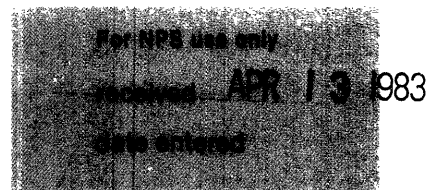


United States Department of the Interior
National Park Service

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 Rose Hill Plantation House

and/or common

2. Location

street & number .9 miles northeast of US 278, 2.5 miles northwest of the intersection of US 278 and SC 46 NA not for publication

city, town Bluffton vicinity of ~~congressional district~~

state South Carolina code 045 county Beaufort code 013

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 checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Rose Hill Development Corporation

street & number 1 Rose Hill Drive

city, town Bluffton vicinity of state South Carolina 29910

5. Location of Legal Description

courthouse, registry of deeds, etc. Beaufort County Courthouse

street & number

city, town Beaufort state South Carolina 29902

6. Representation in Existing Surveys

title Inventory of Historic Places in South Carolina has this property been determined eligible? yes no

date 1981 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		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Rose Hill, on the Colleton River in Beaufort County, is a two-story, frame, Gothic Revival residence built ca. 1858-60 for Dr. John Kirk. The completion of the house was delayed by the Civil War, and Rose Hill stood incomplete until 1946 when Mr. and Mrs. John Sturgeon purchased Rose Hill and engaged architect Willis Irvin to complete and restore the house. The absence of alterations or modernizations in the years between the Kirk and Sturgeon occupancies and the compatibility of Irvin's work with the original design and fabric provide for exceptional historic integrity in the property.

Exterior: Rose Hill is a two-story, cruciform, Gothic Revival building with a brick foundation, vertical board-and-batten siding, and a steeply pitched gable roof sheathed in standing-seam metal. The facade (south elevation) has a projecting arm of the cruciform plan composed of a first-story porch and a second-story porch room. The porch has Gothic clustered piers carrying an arcade of pointed arches with board-and-batten spandrels and a bracketed cornice. The main entrance beneath the porch is framed by clustered-pier responds. Similar clustered piers separate the double doors and the sidelights. Cusped arches rise from the piers and responds in the interior of the porch and in relief above the entrance.

The porch room of the second floor features a central traceried Gothic lancet window with wooden muntins and tracery, quarrels, and a hood molding with a crocketed finial. The roof of this arm of the cruciform is a steeply pitched gable with deep overhanging eaves, sawn rafter tails, and the fragments of a pendant and pinnacle at its peak. The original sawn vergeboards have been removed. At the sides of the projecting porch room, gabled half-dormers with paired four-over-four sash and quarrel overlights pierce the eaves of the roof.

To the right of the entrance arm is a projecting one-story polygonal bay with paired four-over-four windows with hood molds in each of the three outer facets. A gabled half-dormer with paired, six-over-six windows and quarrel overlights is on the second story of the house above the polygonal bay. To the left of the entrance arm is a one-story porch with a concave metal roof sheltering three bays of the facade. This porch originally had grouped chamfered piers supporting its roof, but these were replaced with wrought-iron supports in 1946-49. The window sash of the first floor is eight-over-eight with four-panel wooden skirting beneath each window. Two gabled half-dormers on the second story have paired four-over-four windows and quarrel overlights.

A one-story solarium with a three-faceted west end and foundations and siding compatible with the original fabric extends from the west elevation of the house. This solarium was built in 1946-49 replacing an existing one-story wing of similar but smaller form. The solarium has three bays facing south with hood molding matching the hood molds of the original windows. The second floor of the west elevation has a central tripartite window with a nine-over-nine window flanked by six-over-six windows. Each element of this window has a pointed-arch head. Paired four-over-four windows are on either end of the second floor of the west elevation.

The east elevation of Rose Hill has, on its first story, a paired four-over-four window on the left and a projecting polygonal bay on the right with single six-over-six windows in each of the three outer facets. The second story of the east elevation has a central tripartite window similar to that of the west elevation but without the pointed-arch heads. Paired four-over-four windows are at the ends of this elevation as well.

