms to either side. Hallmarks throughout the interior include five-inch wide pine flooring, tall elaborate baseboards, massive Italianate casing, concealable bi-fold interior shutters with operable louver center panels, and solid raised panel outer panels in the same profile as the home's main entry doors. Each room has a run plaster cornice in varying profiles and central plaster medallions in varying patterns. The front entry doors open into a shallow panelized vestibule with encaustic tile floor in shades of green, blue, red, gold, and brown with recesses in either side wall for the front doors to fit into when fully opened. The rear of the vestibule is enclosed by a pair of glazed arched top doors that open into the foyer. The foyer is a long rectangular space with paired arched doors with panelized jambs in the center of the left and right walls opening into the dining room and parlor respectively. The room is surrounded by square pilasters flanking each side opening with niches on either side of the parlor and dining room door ways. Each niche has a projecting marble console supported by a turned support post. The niches and pilasters are covered in Lincrusta decoration which was a cutting edge material at the time and seldom seen in homes in the South Carolina Upstate. Each niche has a large projecting Lincrusta panel in the back that figurally represent each of the four seasons in a clockwise progression around the room. The pilasters have figural panels representing peace and knowledge on either side of the parlor and dining room doors. The foyer also has a large run plaster cornice and a flat ceiling with no ceiling medallion.

Off the foyer the left set of double doors open into the dining room which has a large coved run plaster cornice and central ceiling medallion with fruit representing the four seasons. There is a projecting centered chimney directly across from the foyer doors with windows on either side entering into the solarium. On the wall to the right, there is an arched double door opening on the left leading into the breakfast room and a single flat door on the right wall into the service hall. The breakfast room is a small rectangular room with a bay window on the left end with double hung, one over one, windows over recessed panels.

To the right of the foyer is the parlor which is a mirror image of the dining room; the windows open onto the front and side porches respectively. The parlor has a deep coved plaster cornice like the dining room and does not have a ceiling medallion. The left wall has a large flat arch opening that formerly had pocket doors to separate it from the gallery. The gallery is the same size and layout as the parlor with the two original rear windows enclosed. Both the parlor and the gallery have projecting chimney masses opposite the entry doors from the foyer and stair hall respectively. A set of four original crystal combination chandeliers remain in the dining room, foyer, parlor, and gallery.

At the opposite end of the foyer from the front doors is a large round arch opening into the stair hall. The stair hall has the same molding as the rest of the first floor with a smaller coved plaster cornice. A large walnut spiral stair case rises from the left side of the stair hall. The stair has a large tapered octagonal newel post with carved decoration and turned balusters with a floral

Wilkins, William and Harriet, House

Greenville Co., S.C.

Name of Property

County and State

motif supporting a carved handrail. Under the stair is the rear doorway which has a fixed left door and operable right door with a faux wood transom.

The second floor has a long central hallway ending in a half circle curved wall over the stair with two niches with marble shelf on either side of a central window. The far end of the hall terminates in a small vestibule, separated from the main hall by a small arch supported by decorative corbels and flanked by two quarter round projecting walls. The second floor has a coved plaster cornice similar to the first floor and six panel doors. There are three bedrooms and a bathroom off the hallway in the same layout as the rooms on the first floor due to the interior walls being constructed of solid brick. To the left, over the parlor and gallery are two bedrooms with projecting central fireplaces. On the right side of the hall is the home's first bathroom with claw foot tub, pedestal sink, and embossed glazed tile. The former master bedroom over the dining room has a later neoclassical fireplace mantle and built in cabinets in the closet. The master bedroom opens into a former sitting room in the same arrangement as the breakfast room below with the exception of a projecting chimney in the center of the rear wall.

The attic is accessed by a corkscrew stair in the corner of the tower behind a door with original rosewood and walnut burl faux graining. The attic is an open and unfinished space with a large wooden cistern over the bathroom below.

Wilkins, William and Harriet, House
Name of Property

Greenville Co., S.C.
County and State

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 grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Wilkins, William and Harriet, House
Name of Property

Greenville Co., S.C.
County and State

Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

1878

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Jacob Cagle

Wilkins, William and Harriet, House

Greenville Co., S.C.

Name of Property

County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Wilkins House is significant under Criterion C at the local level of significance as an excellent example of a high-style Italianate residence constructed in 1878. The home's design, level of craftsmanship, and architectural integrity make it a rare example in the upstate region and, indeed, within the state as a whole. The home's distinction as a rare residential construction by noted local builder Jacob Cagle, who was responsible for the construction of a number of the upstate's important industrial buildings, also contributes to the local architectural context. The home was moved from its original location, approximately 325 yards northeast of its current siting, in 2015. Despite the move, the retention of its character defining features—and integrity of design, materials, workmanship, feeling, and association—allows it to continue to convey its significance to Greenville's architectural landscape and its architectural significance remains intact after its reestablishment on its new site within the same neighborhood.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Architecture

Wealthy Greenville businessman William T. Wilkins and his wife Harriet Dawkins Cleveland Wilkins purchased twenty-three acres of land on the south side of Augusta St. in Greenville from O.P. Mills in 1876 to build their new home.¹ At that time Augusta St. was a becoming a fashionable area for Greenville's upper class to construct their new palatial homes, often with the funds derived from Greenville's burgeoning textile industry.² The home's high level of detail and finish made it among the grandest of the fashionable Augusta St. residences.³ The home is primarily considered Italianate in style, but exhibits a mixture of stylistic influences common to Venetian architecture including Gothic features found in the quatrefoil railings on the tower balcony and castellation on the top of the chimneys. The side porch has ogee arches with onion shaped pendants which are similar to those found in Sloan's *Oriental Villa* Plan. This eclectic mix of styles and design elements represent the convergence of architectural exploration and cultural shifts taking place in the last quarter of the 19th century. The home's interior reflects a rare degree of craftsmanship for the upstate through the Lincrusta, complex millwork, design of doors and windows, ornamental plasterwork, and spiral staircase. The choice of materials and craftsmanship displayed are evidence of Wilkins' wealth and business connections. It was said of the home in an 1898 publication that "The materials, expert craftsmanship, and design resulted in the finest home of any man in northern South Carolina."⁴

¹ Wilkins/Mills Deed, Deed #462, July 8, 1876

² Judy Bainbridge, *Wilkins Mansion History*, Greenville News, 2013

³ Jeffery R. Willis, *Remembering Greenville, Photographs from the Coxe Collection*, Arcadia Publishing 2003, Pg. 30

⁴ *The National Cyclopedia of American Biography*, J.T. White Company, 1898, Pg 430

Wilkins, William and Harriet, House

Greenville Co., S.C.

