United States Department of the Interior
National Park 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

historic Historic Resources of Fairfield County

and/or common Partial Inventory: Historical and Architectural Properties

2. Location

street & number County Boundaries of Fairfield County

N/A not for publication

city, town N/A vicinity of

state South Carolina code 045 county Fairfield code 039

3. Classification

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4. Owner of Property

name Multiple ownership (see individual inventory forms)

street & number

city, town

5. Location of Legal Description

courthouse, registry of deeds, etc. Fairfield County Courthouse

street & number Congress Street

city, town Winnsboro state South Carolina 29180

6. Representation in Existing Surveys

title South Carolina Inventory of Historic Places

has this property been determined eligible? yes no

date 1983–1984

depository for survey records South Carolina Department of Archives and History

city, town Columbia state South Carolina 29211
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See White Oak Historic District, # 3

Describe the present and original (if known) physical appearance

The multiple resource nomination for the Historic Resources of Fairfield County consists of twenty-three individual properties and three historic districts (totaling fifty-eight properties) of historical and architectural significance located within the boundaries of the county. Most of the properties were constructed between ca. 1800 and ca. 1945. They consist of residential, commercial, industrial, educational, and religious properties, and join thirteen individual properties, two historic districts, and two archeological sites in Fairfield County already listed on the National Register. No archeological sites are contained in this nomination, which focuses on the historical and architectural development of the county.

ADDITIONAL INFORMATION

Fairfield County is located in the Piedmont section of north central South Carolina within a 699 square mile area. The 1980 census indicated a county population of 20,700. With the exception of the centrally located county seat of Winnsboro (population 2,919) and the town of Ridgeway (population 343) in the southeastern section, Fairfield County is primarily rural. The most prominent historical resources in the county are rural residences of antebellum planters.

Much of the county's hilly, rolling terrain is covered by ponds, pastures and pine timberlands. The timberlands represent part of an extensive soil conservation program begun in the 1930s to reclaim generally infertile and severely eroded land seriously depleted by generations of intensive cotton cultivation. Prominent physical features include the Catawba and Broad Rivers, the Wateree River Reservoir, Lake Monticello, and the Sumter National Forest.

Prior to white settlement most of the area of present-day Fairfield County served as a hunting ground for the Catawba Indians and their allied tribes. Initial white settlement occurred between 1740 and 1770 along the Broad, Wateree, and Little Rivers and tributaries. Fairfield County was originally part of the old Camden District, one of seven judicial districts dividing the province in 1769. The area was designated Fairfield District in 1785, and was authorized as a county under the 1868 state constitution.

Early settlers were reportedly involved in hunting, trapping, and livestock raising. Agriculture became increasingly important after the Revolutionary War, with small grains and cotton being best suited to the area. By 1824 about half of the arable land in the district was under cultivation. Concomitant with the expansion of the cotton economy was the expanding slave population in the district. Between 1790 and 1860 the black population increased more than nine hundred percent. White population grew thirty-five percent between 1790 and 1820, but declined thirty-two percent between 1830 and 1860 at least partially because of political agitation and the promise of new land in the west.

Cotton prosperity continued in the district during the antebellum years. The 1860 census shows that almost nineteen percent of the 707 total farms in the district (almost all of which produced cotton as the main cash crop) were valued at $10,000 or more.

Surviving antebellum buildings indicate that domestic and farm architecture of the period was vernacular in design. Many of the extant antebellum houses are two-story, frame, single- or double-pile-with-central-hall, with end chimneys, rear shed rooms, and front porch, sometimes with elements of classical detailing. Another type of antebellum residence found in the county is one-and-one-half-story, has a double-pile-with-central-hall plan, and is set on a raised basement.
Five small villages had developed in Fairfield District by 1826: the county seat of Winnsborough with three churches, about ten stores, fifty residences, a court house and jail, and an academy; Rocky Mount or Grimkiville on the Catawba River contained a few houses; Monticello, between Little and Broad Rivers, contained a few houses and the Jefferson Academy. Long Town was developed by wealthy planters as a retreat during the fall months. The area around present-day Ridgeway, originally known as Newlands, was settled around 1824, but it wasn't until the Columbia and Charlotte Railroad passed through in 1850 that the town started to develop around the depot.

