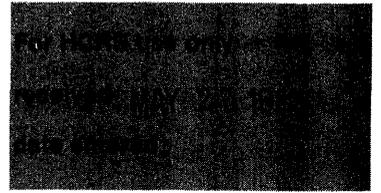


**United States Department of the Interior  
Heritage Conservation and Recreation Service**



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

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

*Kingstree Multiple Resource Area*

Historic Resources of Kingstree

historic (Partial Inventory: Historic and Architectural Properties)

and/or common

**2. Location**

street & number The city limits of Kingstree, South Carolina N/A not for publication

city, town Kingstree \_\_\_\_\_ vicinity of congressional district Sixth

state South Carolina code 045 county Williamsburg code 089

**3. Classification**

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government	<input type="checkbox"/> scientific
<input checked="" type="checkbox"/> Multiple Resources	N/A being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input checked="" type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

**4. Owner of Property**

name Multiple ownership (See individual inventory forms)

street & number

city, town \_\_\_\_\_ vicinity of state

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Williamsburg County Courthouse

street & number Main Street

city, town Kingstree state South Carolina 29556

**6. Representation in Existing Surveys**

Inventory of Historic Places  
title in South Carolina

has this property been determined eligible? \_\_\_ yes  no

date 1980 \_\_\_\_\_ federal  state \_\_\_\_\_ county \_\_\_\_\_ local

depository for survey records South Carolina Department of Archives and History

city, town Columbia state South Carolina 29211

## 7. Description

### Condition

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

### Check one

unaltered  
 altered

### Check one

original site  
 moved date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

The multiple resource nomination for the Historic Resources of Kingstree consists of one individual property and one historic district (forty-eight properties) of local historic and architectural significance which are located within the city limits of Kingstree, South Carolina. These buildings include commercial, public, educational and residential properties built between ca. 1823 and 1930. Approximately 86 per cent of the buildings in the multiple resource nomination were constructed between 1900 and 1920. This nomination, together with two individual properties in Kingstree already listed in the National Register of Historic Places, reflects the historical and architectural development of the town.

The town of Kingstree (population 3,381) is located in central Williamsburg County fifty miles west of the Atlantic Ocean. Kingstree is the county seat and serves as the commercial center for the surrounding area. It is located on the major north-south highway U. S. 52 which connects Charleston and Florence, South Carolina. Kingstree is also served by the Seaboard Coast Line Railroad.

Ulster Scots began moving into the Kingstree area in the 1730s. Although the town of Kingstree was surveyed in 1737, there were few buildings constructed in the area in the eighteenth century. In 1800, the town consisted of several stores and a few small homes.

With the construction of the Williamsburg County Courthouse ca. 1823, Kingstree began to grow into a small community. Between 1830 and 1860, several substantial frame vernacular homes, such as the Scott-Hauenstein House, were built by the wealthier landowners of the area. Construction of the Northeastern Railway through Kingstree in 1856 also contributed to the town's growth. After the Civil War, Kingstree continued its slow growth with its economy based chiefly upon cotton production.

Between 1900 and 1920 a boom in the tobacco market created a period of economic prosperity for Kingstree. It was during these years that most of the commercial buildings were constructed in the downtown area. After 1920, the economic boom in tobacco marketing ceased and construction in the downtown area came to a halt for many years.

The majority of the buildings in the Kingstree multiple resource nomination are representative of Victorian vernacular architecture of the early twentieth century and are situated along Main Street, Academy Street, and Hampton Street. This commercial block is unified by a predominance of one to three story brick buildings with decorative brickwork and cast-iron storefronts. The majority of these buildings have a unified setback and share common walls.

The residential areas branch out on all sides from downtown Kingstree. Although Kingstree contains many residences of architectural merit, there is no one compact area which is conducive to the identification of a residential historic district.

The downtown historic district maintains its early twentieth century integrity and there have been few intrusions into the area. The majority of the buildings have been continually occupied since their construction and retain much of their original fabric.

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Survey Methodology: The present nomination is the product of a comprehensive survey of Kingstree's Historical resources conducted by Building Conservation Technology, Inc., of Nashville, Tennessee (BCT). The goal of BCT was to identify and evaluate properties of significant architectural, historical, or cultural value. A comprehensive field survey was conducted in September-October 1980 to locate, record, and map properties of significant value. This field survey was supplemented by personal interviews with property owners and local historians, and research into local land records. Resources examined included newspapers, census records, historic house data and published histories.