Name of Property

County and State

Though the home's architect is unknown, the Wilkinses hired noted local Greenville builder Jacob Cagle to construct their new mansion in the Italianate style, which is in keeping with the family's name for the house: "The Villa."⁵ The style was promoted by architects like Samuel Sloan and Andrew Jackson Downing with heavy influence from the architecture of Venice, likely based on John Ruskin's collection of works entitled "The Stones of Venice." The Wilkins House is similar to Sloan's sixth design *The Italian Villa*, Design VI with the side porch exhibiting similarities in scale, massing, and ornamentation to a few of Sloan's designs including *Verandah*, Design XXXII.⁶

Within the Anglo-American world, the Italianate style arrived first in England, gaining mild popularity in the mid-eighteenth-century, and finding fuller expression by the early-nineteenth. By that time, American architects, including Benjamin Latrobe, were also working in the idiom. Publication of John Haviland's three-volume *The Builder's Assistant* (1818-1821) included what was purportedly the first illustration of the style in an American-published volume and by 1850 Alexander Downing's *The Architecture of Country Houses* not only included several examples of Italianate homes, but also popularized the term *villa* in the United States.⁷ The apogee of Italianate architecture in the U.S. came between the years 1850-1880 and it was most prevalent in the mid-western and northeastern states. In the South, and South Carolina in particular, other styles, notably Greek Revival, were more prevalent in the 1850s, which was then followed by the disruption of the Civil War and the post-war recovery, which substantially stalled new building starts at precisely the moment when the popularity of the Italianate style was at its height.⁸ Even in Charleston, where economic wealth in the state was most heavily concentrated, especially during the nineteenth century, relatively few examples of Italianate architecture can be found (see, for example, the Huger-Maybank House, Charleston, c. 1857; NR Listed 2015, as an exception rather than the rule). Despite their pretensions, Charleston society was also in economic decline by the time the Italianate style was reaching its full expression in the United States, which likely helps to explain the dearth of examples even in that city.⁹

⁵ Harriett Wilkins Will, November 20, 1929, Pg 2, Section 9

⁶ Samuel Sloan, *The Model Architect*, 1859

⁷ Clay Lancaster, *Antebellum Architecture of Kentucky* (Frankfort: University of Kentucky Press, 1991),

⁸ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1984; rev. ed. 2013), 286-302. Goldin and Lewis estimate the total direct and indirect costs of the war to the South at \$5.8 billion in 1860 dollars, a figure that was compounded by the fact that the South did not experience the (relatively) rapid post-war recovery that the North did (where, Goldin and Lewis estimated, economic recovery was complete by 1879). Significant also was the fact that, on a per capita basis, the cost of the war was roughly two-and-a-half times greater in the South as compared to the North (\$376 to \$150). Claudia D. Goldin and Frank D. Lewis, "The Economic Cost of the Civil War: Estimates and Implications," *Journal of Economic History* (June 1975): 299-326. Roger L. Ransom and Richard Sutch, *One Kind of Freedom: The Economic Consequences of Emancipation* (Cambridge: Cambridge University Press, 1977); Roger L. Ransom, "The Economic Consequences of the Civil War," in *The Political Economy of War and Peace*, ed. M. Wolfson (Norwell, Ma.: Kluwer Academic Publishers, 1998).

⁹ See Peter A. Coclanis, *The Shadow of a Dream: Economic Life and Death in the South Carolina Low Country, 1670-1920* (New York: Oxford University Press, 1989), *passim*. Especially interesting, though not touching on Italianate architecture per se, is Coclanis's introduction, "The Sociology of Architecture in Colonial Charleston," 3-12.

Wilkins, William and Harriet, House

Greenville Co., S.C.

Name of Property

County and State

That is not to say that the Italianate style was absent from the South Carolina landscape. Examples do exist, though they are seen with less frequency than other contemporary styles. Of the Italianate homes that do remain, most differ from the Wilkins House in that they tend to represent the vernacular interpretations of Italianate architecture and are usually of frame construction. Examples of this type include: St. Julien Plantation (Orangeburg, c. 1854; NR Listed, 1980); Henry A. Meetze House (Lexington Co., c. 1855; NR Listed, 1979); Mitchell-Shealy House (Lexington Co., c. 1855; NR Listed, 1982); Samuel H. Wilds House (Darlington Co., c. 1856; NR Listed, 1988); McLaurin House (Marlboro Co., c. 1880; NR Listed, 1978); and the Hattie J. Peeples House (Hampton Co., c. 1889-1893; NR Listed, 1992). All of these examples represent frame dwellings either built in the Italianate style or with heavy Italianate influences. All are also outside of the South Carolina upstate and therefore outside of the local context for the Wilkins House.