Although no field combat occurred in the county during the Civil War, Fairfield County suffered widespread destruction of livestock, foodstuffs, buildings, and rail lines during General Sherman's march from Columbia to North Carolina in February 1865. The total number of buildings and structures destroyed by the Federal armies is unknown, but the towns of Ridgeway, Winnsboro, and Monticello were damaged by fire.

The demise of the plantation system of cotton production resulted initially in economic chaos and the subsequent adoption of the sharecrop system in most of the county. The collapse of land values, the loss of plantation self-sufficiency, and the abolition of slavery played a leading role in the diminished status of the planter class. On the other hand, some property owners who had not been large slaveholders, such as middle class farmers, professionals, and merchants, actually experienced a post-war rise in status.

The country store took on increasing importance in the county as farmers and tenants alike became more dependent on operating credit and began to view the store as a community center. By 1883 there were ninety-one stores operating throughout the county.

Cotton, which had reemerged as the predominant crop in the county by the 1880's underwent another decline in production by the 1930's because of price competition from abroad and the western United States, devastation by the boll weevil, and tremendous erosion problems. (By 1940 almost ninety percent of the county's total acreage had been adversely affected by erosion.)

Non-agricultural, commercial activities such as granite quarrying, the bottling of mineral water and soft drinks, a power plant, and brick making represented attempts at industry and manufacturing in Fairfield County in the late nineteenth and early twentieth century.

The continued absence of major industry, in addition to extensive land abuse, was a leading cause of the large out-migration of the county's residents which still continues. Although the economy is still depressed (twenty-two percent of the 1980 population lives below poverty level), attempts are being made to base the economy on a broader range of resources such as pine forests for lumber and pulp paper, dairy and beef farms, granite quarries, and various manufacturing interests.

SURVEY METHODOLOGY

This nomination is the product of a comprehensive historical and architectural survey of almost 300 properties conducted between January 1983 and June 1984 by Nancy Fox, Historic Preservation Planner for the Central Midlands Regional Planning Council with the aid of Ben Hornsby, Jr., South Carolina Department of Archives and History, and about twenty members of the Fairfield County Historical Society. The goal of the survey was to assess for preservation potential and National Register nomination all properties in the survey area with historical or architectural value. These properties were photographed,
recorded on survey forms, and located on a county highway map, and tax maps. Supplementing
the field survey were historical research and personal interviews with property owners
and local historians. After the survey was completed, the properties were evaluated according
to the National Register criteria.
8. Significance

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Statement of Significance (in one paragraph)

The multiple resource nomination for the Historic Resources of Fairfield County consists of twenty-three individual properties and three historic districts of historical and architectural significance to the county; White Oak Historic District is comprised of nine properties, Liberty Universalist Church and Feasterville Academy Historic District of 4 properties, and Rockton and Rion Railroad Historic District of 45 properties. The properties were constructed between ca. 1784 and ca. 1945 and, together with the seventeen properties in the county already listed in the National Register, serve as a visible reminder of Fairfield County's history. Most of the individual properties in the multiple resource nomination are rural residences which reflect the agrarian nature of the county. Also included in the nomination are commercial buildings, churches and a religious campground, and properties associated with education, industry, and transportation.

ADDITIONAL INFORMATION

Most of the area of present day Fairfield County probably once served as a hunting ground for Catawba Indians and allied tribes. The land was considered part of Craven County when the Lords Proprietors ruled the province of Carolina; then in 1769 it became part of the Camden District, one of seven judicial districts which divided the province. It was officially named Fairfield District in 1785, and was changed from a district to a county under the 1888 state constitution.

Initial white settlement occurred between 1740 and 1770 along the Broad, Wateree, and Little Rivers and tributaries. Most of the settlers were of Scots-Irish ancestry from Virginia and Pennsylvania. There were also some French Huguenots and Germans.

The Regulator movement, an attempt by backcountry settlers to put down organized bands of outlaws and attain a civil and circuit court system, was active in the Fairfield District in the 1760's. During the Revolutionary War Fairfield settlers were reportedly almost unanimous supporters of the patriot cause, with leaders such as General Richard Winn, a native Virginian for whom the county seat was named, Captain James Kincaid (the Kincaid-Anderson House was listed in the National Register in 1974), and Major John Pearson. The British General Lord Cornwallis was said to have headquartered in Winnsboro in 1780.