Criteria utilized in both the preliminary survey and in development in the National Register nomination included:

1. evidence of historical, and/or cultural associative values.
2. architectural merit.
3. architectural incidence in the community.
4. effect of alterations and impairment to original fabric.
5. effect of the building on neighborhood/community environment.

Data collection procedures included:

1. definition of the study area limits based on a preliminary survey conducted by the team leader.
2. identification of buildings by style, owner, date, and location on individual survey forms and tax maps.
3. recording of individual buildings and neighborhood streetscapes with photographs including aerial photographs of the commercial block.
4. evaluation of buildings to determine classification as pivotal, contributing, or noncontributing.
5. mapping of properties to illustrate the distribution of pivotal, contributing and noncontributing categories.
6. the actual survey was an intensive survey which recorded every building within the town limits of Kingstree that appeared to date from 1940 or earlier.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify) Local history
<b>Specific dates</b>	ca. 1823-1930	<b>Builder/Architect</b>	N/A	

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

Included in the multiple resource nomination for the Historic Resources of Kingstree are one individual property and one historic district (forty-eight properties) which are of historic and architectural significance to the town of Kingstree, South Carolina. These properties join the two properties in Kingstree already listed in the National Register of Historic Places. The individual property included in the nomination is one of the few homes constructed in the nineteenth century which still stands in Kingstree. This home has been an important landmark in local history and its owners have included many prominent Kingstree residents. The historic district included in the nomination serves as a reminder of Kingstree's days of economic growth and prosperity. Most of these buildings were built between ca. 1900 and 1920 and reflect an important era in Kingstree History

Williamsburg County was one of nine townships created in 1730 by the Royal Governor of South Carolina to promote settlement in the interior of the state.<sup>1</sup> As early as the autumn of 1732, Ulster Scots were moving into the township and settling around what was to become the community of Kingstree.<sup>2</sup> According to tradition Kingstree was named for a large white pine tree which grew on the site of the settlement. In the royal grants of land in South Carolina, the king reserved for his own use all the white pine trees to aid in shipbuilding for the British Navy. One of these trees grew near the head of navigation of the Black River and this was the spot chosen for the settlement which became Kingstree.<sup>3</sup> In 1737, the town of Kingstree was surveyed and laid out on a grid system. Many settlers moved into the area and indigo became a major cash crop. These early settlers usually built their homes on their plantations near the site of Kingstree, however, rather than on their town lots.<sup>4</sup>

Between 1730 and 1820 Kingstree was a rural settlement consisting of a few homes and stores. Roads were established connecting Kingstree with Georgetown, Camden, Charleston and other communities.<sup>5</sup> During the Revolutionary War there was skirmishing around the area between American forces under Francis Marion and British forces commanded by Banastre Tarleton.<sup>6</sup> After the war, settlement at Kingstree remained sparse and in 1788 the town consisted of five small buildings, a race track, and a parade ground for the local militia. Of these five buildings, two were stores which served the surrounding area.<sup>7</sup> Kingstree continued as a small village into the early 1800s.

In 1804, Williamsburg County became a circuit court district and in 1805 court was required to meet at Kingstree. A post office was created at Kingstree in 1810 and several new stores and a sawmill were erected during these years.<sup>8</sup> In 1820, the South Carolina legislature appropriated \$10,000 for the building of the Williamsburg District Courthouse. The courthouse, designed by South Carolina architect Robert Mills, was occupied in 1823.<sup>9</sup> In the first half of the nineteenth century several substantial homes were built in Kingstree. One of these was built by Joseph Scott who owned large tracts of land in and around Kingstree. This two-story frame house is still standing (Scott-Hauenstein House). The town assumed even more prominence in the area after the North-

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eastern Railway was built from Charleston through the community in 1856.<sup>10</sup> Kingstree continued its slow growth after the Civil War with its economy based chiefly upon cotton production. In 1880 the population of Kingstree totalled 384 persons and by 1890 it had grown to 539.<sup>11</sup>

