OMB No. 1024-0018 Expires 10-31-87

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

### National Register of Historic Places Inventory—Nomination Form

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See instructions in How to Complete National Register Forms Type all entries—complete applicable sections Name Borough House Plantation historic and or common Location On west side of State Route 261, 0.8 mile north of street & number not for publication intersection of Route 261 and State Highway 76/378 city, town Stateburg vicinity of state South Carolina SC Sumter 085 code county code Classification Status Category Ownership **Present Use**  $\underline{X}$  occupied \_\_ agriculture \_ district \_ public museum \_ building(s) X private \_ unoccupied \_ park \_ commercial X private residence \_\_ structure \_ both work in progress \_\_ educational **Public Acquisition** \_ site Accessible entertainment \_ religious \_\_ in process \_\_ object X yes: restricted \_ government \_ scientific \_ being considered \_\_\_\_ yes: unrestricted \_ industrial \_ transportation military \_ other: **Owner of Property** Mrs. Richard K. Anderson name street & number RFD 3 Box 276 Sumter state South Carolina vicinity of city, town **Location of Legal Description** courthouse, registry of deeds, etc. Register of Mesne Conveyances, Sumter County Courthouse North Main Street street & number Sumter state South Carolina city, town Representation in Existing Surveys SEE CONTINUATION SHEET title Historic American Buildings Survey has this property been determined eligible? date 1960, 1986 X federal X state county

depository for survey records Library of Congress, Prints and Photographs Division

Washington, DC

city, town

#### 7. Description

Condition  X excellent deteriorated good ruins fair unexposed	Check one _X_ unaltered altered	Check one _X_ original site moved date
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#### Describe the present and original (if known) physical appearance

Built on the crest of a hill overlooking the Wateree River valley to the west, the Borough House Plantation consists of a main house, formal gardens, and 27 dependencies, most of which were built in the late 18th and early 19th centuries. Of these, six dependencies and portions of the main house were constructed of pisé de terre (rammed earth) in 1821. Since this nomination focuses in part on the architectural significance of these pisé buildings, this description concentrates primarily on them. The balance of the dependencies included within the boundaries of this nomination are vernacular 19th-century wooden structures which are part of the historic functions of the complex as a plantation. While these structures clearly contribute to the integrity of the site as a 19th century plantation, they are not of national significance architecturally.

1. Main House. Situated about 100 yards west of a two-lane highway (State Route 261), the Greek Revival style residence faces east and presently consists of a five-part Palladian design (developed in 1821), with a two-story 20th-century addition located assymetrically at the northern end. According to a study made by the Historic American Buildings Survey in 1986, measured drawings of the structure show the 1821 portion of the house to have been carefully laid out in the classical manner using a series of axes and various geometric ratios. Greek Revival details are evident throughout the older portion of the building in its columns, pilasters, balustrades, entablatures, cornices, gables, and window and door cases. Subdued Greek Revival details are present in the 20th-century wing. All exterior walls are finished with yellow-tinted stucco, regardless of internal construction. All woodwork is painted white, with exception of window shutters, which are dark green. The entire house has a copper roof with a verdigris patina.

The Palladian portion of the building has two axes of symmetry running north-south and east-west. It measures about 48 feet east-west and 102 feet north-south, while the northern wing is about 40 feet east-west and 30 feet north-south. A two-story wooden-frame central block with hip roof dominates the center of the Palladian composition and measures about 30 feet (north-south) by 48 feet in plan. It is flanked to the north and south by single-story pisé wings of "T"-shaped plan and single gable roofs. Each wing consists of a 21-foot by 48-foot part (lodged up against the central block) whose gable ends face east/west, and a 15-foot by 25-foot part (centered on the house's north-south axis) whose gable roofs face north/south. The northern wing is of masonry construction and has a hip roof.

The eastern facade of the central block rises upon four stone steps, presenting a striking two-level Greek Revival portico with eight Ionic columns on each of the two floors. The western facade of the central block contains a ground level porch with six Tuscan columns beneath a second story wall articulated by six Ionic pilasters. The porch looks out on an axial

#### 8. Significance

1700–1799 1800–1899	Areas of Significance—C archeology-prehistoric agriculture architecture art commerce communications	_ community planning conservation _ economics _ education	law literatureX military music	re religion science sculpture social/ humanitarian theater transportation other (specify)
Specific dates	1821	Builder/Architect Wi	lliam Wallace Anders	on, M.D.