In the upstate, examples include: the Fountain Fox Beattie House (Greenville Co., c. 1834; NR Listed, 1974); Hightower Hall (York Co., 1856; NR Listed, 1982); T.Q. Donaldson House (Greenville Co., c. 1863; NR Listed, 1980); Williams-Ball-Copeland House (Laurens Co., c. 1860; NR Listed, 1986); John M. White House (York Co., c. 1872; NR Listed, 1985); and the Jeffries House (Cherokee Co., c. 1884; NR Listed 1986). Of these, all but the Williams-Ball-Copeland House and John M. White House are of frame construction and represent vernacular adaptations of Italianate architecture. Hightower Hall is of interest for the three-story tower that is centered on its main elevation, not unlike the one found on the Wilkins House, a feature that is also common to the John M. White House. The Williams-Ball-Copeland House also features a prominent tower, though it is not centered, as well as a stuccoed and scored masonry exterior built on an asymmetrical plan. Of all of these examples, the most comparable to the Wilkins House is the John M. White House in Fort Mill, York Co. Like the Wilkins House, it is built of masonry construction and features a square tower centered on the main facade, a defining feature of the Italian villa sub-type. Large brackets dominate the cornice line on both homes, though whereas the Wilkins House has arched windows on all elevations, the White House only has them on the mansard roof that tops the central tower.

Within the more immediate local context of Greenville, there are two individually listed residential property built in the Italianate style. Like most of the others described above, both the Fountain Fox Beattie House and the T.Q. Donaldson House are of frame construction. The T.Q. Donaldson House was built c. 1863 and is a frame building with centered gable and prominent brackets at the cornice. It is a vernacular interpretation of the Italianate style and lacks the architectural flourishes, such as the paired arched windows, quoins, or central tower of the Wilkins House. The Fox Beattie House dates to c. 1834 and was originally a smaller residence than it is at present with little ornamentation. It was later enlarged after the Civil War and remodeled to reflect the then-current Italianate design principles, including the centered gable and large eave brackets featured prominently at the cornice line. Unlike the Wilkins House, however, the Fountain Fox Beattie House was not designed in the Italian villa mode and it lacks features such as the prominent square tower and hooded arched windows that mark that sub-type of Italianate design. These features are all present on the Wilkins House. Significantly, like the Wilkins House, the Fountain Fox Beattie House has also been moved from its original location.

Wilkins, William and Harriet, House

Greenville Co., S.C.

Name of Property

County and State

In summary, the Wilkins House represents a unique surviving example of a large, masonry, residential building designed in the Italian villa style. There are no other comparable examples that exist within the local context of Greenville and there are very few elsewhere in the state. Despite the fact that it has been moved from its original location, the new setting is similar to the historic one, being located within the same residential neighborhood and fronting onto a main thoroughfare. Additionally, during the move great care was taken to maintain the original, character defining features of the home and therefore retain all significant aspects of design, materials, workmanship, and overall feeling of the property. Indeed, in the course of the move, non-sympathetic additions that had been added over the years were sensitively removed in order to reveal significant features of the home, such as the side porches, that had long been obscured, thus allowing the building to convey its original architectural significance once again.

William and Harriett Wilkins

William Wilkins was born in Spartanburg, South Carolina, on July 28, 1825, and moved to Charleston in 1845 to work for Stevens and Betts Hardware¹⁰ on East Bay Street.¹¹ Wilkins went to New York in 1858 prior to the Civil War to work for the hardware firm of Coffin, Bruce, Bishop and Company. Wilkins enlisted in the Confederate Army in Charleston and served in the Fifth Regiment and the Palmetto Sharpshooters.¹² He received a severe wound to the hip at Seven Pines and lost two of his brothers in the war.¹³ Following the war, Wilkins returned to New York to take a job with his former firm that had been reorganized into Coffin and Son's Hardware. In 1875 Wilkins returned to South Carolina and opened Wilkins and Poe Hardware in Greenville and Union, South Carolina, specializing in textile equipment.¹⁴ Wilkins built Greenville's first Opera House at the corner of Main St. and McBee St. near Wilkins's hardware store, though it burned a few months later.¹⁵ Wilkins was a major share holder in most of the area's textile ventures, and his firm supplied many of them with their equipment. William Wilkins died of a prolonged illness in his home on December 5, 1895.¹⁶

Harriett Dawkins Cleveland Wilkins (1843-1930) was the daughter of a prominent Upstate family with major land holdings in and around Greenville. Harriett and William were married in 1867, and Mrs. Wilkins, an avid plant lover, decorated her new Victorian era home with floral motifs in the plasterwork and stair pickets. When Jefferson Davis's funeral train came through Greenville on the way to Richmond, Mrs. Wilkins was part of the delegation that met the train. She donated the flowers for Davis's casket in honor of her husband's service to the

¹⁰ *The State Paper*, Columbia SC, December 6, 1895

¹¹ James William Hagy, *Directory of the City of Charleston, South Carolina 1849*, Geneological Publishing Company, 1998, pg 41

¹² *The State Paper*, Columbia SC, December 6, 1895

¹³ *The National Cyclopedia of American Biography*, J.T. White Company, 1898, pg 430

¹⁴ *Greenville City Directory 1884*, inside front cover

¹⁵ Jeffery R. Willis, *Remembering Greenville, Photographs from the Coxe Collection*, Pg. 30

¹⁶ Wm. Wilkins Obituary, *Greenville Mountaineer*, December 7, 1895

Wilkins, William and Harriet, House

Greenville Co., S.C.

Name of Property

County and State

Confederacy.¹⁷ Mrs. Wilkins was considered the premier hostess in Greenville and frequently put on lavish gatherings for Greenville society in her home.¹⁸

Jacob W. Cagle

Jacob Cagle was born in Flat Rock, North Carolina, on December 14, 1832, and relocated to Greenville, South Carolina, in 1853. He enlisted in the Butler Guards on April 13, 1861. The Butler Brigade was actively engaged in twenty-two battles throughout the war. Cagle was promoted throughout the war and was badly wounded in the leg at Gettysburg where he was captured. Cagle was the last commander of the Butler Brigade, surrendering his unit at Greensboro, NC, at the end of the war.¹⁹ When Cagle returned from the Civil War, he set up a woodworking shop at the site of the Camperdown Mill in Greenville and soon branched out into "Contracting and Building." He was known as a "methodical and conscientious builder" and a "meticulous inspector of all material used in his construction work."²⁰ Cagle was the builder of a number of notable upstate buildings including the Lanneau Mansion on Belmont Avenue and Curreton House (now demolished) in Greenville as well as one of Greenville's first planned neighborhoods on Crescent Avenue. Cagle is also recognized as the builder of a number of the Upstate's major textile manufacturing facilities. His obituary credits him with the construction of Brandon Mill #1 & 2, American Spinning #1, and Poe Mill #1 in Greenville as well as the Abbeville, Woodruff, Belton, and Ninety Six Mills and the Famers Alliance Cotton Warehouse on Main Street in Greenville's West End. Cagle was also a neighbor and friend of the Wilkins family. He attended Christ Church with them, was the builder of the first Opera House in Greenville (commissioned by Wilkins), and named one of his sons Wilkins Cagle in honor of William Wilkins. Cagle died in 1910 after a fall at his office and is buried in a plot adjacent to the Wilkins' at Christ Church.²¹