Between 1900 and 1920, Kingstree became a major tobacco center resulting in extensive commercial expansion in the community. In 1900, the population of Kingstree stood at 760.<sup>12</sup> During the early 1900s, tobacco production increased substantially in the county and this stimulated the local economy. In 1901, the Bank of Kingstree opened for business and by 1906 deposits in the bank totalled \$250,000.<sup>13</sup> In 1906, a second bank, the Bank of Williamsburg (Kingstree Historic District, #25), was formed and it too prospered.<sup>14</sup> A third bank, the Wee Nee Bank (Kingstree Historic District, #22), began business in 1910.<sup>15</sup> In 1906, Kingstree had twenty-two business houses, five doctors, four drug stores, a building and loan association, a board of trade, a county newspaper, and several hotels.<sup>16</sup> Several warehouses were constructed during these years and in 1909 one and three-fourths million pounds of tobacco were sold in these warehouses.<sup>17</sup>

This rapid growth continued between 1910 and 1920. In this decade, the population increased from 1,372 to 2,145.<sup>18</sup> These years saw the construction of a dozen new buildings in the downtown area including the public library.<sup>19</sup> A water works system was installed in 1910 and swampland adjacent to the downtown area was drained.<sup>20</sup> By 1918, the Kingstree tobacco market had become one of the largest in the state and in that year seven and one-half million pounds of tobacco were marketed in the city.<sup>21</sup>

This growth in the tobacco market mirrored the prosperity of American farmers between 1910 and 1920 which resulted from supplying the needs of a world at war. However, after the war farmers suffered from a depression, and towns such as Kingstree which were based on agriculture saw their economic boom come to an end. Construction in the downtown area ceased for several decades.

Kingstree has grown slowly since 1920 with most of the new commercial development moving out along Highway 52. Recent development has not significantly affected the downtown area and it still reflects its early twentieth century character.

Commerce: The prosperity which Kingstree enjoyed between 1900 and 1920 was largely generated by the role of the town as a market for surrounding farmers. Most of the commercial buildings located in the Kingstree Historic District were constructed during this period. They reflect the success of the merchants.

Architecture: The Scott-Hauenstein House is an excellent example of mid-nineteenth century vernacular architecture. It is built along a central hall plan with flanking rooms and exterior chimneys. Much of its original fabric has been retained and displays its integrity of time and place.

The Kingstree Historic District contains a unified grouping of early twentieth century vernacular commercial architecture. The main exception to this architectural grouping is the

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Williamsburg County Courthouse built in 1823. This Roman-Classic style public building still exhibits its basic massing and design despite several inaccurate changes to its facade during a major rehabilitation in 1954. The courthouse with its landscaped grounds provides an important focus for the downtown area.

Several buildings are significant to the historic district. The Nexsen building (#10) is a fine example of vernacular commercial architecture and features Doric pilasters, flat arched window heads with keystones and a corbelled brick cornice. The Wee Nee Bank Building (#22) is also a key building because of its corner location, scale, and fine decorative cornice. The cut ashlar stone finish on the Williamsburg Bank Building (#25) is also significant because of its unique stone facade which reflects the wealth of the community in the early twentieth century. The scale, arched windows and cornice of the Kingstree Hardware Company Building (#39) is also indicative of Kingstree's economic growth in the early 1900s.

The train depot (#65) and the Kingstree Public Library (#43) were also constructed during the early building boom. The train depot features wide eaves with support brackets, a bay window, and gables with fish scale shingles. The library with its arched windows, raised basement and hipped roof is reflective of the classic revival movement of the early twentieth century.

The majority of the remaining buildings in the historic district contain vernacular features and date from the early 1900s. Details such as arched doorways and windows, cast-iron columns and pilasters, decorative brick work and pressed tin interior ceilings are present on most of the district's buildings. These buildings have plate glass storefronts, are one to two stories in height, and are constructed of brick masonry.

The buildings in the Kingstree Historic District may not be individually outstanding, but their unity of scale, design and detailing makes the district a cohesive grouping of early twentieth century vernacular commercial architecture. The unity of the district has not been significantly disturbed by new developments and the existing intrusions do not detract from the area's integrity. The intrusions are either located off the street in the courthouse square or are of sufficient scale and materials that they do not take away from the district's overall character.

The majority of the buildings in the district are still used for commercial purposes and exhibit much of their original design intention and detailing significance. Today the Kingstree Historic District reflects with clarity and integrity the growth and prosperity of the town during its economic heights following the turn of the nineteenth century.

Current Preservation Projects: During the past several years there has been a growing interest in preservation activities in Kingstree. The city of Kingstree has helped to fund a study of the town's architectural and historical structures as well as this National Register nomination. Several individuals are restoring homes in Kingstree and the Williamsburg County Historical Society is active in pursuing preservation efforts. This society maintains Thorntree, an eighteenth century National Register house museum which has been moved to its present location on Nelson Boulevard.