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/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates ca.1858-60; ca.1946-49 **Builder/Architect** unknown; Willis Irvin (1946-49)

Statement of Significance (in one paragraph)

Rose Hill Plantation House, located on a large undeveloped tract in the Rose Hill Plantation residential development in Beaufort County, is a large, two-story, frame, Gothic Revival residence. The house is believed to have been constructed for Dr. John Kirk and his wife Caroline ca. 1858-60. Rose Hill was not completed before the Civil War and remained unfinished until ca. 1946 when John and Florence Sturgeon purchased Rose Hill and renovated it for their private residence. Rose Hill is significant as an exceptional example of antebellum Gothic Revival residential architecture. The renovation of Rose Hill ca. 1946-49 by architect Willis Irvin painstakingly preserved most of the original fabric and matched all new construction to the style of the house.

Additional Information: Rose Hill is believed to have been constructed for Dr. John Kirk ca. 1858-60. The plantation tract was known as Rose Hill at least as early as ca. 1828 when it was purchased by James Kirk, Dr. Kirk's uncle and, later, father-in-law. The property, formerly part of Devil's Elbow Barony, was reputedly a wedding present to James Kirk's daughter Caroline when she married her cousin, John Kirk.¹

Dr. Kirk was a wealthy planter and physician.² In 1860, at which time he probably resided at Rose Hill, he owned real estate valued at \$50,000, personal property valued at \$152,000, and 154 slaves. He had two children, Emily and William J., and employed the Reverend J. Robertson as their tutor.³ The Kirks apparently left Rose Hill for most of the war as indicated by letters written from Callawassie, Black Swamp, and Grahamville.⁴ Caroline Kirk died in Grahamville in 1864 and is buried at the Grahamville Cemetery.⁵ Dr. Kirk wrote his daughter Emily late in 1864 from Grahamville expressing his wish to return to Rose Hill where he would have food and "some prospect of saving (his) buildings," in spite of the danger of Sherman's advancing troops. In the last months of the war and the months that followed, Dr. Kirk and his son shuttled between Rose Hill and Emily's home in York. By January 1866, Dr. Kirk and Willie were once again at Rose Hill.⁶

Family letters from the period 1866-1868 indicate that the Kirks were in dire economic straits.⁷ They did, however, retain possession of Rose Hill and although the house was largely unoccupied after Dr. Kirk's death in 1868, the property remained in the family until at least 1938.⁸ In 1946 John and Florence Sturgeon purchased Rose Hill and engaged prominent architect Willis Irvin to direct the completion and restoration of the house.⁹ When work began, scaffolding was still in place from the time of the original construction.¹⁰ Photographs from ca. 1920-30 and Irvin's working plans indicate that the renovation closely followed the original appearance of the house and all additions are in keeping with the original style. Early photos also indicate that most of the interior woodwork is original.¹¹

9. Major Bibliographical References

See continuation sheet.

10. Geographical Data

Acreeage of nominated property 11.7

Quadrangle name Spring Island, SC

Quadrangle scale 1: 24000

UMT References

A

1	7
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5	1	1	8	5	0
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3	5	7	3	0	0	0	0
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Zone Easting Northing

B

1	7
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5	1	1	8	6	0
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3	5	7	2	7	8	0
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Zone Easting Northing

C

1	7
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5	1	1	6	4	0
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3	5	7	2	9	1	0
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D

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5	1	1	6	0	0
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3	5	7	3	1	4	0
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E

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Verbal boundary description and justification The nominated area is shown bounded by the red line on the accompanying Beaufort County Tax Map #147, drawn at a scale of 1 inch = 400 feet. This boundary includes the historic house, the attached garage, and the immediate surroundings of the house, while excluding undeveloped acreage adjacent.

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

state NA code county NA code

state NA code county NA code

11. Form Prepared By

name/title Suzanne Pickens Wylie Iva Roberts Welton
John E. Wells Hilton Head Island, SC

organization South Carolina Department of Archives and History date February 1, 1983

street & number 1430 Senate Street telephone (803) 758-5816

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 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 Charles E. Lee date 3/16/83
title State Historic Preservation Officer

For NPS use only

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

[Signature] date 5/19/83

Special Agent in Charge

Chief of Registration

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date entered

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The rear (north elevation) of Rose Hill has a projecting two-story arm, completing the cruciform, and a one-story masonry addition dating from 1946-49. The windows of this elevation are paired four-over-four sash. The second story has half-dormers with quarrel overlights. There are secondary entrances on the east and west sides of the two-story wing and another entrance on the masonry addition.

A covered walkway on the northeast corner of the house leads to a 1949 garage which has a steep gable roof, board-and-batten siding, and windows similar to those of the main house. Some of the porch posts from the southwest porch of the main house appear to have been reused on the porch of the garage.