By 1820 the expansion into the Upcountry of an economy based on cotton had transformed the area from a small farmer society into a society increasingly dominated by planters with an expanding slave population. One residence which represents this period of Fairfield County history is High Point (#2), constructed ca. 1800. Cotton prosperity continued through the antebellum years. Two examples of extremely wealthy planters' homes are Valencia and Blink Bonnie, listed in the National Register in 1971 and 1972 respectively. Other antebellum residences in the county which reflect the affluence brought by cotton production include Hunstanton (#4), the Bob Lemmon House (#20), Mayfair (#6), the Dr. John Glenn House (#9), Mt. Hope (#11), Albion (#15), the Dr. Walter Brice House (#14), and the Oaks (#18).
Although no field combat occurred in the county during the Civil War, the war and its aftermath brought changes to the county's economic, political, and societal structure. Some planters were forced to sell land because of tax delinquency and bankruptcy. The subsequent collapse of land value combined with an absence of cash resulted in the adoption of the sharecrop system whereby black freedmen contracted annually to work for housing, supplies, and a portion of the crop. Cotton production in the county recovered after the Civil War and by 1883 approximately 18,000 bales were shipped from Winnsboro to Charleston, New York, Baltimore, and Richmond.

Commerce

Commercial interests began to eclipse farming as much of the land sold in the county after the war was purchased by merchants and storekeepers who were not greatly affected by the abolition of slavery and who could offer credit to both farmers and tenants alike. White Oak Historic District represents this shift in economic dominance. White Oak was developed in the 1870s by Thomas G. Patrick and his family. Thomas G. Patrick opened a general merchandise store and subsequently amassed a fortune in land, banking, and stocks. In the western portion of the county, the store in the village of Monticello (Monticello Store and Post Office, #17), which was constructed before the Civil War, continued to play a prominent commercial role in Monticello until the mid-1960s.

Industry and Manufacturing

Industry did not develop in Fairfield County until late in the nineteenth century. Granite was quarried from the Anderson and Rion quarries on a large scale beginning ca. 1883. The Winnsboro Cotton Mill (now known as Uniroyal Inc.) has been in operation since the turn of the century. The Shivar Springs Bottling Company (#26) began operations around the turn of the century and received a charter in 1912. By 1916 the company employed about thirty-five people and was bottling both mineral water and soft drinks.

Transportation

One of the area's early overland transportation routes is reflected in Vaughn's Stage Coach Stop (#7), probably constructed ca. 1820. This house was reportedly used as a stage stop on the Columbia to Winnsboro road.

In the mid-nineteenth century the railroad came through Fairfield District largely in response to the need to transport cotton to marketing facilities. In addition, the Rockton and Rion Railroad, (Rockton and Rion Railroad Historic District, #47) completed ca. 1897, was used as an intrastate line to transport granite and granite products from the Anderson and Rion Quarries to the Southern Railroad at Rockton.

Architecture

A number of properties included in this nomination are excellent examples of vernacular architecture. Most of the farmhouses are frame, two-story residences with central hall and single or double pile plan. Some of the buildings reflect an awareness
of high style design with the adaptation of classical elements such as massive pedimented porticos and symmetrical facade fenestration. Examples of this are the Dr. John Glenn House (#9), Mayfair (#6), and the Dr. Walter Brice House (#14). Another type of vernacular architecture found in the county is the one-and-one-half-story, double-pile with-central-hall residence on a raised basement; examples of this are Tocaland (#19), Hunstanton (#4), and the Hunter House (#5), as well as the Meng and Brice Houses in the Winnsboro Historic District (listed in the National Register in 1971). Three of the churches in the nomination-Monticello Methodist (#21), Concord Presbyterian (#3), and New Hope A.R.P. (#23)—represent examples of local interpretation of nineteenth century religious architecture.

Education

Education played a prominent role in the history of Fairfield County as shown by the number of private academies and educational institutions that were established prior to the Civil War. Mt. Zion Institute (established ca. 1771 as Mt. Sion) was chartered as a college in 1785 in Winnsboro (listed in the National Register in 1971 as part of the Winnsboro Historic District). Jefferson-Monticello Academy was established in 1800 reportedly with the financial aid of Thomas Jefferson. The Broad River Academy in the western part of the county was established in 1824, Furman Institution (#12 and #13), was founded in 1835, and Feasterville Academy (part of the Liberty Universalist Church and Feasterville Academy Historic District (#10)) served to educate females in the mid-nineteenth century.