FOOTNOTES

<sup>1</sup>Louis Wright, South Carolina: A Bicentennial History. (New York: W. W. Norton and Co., 1976) p. 85, 86.

<sup>2</sup>Ibid, p. 87.

<sup>3</sup>Edward McCrady, The History of South Carolina Under the Royal Government 1719-1776. (New York: Russell and Russell, 1899) p. 134.

<sup>4</sup>Anthony Williams, deputy surveyor, "A Plan of the Town of Williamsburgh Upon Black River in Craven County," 25 August 1737, Map Box 13, Folder 2, South Carolina Department of Archives and History, Columbia, S.C.; William W. Boddie, History of Williamsburg (Columbia, S.C.: The State Company, 1923), pp. 8-9, 21, 41-43, 137-138; George C. Rogers, Jr., The History of Georgetown County, South Carolina (Columbia, S. C.: University of South Carolina Press, 1970), p. 27.

<sup>5</sup>Boddie, History of Williamsburg, pp. 60-62, 137-138.

<sup>6</sup>Boddie, History of Williamsburg, pp. 94-113.

<sup>7</sup>Ibid, pp. 137-138.

<sup>8</sup>Ibid, pp. 216, 251; Thomas Cooper, ed. The Statutes at Large of South Carolina, 10 volumes (Columbia, S.C.: A. S. Johnston, 1839), 5: 478, 497.

<sup>9</sup>Ibid, p. 217; Robert Mills, Statistics of South Carolina (Charleston, S.C.: Hurlbut and Lloyd, 1826) p. 766; South Carolina General Assembly, Committee on Public Buildings, Report and Supporting Papers on the Report of the Board of Public Works Concerning Contracts for Various Public Buildings Around the State, 14 December 1822, Combined Index 0010 004 1822 00110 00, South Carolina Department of Archives and History.

<sup>10</sup>Ibid., p. 324; Samuel D. McGill, Narrative of Reminiscences in Williamsburg County (Columbia, S. C.: Bryan Printing Co., 1897) p. 248.

<sup>11</sup>Department of the Interior. Statistics of the Population of the United States at the Tenth Census. 13 volumes (Washington, D.C.: Government Printing Office, 1883), 1:330; Department of the Interior, Compendium of the Eleventh Census, 1890, 15 parts (Washington, D. C.: Government Printing Office, 1892). 1:310; Bodie, History of Williamsburg, pp. 536-537.

<sup>12</sup>Department of the Interior, Twelfth Census of the United States Taken in the Year 1900, 10 volumes (Washington, D.C.: Government Printing Office, 1901) 1:355; Bodie, History of Williamsburg, pp. 538-539.

<sup>13</sup>Boddie, History of Williamsburg, p. 496, 497; The County Record (Kingstree, S. C.), 23 August 1906.

<sup>14</sup>Ibid, p. 498.

<sup>15</sup>Ibid, p. 499.

<sup>16</sup>The County Record (Kingstree, S.C.), 23 August 1906, p. 2; Sanborn Map Company, Kingstree, South Carolina, New York, 1908.

<sup>17</sup>Boddie, History of Williamsburg, p. 538.

<sup>18</sup>Department of Commerce, Thirteenth Census of the United States Taken in the Year 1910, 11 volumes (Washington, D.C.: Government Printing Office, 1913) 1:648; Department of Commerce, Fourteenth Census of the United States Taken in the Year 1920, 11 volumes (Washington, D.C.: Government Printing Office, 1921) 1:606.

<sup>19</sup>Sanborn Map Company, Kingstree, South Carolina, New York, 1920.

<sup>20</sup>Boddie, History of Williamsburg, pp. 518-519.

<sup>21</sup>Ibid, pp. 538, 539.