Statement on the relocation of the Wilkins House

Following the death of Harriett Wilkins in 1930, the Wilkins House was leased to the Jones family for use as a mortuary. Mrs. Wilkins had sold off large portions of the twenty-three acres behind the house leaving only four acres directly surrounding the main house at the time of her death. The Jones family made alterations and additions to the rear and right side of the building to fit their needs, but retained many of the elements of the core building either in place or stored in the crawlspace and attic. The surrounding neighborhood underwent significant changes over the course of the property's history. The other large mansions in the area were demolished and their lots subdivided for early twentieth century residential development. The Augusta Street corridor became a commercial district and the Wilkins House was zoned commercial and surrounded by fast food restaurants, a hotel, a bank, and a funeral home.

¹⁷ *Covers herself with Glory*, Charleston News and Courier, June 1, 1893, pg 1

¹⁸ Obituary Harriett Wilkins, The Greenville News, April 15, 1930

¹⁹ Clement Anselm Evans, *Confederate Military History, Capers and Ellison; South Carolina*, Confederate Publishing Company, 1899, Pg 494

²⁰ Frank Burns, *The Greenville Story*, 1956, Pg. 214-215

²¹ Jacob Cagle Obituary, Greenville News, December 21, 1910

Wilkins, William and Harriet, House
Name of Property

Greenville Co., S.C.
County and State

(A) Reason for the relocation.

The Wilkins House was sold to TXG, LLC, in December 2013 who sought to develop a 109,000 square foot assisted living and Alzheimer's care facility on the four acre site. Due to the code requirements of that sort of facility, and the developer's pro forma, the developer was not willing to rehabilitate the house as part of his project. The home had no local protections, and the developer stated that the building would be demolished unless someone came forward to move the home to a new site. TXG applied for a demolition permit from the City of Greenville, and a local group sought to raise \$300,000 in funds from the community to pay for the house to be moved. During this time, forensic analysis of the building and supporting documentation was conducted. Based on the findings of the analysis, the non-historic additions by Jones Mortuary were carefully cut away and removed exposing two former porches, portions of the side porch's decorative brackets, and three previously covered sets of intact exterior granite steps.

(B) The effect on the property's integrity.

The removal of the non-historic additions resulted in the property being determined eligible for the National Register based on its architectural significance for the first time in its history. While moving the house from its original site effected its association with William and Harriett Wilkins, the home is primarily eligible as a fine example of high style Italianate architecture. The former detached kitchen was uncovered during the removal of the additions but was determined to be unsuitable for relocation based on its significantly deteriorated condition. The detached kitchen building and its relation to the main house, as well as the remnants of the connecting rear service porch, were measured, photographed, and documented by Preservation South, LLC, including the one surviving original window so that it could be reconstructed on the new site. The home was carefully removed from its original foundation below the first floor framing and moved as one intact piece to a corner lot one and a half blocks away from its original site. The building was placed on a new foundation engineered to support the homes massive masonry walls and sited in order to maintain the elevation and relation to its surrounding landscape that it had on its original site. The new reinforced concrete foundation was stuccoed to match the original foundation stucco texture, and the decorative brick panelization under the side porch was recreated based on measurements of the surviving original portions. The four original sets of granite steps were documented, labeled, and dismantled at the original site and were reconstructed at the new site in their original locations.

(C) The new setting and general environment of the proposed site, including evidence that the new site does not possess historical or archeological significance that would be adversely affected by the intrusion of the building.

The new site of the Wilkins House is approximately one and a half blocks east of its original location. It was the only available site in the vicinity of its original location to which the building could be moved because its masonry construction does not allow for it to be divided up in order to navigate smaller side streets, and the building weighs too much to travel over bridges. The new site faces a major thoroughfare very similar to its original site on Augusta St., but the

Wilkins, William and Harriet, House
Name of Property

Greenville Co., S.C.
County and State

surrounding properties remain residential in character, effectively returning the home to the type of residential setting that it inhabited when it was first constructed. The building is not set back from the street as far as it was in its original location due to the size of the lot and the set backs of the surrounding properties; however, SCDOT has granted a waiver for the property to have two entrances in order that a semicircular front drive can be installed, as existed historically, which will partially maintain the building's relationship to the main street.

The new site was vacant and made up of three much smaller lots whose 1920's homes were condemned and demolished within the last decade. The site had been cleared of the accompanying basements at the time of their demolition leaving a steep hole in the middle of the lot. This abrupt grade change and the weight of the Wilkins House necessitated the construction of a full basement under the original house which is not historic. However, the lot has been graded to maintain the historic site elevation on the three principle elevations of the building keeping the basement hidden from the public right-of-way.

Wilkins, William and Harriet, House
Name of Property

Greenville Co., S.C.
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Published Materials:

Burns, Frank. *The Greenville Story*. Privately printed, 1956.

Coclanis, Peter A. *The Shadow of a Dram: Economic Life and Death in the South Carolina Low Country, 1670-1920*. New York: Oxford University Press, 1989.

Evans, Clement Anselm. *Confederate Military History*. Atlanta, Ga.: Confederate Publishing Company, 1899.