#### Statement of Significance (in one paragraph)

The Borough House Plantation complex contains the oldest and largest known collection of "high-style" pisé buildings in the United States. This statement is only reinforced by noting that the nearby Church of the Holy Cross, a Gothic Revival structure built in 1850, is also a pisé building and was declared a National Historic Landmark in 1974 for its architecture and construction. The Borough House also has associations with several nationally significant persons and events. Lt. Gen. Richard H. ("Fighting Dick") Anderson, one of the South's outstanding officers under Robert E. Lee during the Civil War, was born and raised at the Borough House. Joel Roberts Poinsett, who is credited with the introduction of the Christmas flower "Poinsettia" to this country from Mexico, died at the Borough House while on a visit to the home's builder, Dr. W.W. Anderson, in 1851. It was also the home of Maj. William H. Saunders, a decorated World War I aviator who is credited with being this country's first pilot observer, or aerial reconnaisance pilot. 4

Pisé construction has been known for two millennia, and has been used the world over.<sup>5</sup> It should not be confused with other forms of earth construction such as sod, puddled clay, cob ("mud-walling") or adobe. The technique, which calls for the tamping of moist earth between forms, was introduced in this country in 1806 through the book <u>Rural Economy</u> by S.W. Johnson. Other publications followed in the 1830s and 40s extolling its virtues for farmers and settlers. In the 1920s the technique underwent a revival in publicity, in part through some Department of Agriculture studies. Further publications followed in the 1940s and 50s, and the technique is now an accepted form of building construction in parts of the American Southwest.<sup>6</sup>

The only other surviving pisé buildings of age comparable to the Borough House structures are two barns built c. 1815 by John Hartwell Cocke at his Upper Bremo plantation (Bremo Historic District, a National Historic Landmark) in Fluvanna County, Virginia. These have no pretensions to Greek Revival or any classical form of design. Individual structures and collections of pisé buildings survive in the midwest from various waves of immigrant settlers, most notable of which are German-Russian homes in South Dakota<sup>8</sup> Some pisé buildings were reputed to have been built in the Owenite Community (New Harmony Historic District, a National Historic Landmark) in New Harmony, Indiana, but these apparently no longer exist. However, surviving pisé buildings in this region are all vernacular structures, and they date from the mid-19th century or later. A recent survey of historic mid-19th century earth

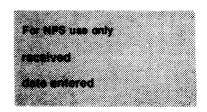
### 9. Major Bibliographical References

GPO 911-399

SEE CONTINUATION SHEET

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List all state:	s and countie	s for prop	erties ove	erlapping state or c	ounty boundaries	
state			code	county		code
state			code	county		code
11. Fo	rm Pre	pare	d By			
name/title R	ichard K. A	nderson,	Jr., S	taff Architect		
organization H	istoric Ame	rican Bui	ildings :	Survey c	late January 15	, 1988
street & numbe	1100 "L"	Street,	N.W./P.	O. Box 37127 t	elephone (202)	343-9630
city or town	Washingt	on,		S	state DC	
12. St	ate His	storic	Pres	ervation	Officer C	ertification
The evaluated s	significance of	this propert	y within the	e state is:		
	national		state	local	·	
665), I hereby n according to th	ominate this p e criteria and p	roperty for i procedures s	nclusion in set forth by	r for the National Hist the National Registe the National Park Se	r and certify that it h	et of 1966 (Public Law 89– as been evaluated
State Historic P	reservation Of	ticer signati	ure	****		
title					date	
For NPS us	-	property is	included in	the National Register	•	
Thereby (	certify that this	property is		The Hallonal Hogiston	date	
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Attest:					date	
Chief of Re	gistration					······································

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National Register of Historic Places 1971 (as part of Stateburg Historic District), 1972 (individual site) National Park Service, P.C. Box 37127 Washington, DC 20013-7127

South Carolina Preliminary Survey of Historic Places South Carolina Department of Archives and History P.O. Box 11,669 Columbia, SC 29211-1669

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broadwalk which extends for nearly a mile to the west. Fenestration in the building consists almost entirely of double-hung wooden sash windows, either six-over-six light or nine-over-nine light configuration. The classically proportioned south facade of the conservatory at the building's south end contains nine-light triple-hung sash windows.

Interior rooms of the older portion of the building are finished with cypress floors, plaster walls (painted white), wooden wainscotting, wooden doors, and wooden door and window cases. Most major rooms contain a fireplace, and an original Franklin stove warms the sitting room on the first floor of the central block. The only subterranean rooms in the older structure are a wine cellar beneath the sitting room, and a brick rainwater cistern beneath the pantry in the northernmost wing of the five-part plan. Finishes in the rooms of the 20th century wing reflect modern (1920s) practice in woodwork and wall finishes.