Black History

Although there has been a large black population in the county, few properties associated with black history have survived intact. Camp Welfare (#24), founded by 1876, is significant as an excellent example of a black religious campground.


5 Ibid., p. 538

6 Ibid., p. 211

7 McMaster, History of Fairfield County, pp. 27-28.

8 Ibid., pp. 48-49; Eighth Census, 1860: Agriculture, (Fairfield County), South Carolina Department of Archives and History, Columbia, S.C.

9 Mills, Statistics of South Carolina, pp. 539-540.

10 McMaster, History of Fairfield County, p. 81; National Register Files, South Carolina Department of Archives and History, Columbia, S.C.


12 Ibid., p. 337


14 South Carolina Resources and Population, Institutions and Industries (Charleston: Walker, Evans, and Cogswell, Printers, 1883), p. 707


16 Ibid., p. 344.
17 McMaster, History of Fairfield County, pp. 6-7.

18 Ibid., pp. 13-16.


20 McMaster, History of Fairfield County, p. 17; Mills, Statistics, p. 548.


22 Ibid., p. 164

23 South Carolina Resources, p. 708.


25 Ibid., p. 338.

26 Charter Record Book No. 1, Fairfield County Clerk of Court, Fairfield County Courthouse, Winnsboro, S.C., pp. 138-139.


28 Bolick, A Fairfield Sketchbook, p. 56.


30 McMaster, History of Fairfield County, p. 55.
# 10. Geographical Data

Acreage of nominated property: See Individual Inventory Forms

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Verbal boundary description and justification

The boundaries of Fairfield County, South Carolina, (See individual inventory forms)

List all states and counties for properties overlapping state or county boundaries

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<td>South Carolina</td>
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Nancy Fox, Central Midlands Régional Planning Council, Norman McCorkle, Mary Edmonds, Suzanne P. Wylde, S.C. Dept. |

date: 8/24/1985 of Archives and History |

telephone: (803) 755-5816

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

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As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature: Charles E. Lee |

date: 9/26/1985

For NPS use only

I hereby certify that this property is included in the National Register

Keeper of the National Register: date |

Attest: date |

Chief of Registration: date |

U.S. GOVERNMENT PRINTING OFFICE: 1983 0 - 419-311
Selected Bibliography


Columbia, S.C. South Carolina Department of Archives and History. Fairfield County Deeds.

Columbia, S.C. South Carolina Department of Archives and History. Fairfield County Probate Court Records.

Columbia, S.C. South Carolina Department of Archives and History. Fairfield County Royal Grants.

Columbia, S.C. South Carolina Department of Archives and History. Fairfield County Tax Returns.


Douglass, Dr. John W., Jr. Fairfield County, South Carolina. Interview, 31 January 1983.

Elkin, William B. and R. E. Map of Fairfield County, South Carolina, 1876.

Fairfield News & Herald (Winnsboro, South Carolina), 16 September 1891.


Our Heritage. N.p., n.d.


The South Carolinian (Columbia), 24 October 1844.


Winnsboro (South Carolina) *News & Herald,* 27 June 1906.
United States Department of the Interior
National Park 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

historic Fairfield County Multiple Resource Area (Partial Inventory: Historic and Supplement I Architectural Properties)

and/or common

2. Location

street & number County Boundaries of Fairfield County

state South Carolina

city, town ____________ vicinity of ____________

code 045

county Fairfield

code 039

3. Classification

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4. Owner of Property

name Multiple ownership (see individual inventory forms)

street & number

city, town ____________ vicinity of ____________

5. Location of Legal Description

courthouse, registry of deeds, etc. Fairfield County Courthouse

street & number Congress Street

city, town Winnsboro

state South Carolina 29180

6. Representation in Existing Surveys

title South Carolina Inventory of Historic Places

has this property been determined eligible? __ yes __ no

date 1983 - 1984

federal __ state __ X state __ county __ local

depository for survey records South Carolina Department of Archives and History

city, town Columbia

state South Carolina 29211
9. Major Bibliographical References
(See Continuation Sheets)