Goldin, Claudia D. and Frank D. Lewis. "The Economic Cost of the Civil War: Estimates and Implications." *Journal of Economic History* (June 1975): 299-326.

Hagy, James William. *Directory of the City of Charleston, South Carolina for the Years 1849, 1852, and 1855*. Baltimore, Md.: Genealogical Publishing Company, 1998.

Lancaster, Clay. *Antebellum Architecture of Kentucky*. Frankfort, Ky.: University of Kentucky Press, 1991.

McAlester, Virginia Savage. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984; rev. ed. 2013.

Ransom, Roger L. "The Economic Consequences of the Civil War." In *The Political Economy of War and Peace*, ed. M. Wolfson. Norwell, Ma.: Kluwer Academic Publishers, 1998.

_____ and Richard Sutch. *One Kind of Freedom: The Economic Consequences of Emancipation*. Cambridge: Cambridge University Press, 1977.

Sloan, Samuel. *The Model Architect: A Series of Original Designs for Cottages, Villas, Suburban Residences, etc.* Philadelphia: E.H. Butler & Co, 1859.

Willis, Jeffery R. *Remembering Greenville, Photographs from the Coxe Collection*. Charleston, S.C.: Arcadia Publishing, 2003.

The National Cyclopedia of American Biography. New York: J.T. White Company, 1898.

Greenville City Directory, 1884.

Newspapers and Obituaries:

The Charleston News and Courier

The Greenville Mountaineer

The Greenville News

The State

"William T. Wilkins Obituary," *Greenville Mountaineer*, December 7, 1895

"Harriett Wilkins Obituary," *The Greenville News*, April 15, 1930

"Jacob Cagle Obituary," *Greenville News*, December 21, 1910

Wilkins, William and Harriet, House

Name of Property

Greenville Co., S.C.

County and State

Wills and Deeds:

Wilkins/Mills Deed, Deed #462, July 8, 1876

Harriett Wilkins Will, November 20, 1929, Pg 2, Section 9

Other Sources:

William Wilkins letter to Harriet, November 22, 1878

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 # _____

recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

Wilkins, William and Harriet, House
Name of Property

Greenville Co., S.C.
County and State

10. Geographical Data

Acreege of Property .5

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 34.830423 | Longitude: -82.405949 |
| 2. Latitude: _____ | Longitude: _____ |
| 3. Latitude: _____ | Longitude: _____ |
| 4. Latitude: _____ | Longitude: _____ |

Verbal Boundary Description (Describe the boundaries of the property.)

The property is bounded by Mills Avenue on the northwest, Elm Street on the northeast, unnamed alley on the southeast, and the property line on the southwest. The boundaries correspond to parcel 219000400400, outlined in the thick red line on the accompanying Greenville County tax map, drawn to a scale of one-inch equals fifty-feet.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries represent the extent of the lot where the house currently resides.

11. Form Prepared By

name/title: Kyle Campbell, Preservation Consultant
organization: Preservation South, LLC
street & number: 506 Holly Creek Drive
city or town: Anderson state: SC zip code: 29621
e-mail preservationsouth@bellsouth.net
telephone: 770-894-2981
date: March 30, 2016

Wilkins, William and Harriet, House
Name of Property

Greenville Co., S.C.
County and State

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Wilkins, William and Harriet, House
Name of Property

Greenville Co., S.C.
County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: The Wilkins House

City or Vicinity: Greenville

County: Greenville

State: SC

Photographer: Kyle Campbell

Date Photographed: March 4, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 37 left oblique showing stuccoed foundation
- 2 of 37 front façade
- 3 of 37 right oblique showing reconstructed porch foundation lattice panels
- 4 of 37 front column capitols
- 5 of 37 cornice and brackets
- 6 of 37 solarium ventilator
- 7 of 37 front doors
- 8 of 37 view through vestibule into foyer and stair hall
- 9 of 37 encaustic tile in vestibule
- 10 of 37 foyer into the stair hall
- 11 of 37 foyer into the dining room
- 12 of 37 stair case
- 13 of 37 base of stair
- 14 of 37 dining room (mantle is not original)
- 15 of 37 dining room ceiling medallion
- 16 of 37 parlor fireplace (mantle is not original)
- 17 of 37 parlor crown molding
- 18 of 37 parlor into gallery (dark marks on the floor show where the walls were originally)
- 19 of 37 gallery into the stair hall
- 20 of 37 bay window in breakfast room

Wilkins, William and Harriet, House

Greenville Co., S.C.

Name of Property

County and State

- 21 of 37 breakfast room ceiling medallion
- 22 of 37 hall looking toward stair
- 23 of 37 hall looking toward tower
- 24 of 37 rear bedroom
- 25 of 37 rear bedroom ceiling medallion
- 26 of 37 front bedroom
- 27 of 37 front bedroom
- 28 of 37 front bedroom
- 29 of 37 master bedroom ceiling medallion
- 30 of 37 master bedroom
- 31 of 37 master bedroom
- 32 of 37 sitting room bay window
- 33 of 37 sitting room ceiling medallion
- 34 of 37 original faux graining
- 35 of 37 original faux graining
- 36 of 37 attic corkscrew stair
- 37 of 37 attic cistern

Index of Figures:

- 1 of 10 Undated historic photo of the homes front façade
- 2 of 10 Undated historic photo of the homes right oblique
- 3 of 10 Undated historic photo of the homes front porch
- 4 of 10 Undated historic photo of the home including tower
- 5 of 10 Undated historic photo of the homes left oblique and tower
- 6 of 10 Undated historic photo of the home left oblique and solarium
- 7 of 10 Undated photo of the home after 1933 showing the mortuary repaint
- 8 of 10 Undated photo of the home after 1960
- 9 of 10 Greenville Sanborn Map 1923
- 10 of 10 Undated historic photo of parlor looking into gallery