The records of the Historic American Building Survey in the Library of Congress contain a much more extensive description of the house's proportions, details, and finishes.  $^{\rm l}$ 

The six pisé dependencies described below all have the following exterior finishes in common with the main house: the pisé walls are coated with a yellow-tinted stucco; most woodwork is painted white (except for shutters

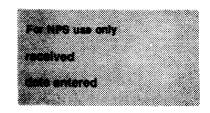
which are dark green); standing seam sheet metal roofs are venetian red; asphalt shingle roofs are dark grey. Exceptions are noted where they arise. Curiously, all entrances are from the east, except for the Cook's House, which is entered from the south.

2. <u>Dr. Anderson's Office (Dependency)</u>. This 15-foot by 30-foot pisé building was built c. 1821 and fronts onto State Route 261 about 150 yards northeast of the main house. It is a beautifully proportioned one-room Greek temple with a porch on the east end graced by four wooden Ionic columns. Measured drawings made by the Historic American Buildings Survey reveal that the Office's design was derived from a thorough-going set of interrelated geometric proportions.

Entrance to the building is from the porch on an axis through a set of double doors, each with three beveled panels. The room contains a fireplace on the north side (located one-third the way down the wall's exterior length), two windows on the south, and one window on the west. All windows are nine-over-nine light double-hung wooden sash, flanked by solid, three-panel wooden shutters. Interior walls and ceiling are painted plaster; the floor is unfinished cypress boards over an inaccessible crawl space.

3. School (Dependency). Located about 30 yards southwest of the main house, this 48-foot by 32-foot building is distinguished by a peripteral collonade

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which surrounds a two-room pisé structure. The building's 24 solid wooden columns are of the Tuscan order, and the entablature and door and window casings clearly show Greek Revival influence. HABS measured drawings revealed that the design of the building is clearly based on classical principles in it proportions and details, most major dimensions being multiples of the column diameter. It was noted by the HABS field team that the columns even incline slightly inward, a further classical refinement.

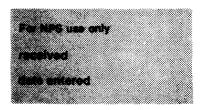
Both rooms in the building are entered from the outside on the east side of the building. Each room is daylit by two nine-over-nine light double-hung wooden windows and is warmed by a fireplace. Interior walls are of plaster painted white, with wooden wainscotting and mantlepieces. Floors are of unfinished cypress boards.

4. Weaving House (Dependency). Standing within a few yards of the School is a third dependency whose two rooms were used to weave fabrics for the plantation. The northern room still contains two of its original looms and ancillary equipment. The building measures about 19 feet by 33 feet and is surmounted by an asphalt-shingled hip roof. Despite its relative lack of exterior ornament, measured drawings by HABS showed that this building was also the subject of extensive classical design principles in its plan, elevations, and details.

Each room is entered from the outside and is daylit by two six-over-six light double-hung wooden sash windows. Interior walls and ceilings are finished in plaster painted white, while the floors are parged earth. Each room has a fireplace with a very plain wooden mantlepiece.

- 5. Dry Well (Dependency). About 20 yards west of the main house, adjacent to the summer kitchen, is a small pisé structure standing over an 18-foot deep brick-lined pit (or "dry well") which was used to refrigerate perishables. It is nearly 13 feet square in plan on the outside, and sports a venetian red wooden cupola ventilator with weathervane on the roof. Exterior ornament is plain, though scalloped bargeboards and fascia were added c. 1900 which lend the building a Victorian flavor. The building contains only one room (entered from the east side), which houses the staircase into the well. Three "windows" are fitted with louvers to act as ventilators, and the interior walls are unfinished earth. HABS measured drawings revealed that this building was very likely designed on a 10-inch module; its elevations are built up from a series of large interrelated squares.
- 6. <u>Summer Kitchen and Storehouse (Dependency)</u>. Located just west of the north wing of the main house, this structure contains a large summer kitchen in its northern end and a smaller storeroom (presumably used for dairy products) in its southern end, along with a covered exterior stairway leading

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to a pease attic over the storeroom. Measuring about 18 feet by 32 feet overall, it is the only building in the complex to have a cornerstone (dated 1821).

