

(X) NOT FOR PUBLICATION

3/27/86

SOUTH CAROLINA INVENTORY FORM FOR HISTORIC DISTRICTS AND
INDIVIDUAL PROPERTIES IN A MULTIPLE PROPERTY SUBMISSION

NAME OF MULTIPLE PROPERTY SUBMISSION: Lower Richland County Multiple Resource Area

PREFERRED NAME OF PROPERTY: Magnolia

HISTORIC NAME OF PROPERTY: Magnolia; Kavering Place

COMMON NAME OF PROPERTY: Mr. Francis Tucker Hopkins House

LOCATION: On S. C. Hwy. 769 near Gadsden, S. C.

CLASSIFICATION: Building

OWNER: Lillah Adams Hayne Estate
Route 2, Box 269
Eastover, S. C. 29044

DESCRIPTION

Magnolia (Wavering Place) is a large two-story, frame building constructed ca. 1855. The building, an elegant Greek revival style residence, is essentially unaltered since its construction.

The house has a full stuccoed brick basement and weatherboard siding. A monumental hexastyle Greek Doric portico is the primary character-defining element; this portico, and the pilasters and entablature that are carried around the house, govern the proportions and scale of all elements. The columns, which rest on tall stuccoed pedestals, are carefully scaled and detailed after the Greek Doric order. The building's entablature is patterned after the Tuscan order. Fluted pilasters are placed at the building's corners; these carry the entablature around the building. The facade (south elevation) is symmetrical, with five bays and two tiers of porches beneath the portico. Central entrances with rectangular transoms and sidelights open to both tiers of the porch. The flanking windows have six-over-six sash with louvered shutters.

The east and west elevations have four bays. Many of the shutters have been removed from these elevations. The north (rear) elevation has a one-story porch with paneled pillars spanning the three central bays; a central entrance on the first floor has a transom and sidelights. The central bay on the second floor has paired four-over-four windows.

The grounds of the property include several antebellum outbuildings. A one-story, brick building to the northwest served as the kitchen and as an office. Three one-story, frame buildings to the northeast include a smokehouse and two slave houses. A modern pump house is located to the west of the main house.

SIGNIFICANCE

AREA OF SIGNIFICANCE: Architecture
Education
Black History

LEVEL OF SIGNIFICANCE: S (for office use only)

SUMMARY OF SIGNIFICANCE

Magnolia is significant as one of the few remaining large antebellum plantation houses in lower Richland County. Architecturally, this house's significance rests primarily upon its imposing portico of the Greek Doric Order. A monumental Greek revival mansion, this house is the only one of its type and scale remaining in Richland County.

Constructed ca. 1855 for Mrs. Frances (Fannie) Tucker Hopkins (1806-1864), the wealthy widow of David Thomas Hopkins, prominent Richland County planter, she "took great delight in the building and landscaping of the house and grounds."(1)

Mrs. Hopkins established for her granddaughters a school in the basement of Magnolia. Begun ca. 1860, "Magnolia School" served a number of neighborhood children; a Miss Savage served as governess.(2)

Magnolia passed in 1869, after the death of Mrs. Hopkins' only surviving son, John David Hopkins, to James Pickett Adams, who was her first cousin. Adams purchased the house and two tracts aggregating 2,200 acres for \$11,250.00 at a public sale.(3) Adams, a Confederate veteran and member of the South Carolina General Assembly (1858-1861 and 1880-1889), renamed the property "Wavering Place."(4) The property has remained in the same family for 116 years.

ACREAGE: Approximately 3.3 acres

VERBAL BOUNDARY DESCRIPTION: The boundary of the nominated property is shown as the black line on the accompanying Richland County Tax map #27600, section 2, parcel 2, with a scale of 1 inch equalling 400 feet. It includes the historic buildings (house and outbuildings) and their immediate surroundings.

QUAD NAME: Congaree, S. C.

Quad Scale: 1:24,000

UTM REFERENCE POINT: 17/517240/3751990

OTHER INFORMATION:

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SOUTH CAROLINA INVENTORY FORM FOR HISTORIC DISTRICTS AND INDIVIDUAL PROPERTIES IN A MULTIPLE PROPERTY SUBMISSION

3/27/86

NAME OF MULTIPLE PROPERTY SUBMISSION: Lower Richland County Multiple Resource Area

PREFERRED NAME OF PROPERTY: Barber House

HISTORIC NAME OF PROPERTY: Same

COMMON NAME OF PROPERTY: Same

LOCATION: East of County Road 37, approximately 1 mile south of the Hopkins community (Take Barberville Loop Rd.)

CLASSIFICATION: Building

OWNER: Celestine B. Daniels, et. al.
Rt. 1, Box 81
Hopkins, S. C. 29061

DESCRIPTION

The original ca. 1880 core of the Harriett Barber House is a rectangular, one-story, frame building with weatherboard siding approximately thirty by twelve feet. The house has a gable roof and an interior chimney on the ridge line. The foundation is brick piers. The facade is pierced by a central door flanked by two two-over-two windows. A two-over-two window is centered in each side elevation.

The house originally had two rooms. The interior walls had no sheathing and each room had a fireplace on the wall dividing the two rooms. The interior been remodeled.

The present porch on the facade, which is supported by wooden posts on brick piers, was constructed in 1927. Various frame, weatherboarded additions were made to the rear of the house in 1911, 1925, and 1930, more than doubling the size of the building.

SIGNIFICANCE

AREA OF SIGNIFICANCE: Architecture
Black History
Politics/Government

LEVEL OF SIGNIFICANCE: S (for office use only)

SUMMARY OF SIGNIFICANCE

The Barber House, which according to family tradition was constructed ca. 1880 and expanded in the early twentieth century, is significant for its association during the late nineteenth century with the South Carolina Land Commission, a unique attempt by a southern state to give freedmen the opportunity to own land. Although many freedmen eventually lost their land, the land on which the Barber House is located has remained in the same family since 1872. The numerous additions made to the house in the early twentieth century reflect the growing prosperity of this black family in the years after the Civil War.

In 1872 Samuel Barber, a former slave, purchased lot number 35, which contained forty-two and one-half acres, of the Hopkins Tract, one of six tracts in Lower Richland County purchased by the South Carolina Land Commission for redistribution.¹ In 1879 his wife, Harriet, also a former slave, made the final payment and received title to the property.² According to the 1880 census, the family was farming approximately twenty-four acres of the land; two acres were planted in Indian corn and twenty-two were planted in cotton. The farm included one mule and one working ox.³ According to family tradition, Samuel Barber founded St. John's Baptist Church near Hopkins.⁴

After the deaths of Samuel Barber in 1891 and Harriet Barber in 1899, their son John and his wife Mamie Holly lived in the house, where they raised eleven children. In addition to farming the property, John Barber was a public school teacher for approximately forty-five years and a Baptist preacher for over sixty years. Since John Barber's death in 1957, the house has remained in the Barber family and is today occupied by a great-grandson of Harriet and Samuel Barber.⁵

ACREAGE: Approximately .25 acre

VERBAL BOUNDARY DESCRIPTION: The boundary of the nominated property is shown as the black line on the accompanying Richland County tax map #21511, section 2, parcel 2, with a scale of 1 inch equalling 100 feet. It includes the historic buildings (house and outbuildings) and their immediate surroundings.

QUAD NAME: Fort Jackson South, S.C.