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

William and Harriet Wilkins House



Address	105 Mills Ave	PIN / Tax Map #	0219000400400
Zip Code	29605		

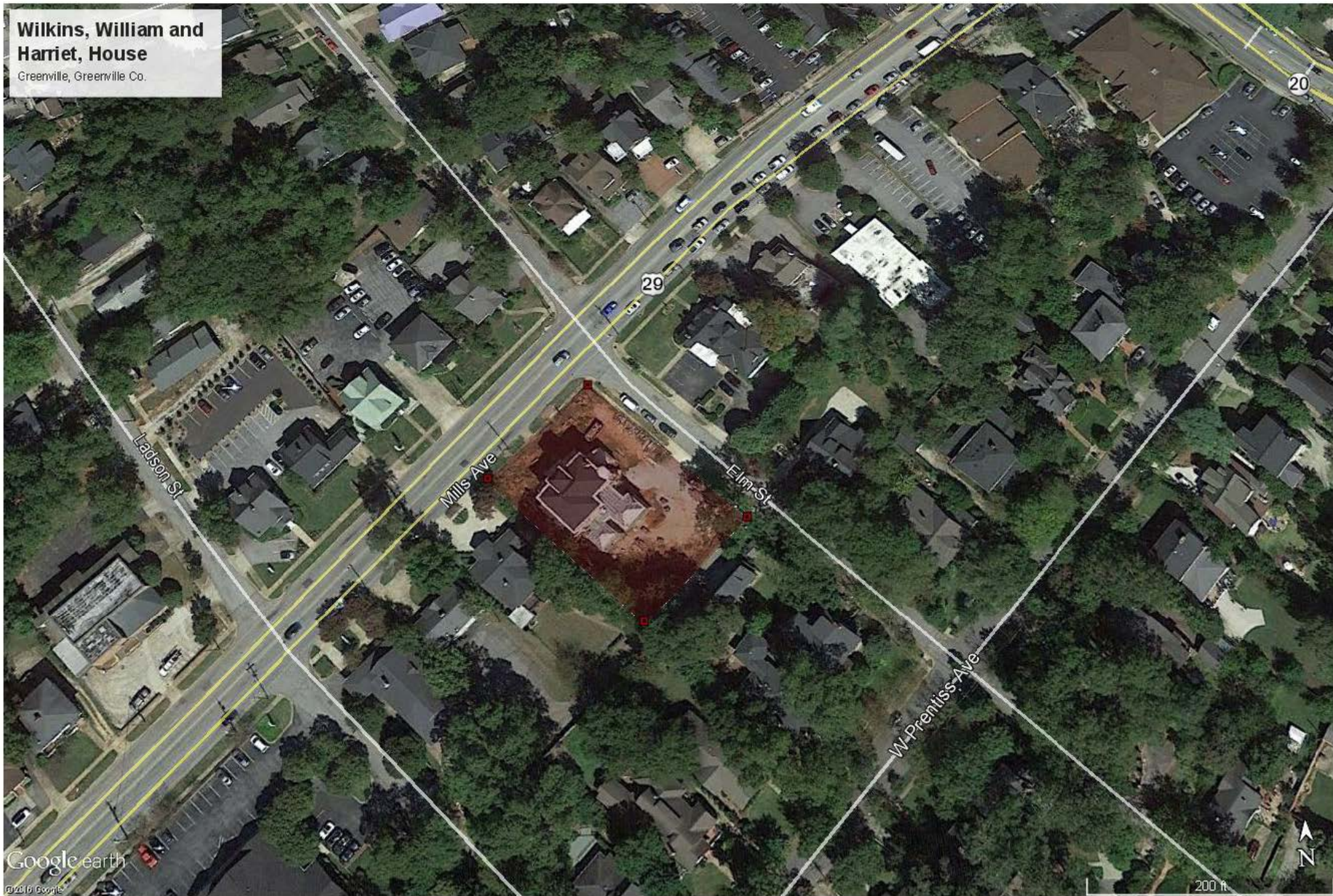


Disclaimer: This Map is not a LAND SURVEY and is for reference purposes only. Data contained in this map are prepared for the inventory of Real Property found within this jurisdiction, and are compiled from recorded deeds, plats, and other public records. Users of this map are hereby notified aforementioned public primary information sources should be consulted for verification of the information contained in this map. Greenville County assumes no legal responsibility for the information contained in this map.