The stairway woodwork is painted a dark green, and the asphalt-shingled single gable roof bears one dormer located over the top of the stairway to give light to the landing and to the pease attic entrance. While the building's design harmonizes with the more overt Greek Revival architecture of other dependencies, it does not show as much classical rigor in its proportions and details as the previous structures. Like the Pry Well, the gables received scalloped bargeboards c. 1900.

The Summer Kitchen is entered through a wooden Dutch door and is served by a large hearth and bread oven on the north side. The floor is paved with squared slate flagstones and the room is lit by three six-over-six light double hung windows. The wall interiors are finished in plaster painted white, and numerous kitchen implements are stored about. The storeroom is entered through a simple wooden door; the only other opening is a small louver in the western wall. The floor is paved with brick laid on earth, and the ceiling is of cypress boards laid on joists, forming the floor for the pease attic above. The attic itself is an unfinished space lit only by a small unglazed, shuttered window the southern gable of the building.

7. Cook's House (Dependency). Located about 100 yards north of the main house, this rather plain gable-rcofed building is the only surviving slaves' quarters on the plantation. It consists of an original block measuring about 30 by 17 feet and a northern wing measuring about 25 x 19 feet which was added in 1974. The ground floor walls of the original block are of pisé, the second story being wooden frame with clapboards painted to match the yellow stucco. (The 1974 addition has a stuccoed masonry ground floor and a wooden frame second floor.)

The building as a whole has no external Greek Revival detailing. However, the interior dimensions of the original block are a double square in plan. Each floor of the original block consists of two rooms separated by an original central chimney stack which provides a fireplace for each room.

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buildings in New York state revealed that none were of pisé construction, though some had been reported as such. 10 The few reports of other pisé structures in the eastern United States are of individual buildings dating from the mid-19th century or later which are of no particular design distinction. Literature on pisé construction includes no notable old examples from the western United States; historic earth construction in this region is primarily adobe.

#### Footnotes:

<sup>1</sup>U.S. Department of the Interior. National Park Service. Borough House, Stateburg, Sumter County, South Carolina; HABS No. SC-362, by Richard K. Anderson, Jr., Historic American Buildings Survey, 1986. Historic American Buildings Survey collection, Prints and Photographs Division, Library of Congress. pp. 31-46.

<sup>2</sup>Joseph Cantey Elliot. <u>Lieutenant General Richard Heron Anderson: Lee's</u> Noble Soldier. Dayton, Ohio: Morningside House, Inc., 1985. pp. 14-18.

3Helen Kohn Hennig. <u>Great South Carolinians: From Colonial Days to the Confederate War</u>. Chapel Hill: The University of North Carolina Press, 1940. pp. 316-317.

 $^4$  A large collection of Maj. Saunders' personal papers and military decorations exists at the Borough House. His tombstone at the Church of the Holy Cross and several obituaries attest to his being the first pilot observer.

<sup>5</sup>Karl Johan Ellington. Modern Pisé-building: House Building with Compressed or Rammed Earth a Revelation for the Farmer and Settler, and Others... Lindsborg, Kansas: Pethany Printing Co., 1924. See also Stuart Piggott, Ed. The Dawn of Civilization. New York, 1961.

6Paul Graham McHenry, Jr. A.I.A. Adobe and Rammed Farth Buildings: Design and Construction. New York: John Wiley & Sons, 1984. This text contains code and engineering guidance for pisé buildings on pp. 97-112 ("Rammed Earth Wall Construction"), pp. 171-184 ("Strucutural Engineering For Earth Buildings"), and pp. 195-205 ("Building Codes for Earth Construction").

<sup>7</sup>Ellen Miyagawa. "John Hartwell Cocke's Architectural Legacy to Fluvanna County." The Bulletin of the Fluvanna County Historical Society 14 (October 1985). pp. 6, 21.

See also U.S. Department of the Interior. National Park Service. <u>Premc</u> Plantation, Bremo Bluff vicinity, Fluvanna County, Virginia, by the Virginia

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Historic Landmarks Commission, James W. Moody, Director, 1969. National Register of Historic Places. The nomination for this National Historic Landmark describes the two pisé buildings as "rare pise slave quarters".

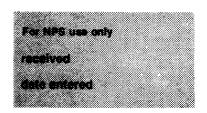
8Carolyn Toma and Michael Koop. Folk Building of the South Dakota
German-Russians. Vermillion, South Dakota: State Historical Preservation
Center of the University of South Dakota and the South Dakota Committee on the
Humanities, 1984, motion picture. This film is lent by the Historical
Preservation Center, P.O. Box 417, Vermillion, South Dakota 57069.