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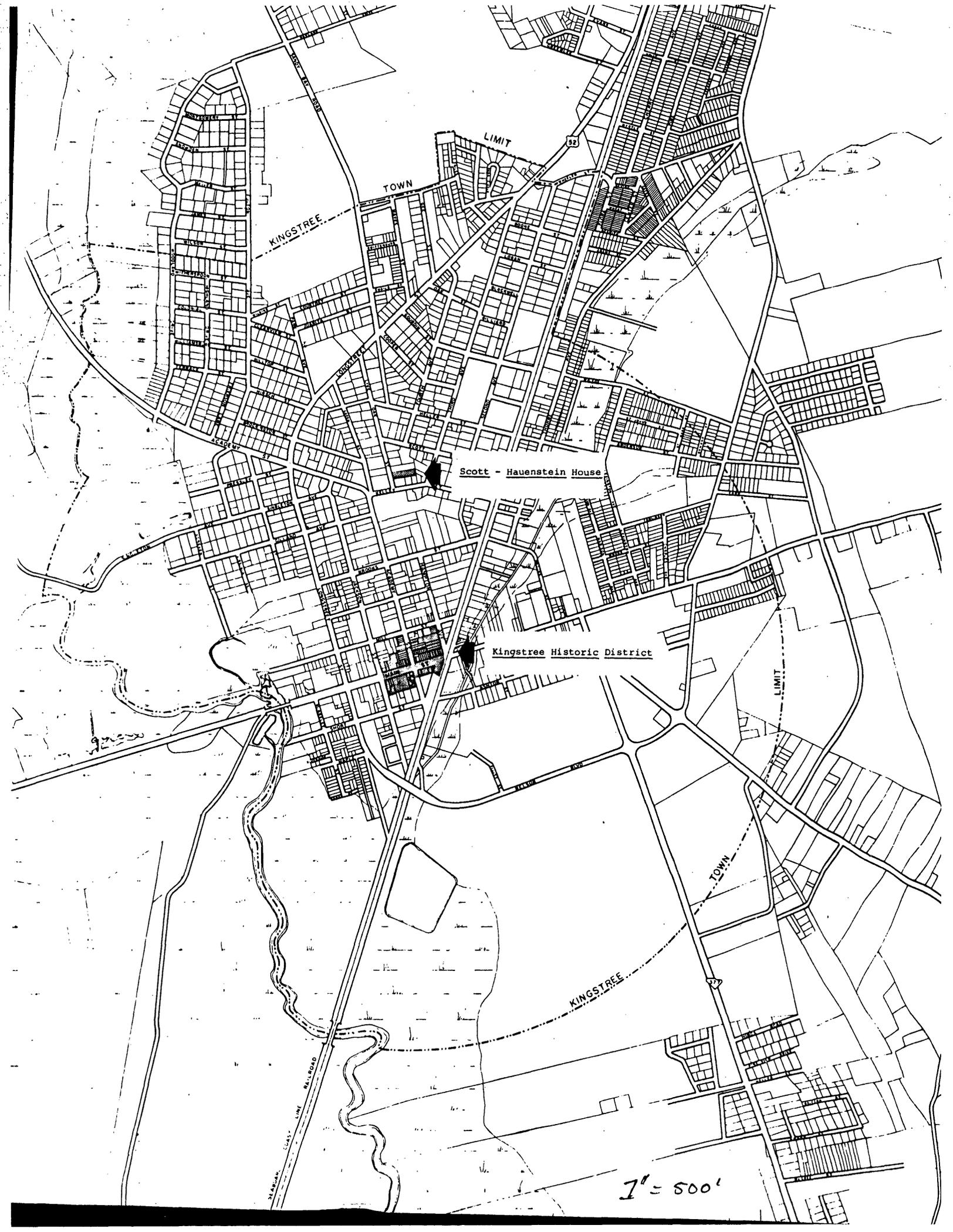
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KINGSTREE

TOWN

LIMIT

92

Scott - Hauenstein House

Kingstree Historic District

LIMIT

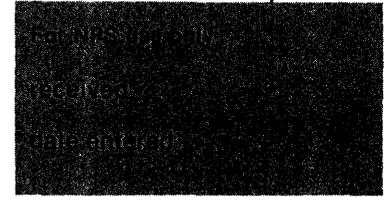
TOWN

KINGSTREE

1" = 500'

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National Park Service

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Multiple Resource Area  
Thematic Group

dnr-11

Name Kingstree Multiple Resource Area  
State South Carolina

Nomination/Type of Review

Date/Signature

1. Scott House

Entered in the  
National Register Keeper

Melvin Byers 6/25/82

Attest

2. Kingstree Historic District

Entered in the  
National Register Keeper

Melvin Byers 6/25/82

Attest

3.

Keeper

Attest

4.

Keeper

Attest

5.

Keeper

Attest

6.

Keeper

Attest

7.

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