Map Scale
1 inch = 50 feet
3/14/2016

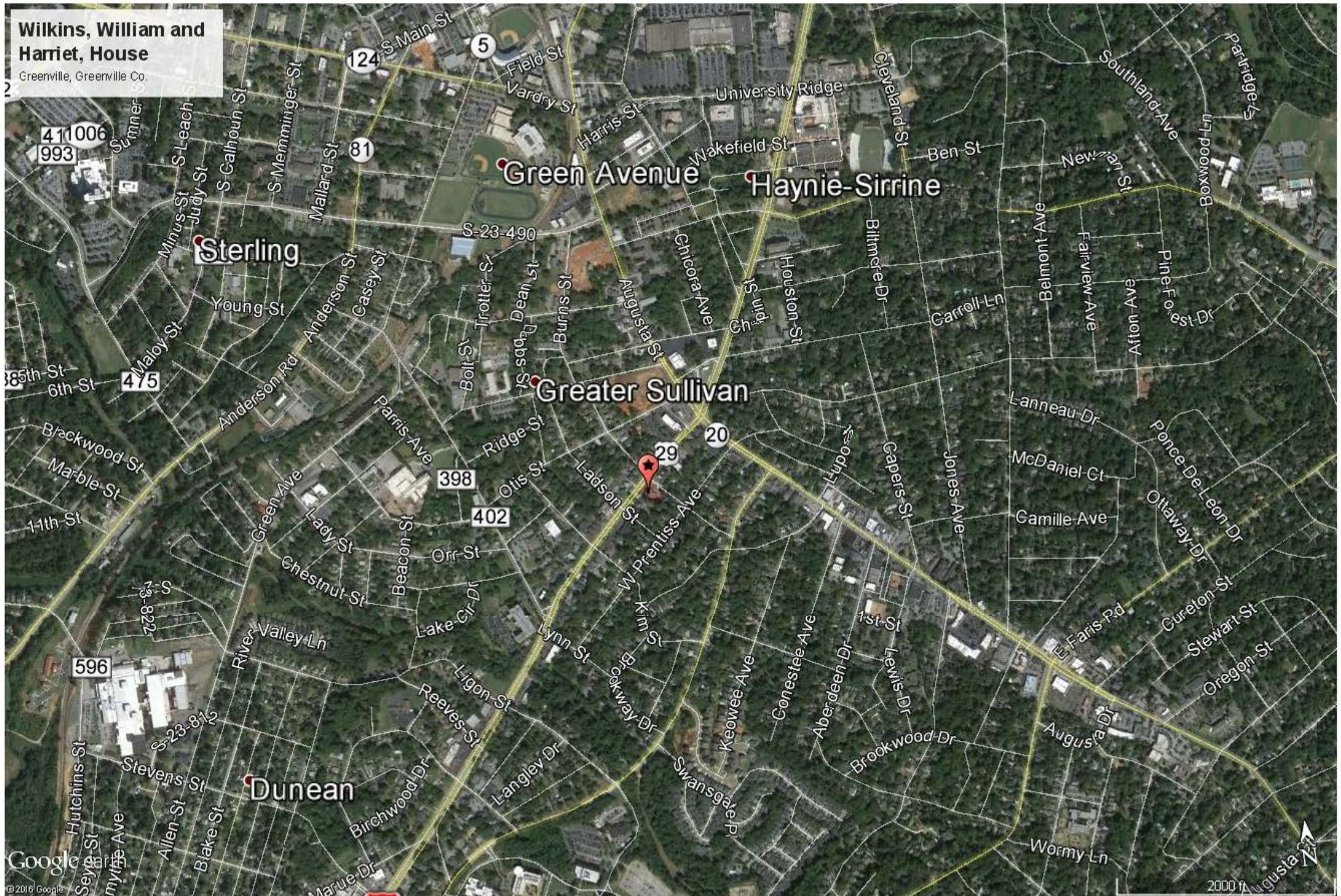
**Wilkins, William and
Harriet, House**

Greenville, Greenville Co.



Wilkins, William and Harriet, House

Greenville, Greenville Co.



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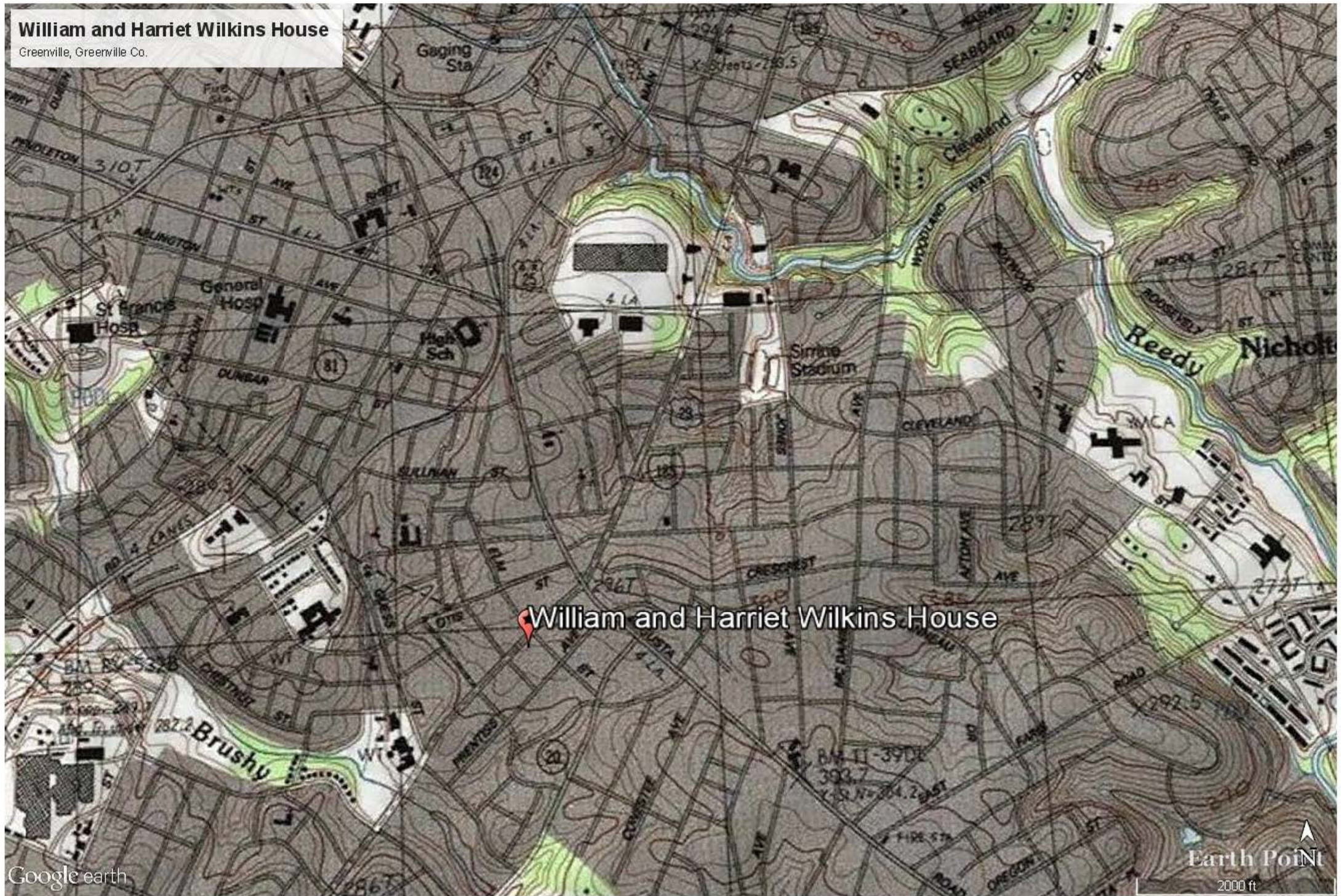
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William and Harriet Wilkins House

Greenville, Greenville Co.