<sup>9</sup>Donald F. Carmony and Josephine M. Elliott. "New Harmony, Indiana: Robert Owne's Seedbed for Utopia." <u>Indiana Magazine of History</u> 76 (September 1980), pp. 215-216.

See also U.S. Department of the Interior, National Park Service. New Harmony Historic District, New Harmony, Posey County, Indiana, by Joseph S. Mendinghall, 1976. National Register of Historic Places. The nomination for this National Historic Landmark describes surviving structures as of brick and wooden construction.

10Richard Pieper. "Earthen Architecture of New York State." Newsletter: Preservation League of New York State 13 (Summer 1987), pp. 8-9.

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Page 1

Major Bibliographical References:

- Carmony, Donald F. and Josephine M. Elliott. "New Harmony, Indiana:
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- Elliot, Joseph Cantey. Lieutenant General Richard Heron Anderson: Lee's Noble Soldier. Dayton, Ohio: Morningside House, Inc., 1985.
- Hennig, Helen Kohn. Great South Carolinians: From Colonial Days to the Confederate War. Chapel Hill: The University of North Carolina Press, 1940.
- Lane, Mills. Architecture of the Old South: South Carolina. Savannah, Georgia: The Beehive Press, 1984.
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- Miyagawa, Ellen. "John Hartwell Cocke's Architectural Legacy to Fluvanna County." The Bulletin of the Fluvanna County Historical Society 14 (October 1985).
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  Its Growth. Sumter, South Carolina: Sumter County Historical
  Commission, 1975.
- Pieper, Richard. "Earthen Architecture of New York State."

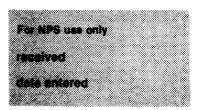
  Newsletter: Preservation League of New York State 13 (Summer 1987).
- Pierson, William H., Jr. American Buildings and Their Architects.

  Vol. 1, The Colonial and Neoclassical Styles. New York: Oxford
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  German-Russians. Vermillion, South Dakota: State Historical

  Preservation Center of the University of South Dakota and the South
  Dakota Committee on the Humanities, 1984. Motion picture.

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- U.S. Department of the Interior. National Park Service. Borough House, Stateburg, Sumter County, South Carolina; HABS No. SC-362, by Richard K. Anderson, Jr., Historic American Buildings Survey. Historic American Buildings Survey collection, Prints and Photographs Division, Library of Congress.
- U.S. Department of the Interior. National Park Service. <u>Bremo</u>
  <u>Plantation, Bremo Bluff vicinity, Fluvanna County, Virginia</u>, by the Virginia Historic Landmarks Commission, James W. Moody, Director, 1969. National Register of Historic Places.
- U.S. Department of the Interior, National Park Service. New Harmony

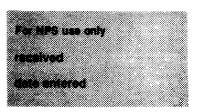
  Historic District, New Harmony, Posey County, Indiana, by Joseph S.

  Mendinghall, 1976. National Register of Historic Places.

#### OMB Vo. 1024-3018 Expires 10-31-87

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

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#### Verbal Poundary

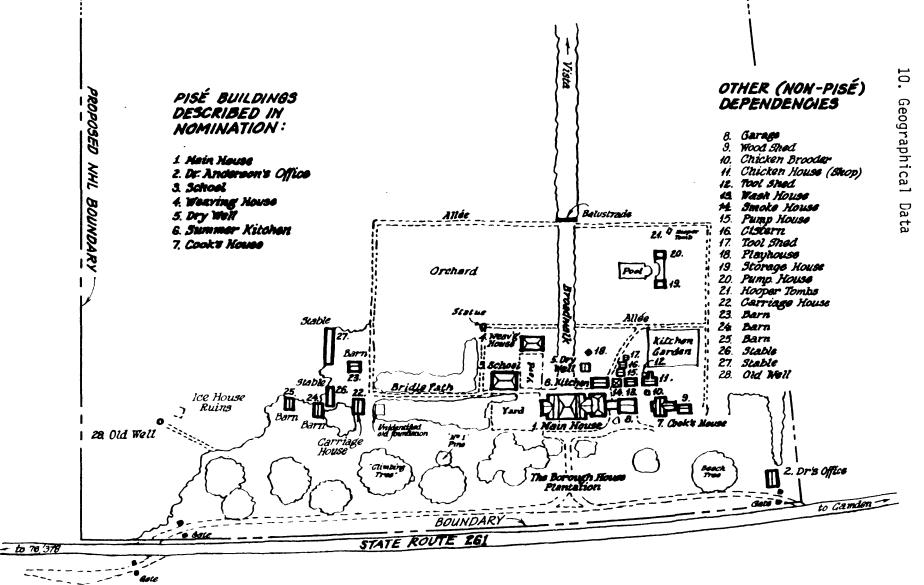
The boundary of the Borough House Plantation Complex for purposes of this nomination is shown as a heavy line on an accompanying U.S. Geological Survey map. This boundary coincides with established property lines only along State Route 261 to the east, State Highway 76/378 to the west, and to the north along the northern property line of a plat shown on p. 82, Plat Book Z-10 (Register of Mesne Conveyances, Sumter County Court House), which plat is in the name of Mrs. Richard K. Anderson of the Borough House. With the exception of the two highways, all property within the nomination boundary and immediately outside it belongs to Mrs. Anderson.