10. Geographical Data
Acreage of nominated property See Individual Inventory Forms
Quadrangle name ___________________________ Quadrangle scale ___________________________

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Verbal boundary description and justification

The boundaries of Fairfield County, South Carolina (See individual inventory forms)

List all states and counties for properties overlapping state or county boundaries

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11. Form Prepared By
name/title Andrew W. Chandler and J. Tracy Power Original Form Prepared by Debra J. Allen, S. C. Dept. of Archives and History
organization S. C. Department of Archives and History date 7/1/86
street & number 1430 Senate Street telephone (803) 734-8577
city or town Columbia state South Carolina 29211

12. State Historic Preservation Officer Certification
The evaluated significance of this property within the state is:

national x state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature ___________________________ date 7/03/86

title State Historic Preservation Officer

For NPS use only
I hereby certify that this property is included in the National Register

Keeper of the National Register date 8-13-86

Attest: ___________________________ date ___________________________

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<td></td>
<td>8.</td>
<td>Entered in the National Register</td>
<td>12/6/84</td>
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<td>Glenn, Dr. John, House</td>
<td></td>
<td>9.</td>
<td>Entered in the National Register</td>
<td>12/6/84</td>
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<td>High Point</td>
<td></td>
<td>10.</td>
<td>Entered in the National Register</td>
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<td>Item number</td>
<td>Name</td>
<td>State</td>
<td>Nomination/Type of Review</td>
<td>Date/Signature</td>
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<td>11.</td>
<td>Hunstanton</td>
<td>SOUTH CAROLINA</td>
<td>Entered in the National Register</td>
<td>Keeper: 12/6/85</td>
</tr>
<tr>
<td>12.</td>
<td>Hunter House</td>
<td>SOUTH CAROLINA</td>
<td>Entered in the National Register</td>
<td>Seeker: 12/6/85</td>
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<tr>
<td>13.</td>
<td>Libert Universalist Church and Feasterville Academy Historic District</td>
<td>SOUTH CAROLINA</td>
<td>Entered in the National Register</td>
<td>Seeker: 12/6/85</td>
</tr>
<tr>
<td>14.</td>
<td>Mayfair</td>
<td>SOUTH CAROLINA</td>
<td>Entered in the National Register</td>
<td>Seeker: 12/6/85</td>
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<td>15.</td>
<td>Monticello Methodist Church</td>
<td>SOUTH CAROLINA</td>
<td>Entered in the National Register</td>
<td>Seeker: 12/6/85</td>
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<td>16.</td>
<td>Monticello Store and Post Office</td>
<td>SOUTH CAROLINA</td>
<td>Entered in the National Register</td>
<td>Seeker: 12/6/85</td>
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<tr>
<td>17.</td>
<td>Mount Hope</td>
<td>SOUTH CAROLINA</td>
<td>Entered in the National Register</td>
<td>Seeker: 12/6/85</td>
</tr>
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<td>18.</td>
<td>New Hope A.R.P. Church and Session House</td>
<td>SOUTH CAROLINA</td>
<td>Entered in the National Register</td>
<td>Seeker: 12/6/85</td>
</tr>
<tr>
<td>19.</td>
<td>Old Stone House</td>
<td>SOUTH CAROLINA</td>
<td>Entered in the National Register</td>
<td>Seeker: 12/6/85</td>
</tr>
<tr>
<td>20.</td>
<td>Rockton and Rion Railroad Historic District</td>
<td>SOUTH CAROLINA</td>
<td>Entered in the National Register</td>
<td>Seeker: 12/6/85</td>
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United States Department of the Interior
National Park Service
National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received: 10/6/84
date entered

Name: Fairfield County MRA
State: SOUTH CAROLINA

Nomination/Type of Review

21. Shivar Springs Bottling Company Cisterns
   Entered in the National Register
   Keeper:
   Attest:

22. The Oaks
   Keeper:
   Attest:

23. Tocaland
   Entered in the National Register
   Keeper:
   Attest:

24. Vaughn's Stage Coach Stop
   Keeper:
   Attest:

25. White Oak Historic District
   Keeper:
   Attest:

26. Lemmon, Bob, House
   Keeper:
   Attest:

27. Mount Olivet Presbyterian Church
   Keeper:
   Attest:

Page 3 of 7

Multiple Resource Area
Thematic Group

Date/Signature

Keeper

Attest