William and Harriet Wilkins House



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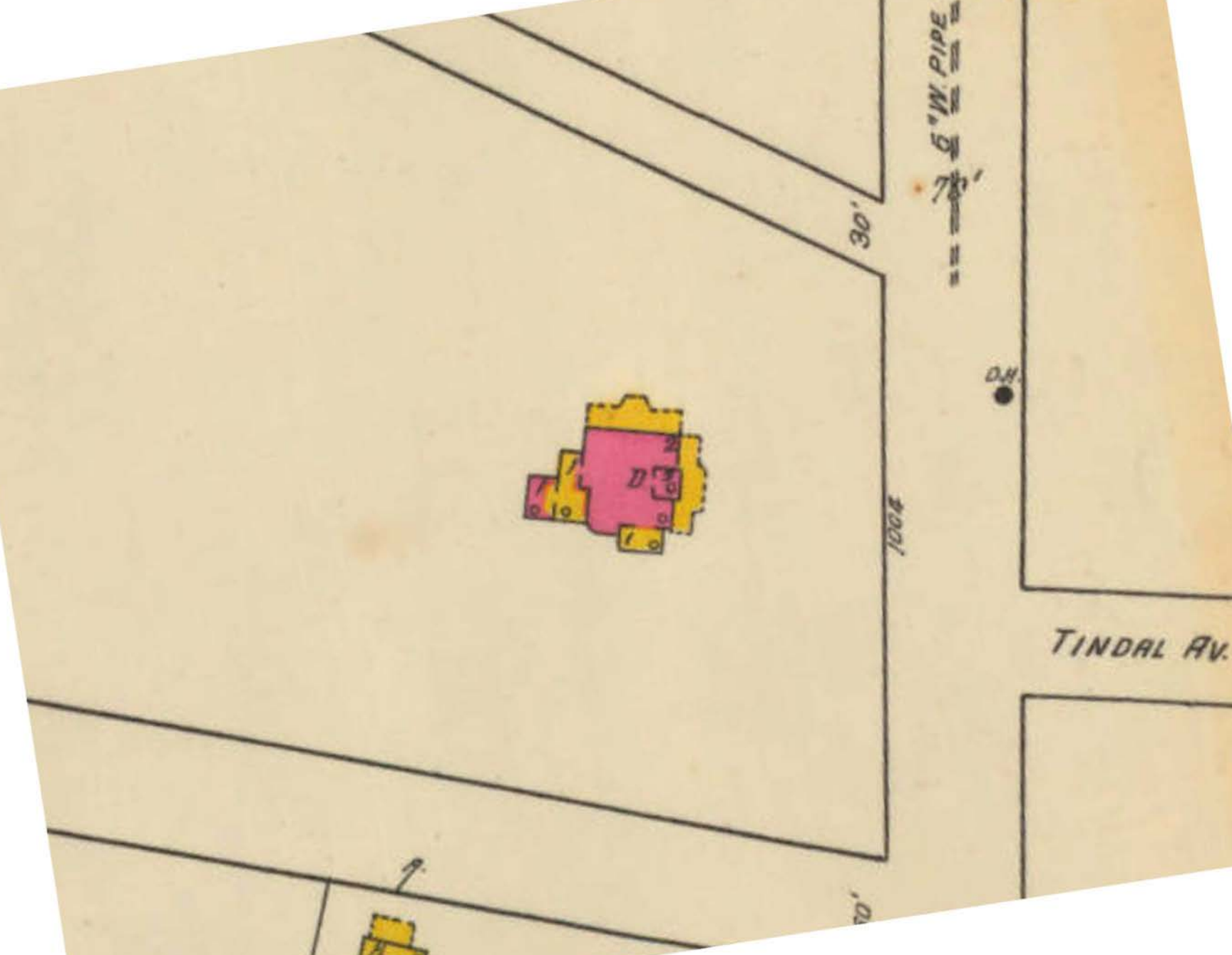
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30'

5" W. PIPE



D.H.

100#

TINDAL AV.

30'





124

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Wilkins, William and Harriet, House

MULTIPLE NAME:

STATE & COUNTY: SOUTH CAROLINA, Greenville

DATE RECEIVED: 6/03/16 DATE OF PENDING LIST: 6/27/16
DATE OF 16TH DAY: 7/12/16 DATE OF 45TH DAY: 7/19/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000463

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 7/19/16 DATE

ABSTRACT/SUMMARY COMMENTS:

*Architecture - Italianate
local
1878.
moved 325 yards in 2015.*

RECOM./CRITERIA C
REVIEWER W. Malone DISCIPLINE Hist
TELEPHONE _____ DATE 7/19/16

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



RECEIVED 2280
JUN - 3 2016
Nat. Register of Historic Places
National Park Service

May 20, 2016

Paul Loether
National Register Chief
U.S. Department of the Interior
National Park Service
1201 Eye (I) Street, NW (2280)
Washington, DC 20005

Dear Mr. Loether:

Enclosed is the National Register nomination for the William and Harriet Wilkins House in Greenville County, South Carolina. The nomination was approved by the South Carolina State Board of Review as eligible for the National Register of Historic Places under Criterion C at the local level of significance. We are now submitting this nomination for formal review by the National Register staff. The enclosed disk contains the true and correct copy of the nomination for the William and Harriet Wilkins House to the National Register of Historic Places.

If I may be of further assistance, please do not hesitate to contact me at the address below, call me at (803) 896-6182, fax me at (803) 896-6167, or e-mail me at efoley@scdah.sc.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ehren Foley', is written over a light gray circular stamp.

Ehren Foley, Ph.D.
Historian and National Register Coordinator
State Historic Preservation Office
8301 Parklane Rd.
Columbia, S.C. 29223