Peginning at Point A on the west side of State Route 261 approximately 50 feet north of Dr. Anderson's office, the boundary runs as follows (all bearings being from true north):

- A P From A, 1500 feet southeast along the west side of State Route 261 to P
- B C from B, 1550 feet south  $69^{\circ}26'40''$  west to C
- C D From C, 850 feet north  $20^{\circ}34'20''$  west to D
- D E From D, 4,050 feet south 69°26'40" west to E on the north side of State Highway 76/378
- E-F From E, 600 feet west northwest along the north side of State Highway 76/378 to F
- F G From F, 4,500 feet north 69°26'40" east to G
- G H From G, 150 feet north 20°34'20" west to H
- H A From H, 1,450 feet north  $64^{\circ}32'00''$  east to A

The distances and bearings shown above are approximate and are not based on a land survey.

This boundary encompasses approximately 77 acres. It surrounds the property's historic landscaped grounds and western vista, within which the main house and dependencies lie.





The Church of the Holy Gross (pisé construction, 1850) - NHL IM 1974 - Parish House

### SITE PLAN

THE BOROUGH HOUSE PLANTATION



0 900 Feet

#### NATIONAL HISTORIC LANDMARK NOMINATION - List of 8"x10" photographs

Borough House Plantation Stateburg Sumter County South Carolina

(Sources and dates as noted)

- 1. BOROUGH HOUSE: MAIN HOUSE Stateburg, Sumter Co., South Carolina. EAST (FRONT) FACADE. (HABS photo SC-362-7 by Jack E. Boucher, May 1985)
- 2. BOROUGH HOUSE: DR. ANDERSON'S OFFICE Stateburg, Sumter Co., South Carolina. GENERAL VIEW OF OFFICE FROM NORTH (HABS photo SC-242-4 by Jack E. Boucher, May 1985)
- 3. BOROUGH HOUSE: SCHOOL Stateburg, Sumter Co., South Carolina. GENERAL VIEW OF SCHOOL FROM NORTH. (HABS photo SC-367-4 by Jack E. Boucher, November 1986)
- 4. BOROUGH HOUSE: WEAVING HOUSE Stateburg, Sumter Co., South Carolina. EAST (FRONT) FACADE. (HABS photo SC-368-2 by Jack E. Boucher, May 1985)
- 5. BOROUGH HOUSE: DRY WELL SHELTER Stateburg, Sumter Co., South Carolina. EAST (FRONT) FACADE. (HABS photo SC-364-2 by Jack E. Boucher, May 1985)
- 6. BOROUGH HOUSE: SUMMER KITCHEN Stateburg, Sumter Co., South Carolina. GENERAL VIEW FROM NORTH. (HABS photo SC-366-5 by Jack E. Boucher, May 1985)
- 7. BOROUGH HOUSE: COOK'S HOUSE Stateburg, Sumter Co., South Carolina. SOUTH (FRONT) FACADE. (HABS photo SC-369-1 by Jack E. Boucher, May 1985)
- 8. BOROUGH HOUSE: PLANTATION COMPLEX Stateburg, Sumter Co., South Carolina. AERIAL VIEW OF MAIN HOUSE AND IMMEDIATE DEPENDENCIES FROM SOUTHEAST. (HABS photo SC-362-64, photocopy of view made by William S. Anderson, June 1979)
- 9. BOROUGH HOUSE: PLANTATION COMPLEX Stateburg, Sumter Co., South Carolina. OVERHEAD AERIAL VIEW OF HOUSE, DEPENDENCIES, AND GROUNDS. (HABS photo SC-362-65, photocopy of view made by United States Air Force, March 1978)