Interior: Rose Hill has a cruciform plan arranged around a central domed stair-hall. Entrance is from the south porch into the hall which is oval-shaped and has an open-stringer staircase rising at the north end of the hall and following the curve of the wall to the second-floor gallery. An elliptical dome rises above the hall with a double Bacarrat chandelier suspended from a medallion at the dome's apex. The hall has wooden floors and millwork, and plaster walls and ceilings. The millwork is unique in each of the five major first-floor rooms. The stair-hall has Georgian millwork and trim; an elaborate cornice with brackets and Greek key motifs is prominent, while the staircase has turned balusters and arabesque brackets and the gallery reveal has a Vitruvian scroll frieze. A door at the north end of the hall is curved to correspond to the curve of the walls. The hall originally had sliding doors with arched portals opening into the library at the east and the living room at the west. These sliding doors were replaced by hinged doors in 1946-49.

To the left of the entrance hall, in the southwest corner of the house, is the drawing room. This room has Georgian proportions but the millwork has a Gothic Revival character with the door and window surrounds displaying a clustered-pier motif. The mantel in the drawing room is white marble with dark marble Ionic columns and was installed during the 1940s restoration.

A formal dining room is located in the northwest corner of the house behind the drawing room. This room has original Georgian millwork enhanced by a Georgian-style mantel and overmantel installed during the restoration. The walls feature antique Chinese wallpaper, believed to date from the eighteenth or nineteenth century, which was installed here in 1946-49. The light switch plates and heating ducts have been hand-painted to match the design of the wallpaper. The solarium opens to the west, accessible from both the dining room and the drawing room.

To the right (east) of the central stair-hall are a library and a den. The library features a polygonal bay opening to the south and millwork with Georgian detail. The den has a polygonal bay opening to the east, Georgian-style millwork, and pine paneling.

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A rear hall opens from the north of the main hall leading to a service stair and other auxiliary rooms in the north arm of the cruciform. The 1946-49 pantry and kitchen addition is adjacent to this wing.

The rooms of the second floor open onto the oval gallery beneath the dome. There are two bedrooms in the east wing, two bedrooms in the west wing, a sun-room in the south wing above the first-story porch, and other bedrooms and service rooms in the north wing. The ceilings of these rooms are coved, reflecting the slope of the main rafters and the auxiliary braces that rise from the central longitudinal partition. Bathrooms and closets have been fitted into the alcoves beside the fireplaces of the second story and into the irregular corners created by the adaptation of the oval hall to a rectilinear plan. The northwest bedroom has been partitioned to allow for another bathroom.

The dome of the main stair-hall is lath and plaster on a wooden framework with the chandelier suspended from its center to light the first and second floors of the hall. This dome was built in 1946-49. In the roof structure above the second floor the original dome is intact. This unfinished dome is tall and rises to an open eye that was originally filled with stained glass. The framework, lathing, and the frieze at the eye of the dome with its hexagonal panels are intact although the stained glass is gone. The original dome was never plastered.

The roof framing of Rose Hill utilizes circular-sawn rafters with pegged joints and auxiliary bracing chords rising from the central partition in the east and west arms of the cruciform.

Rose Hill is meticulously maintained today. The house is in excellent condition. The exterior siding was sandblasted ca. 1980. Rose Hill is the center of a large, planned community of residences and recreational facilities. The house itself will be preserved in the midst of about twelve acres of woodlands and marsh.

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Architecture: Rose Hill Plantation House is an exceptional specimen of Gothic Revival architecture. The asymmetrical composition, the picturesque roofline, and the tall proportions are common elements of the style. The details of Rose Hill, including the lancet arches, the clustered piers, the vertical board-and-batten siding, the traceried windows with quarrel panes, and the crocketed finials are all integral to Gothic Revival design. The composition and details of Rose Hill are integrated in a highly sophisticated manner, indicating an architect of considerable talent and training. Rose Hill exhibits extraordinary craftsmanship as well, with the interior millwork being of exceptional note. The combination of Gothic Revival and classical details, as at Rose Hill, was not unknown in the mid-nineteenth century; a comparable building is Staunton Hill in Charlotte County, Virginia, built 1856-58.

The rehabilitation of the incomplete building in 1946-49 was done in a sensitive and appropriate manner by Willis Irvin, an architect important in his own right. This work enhances the original conception of Rose Hill.

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EXP. 12/31/84



Continuation sheet 4

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Page 1

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- Charleston, South Carolina. Kirk Family Papers. in possession of Edward Kirk Webb.
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- Grahamville, South Carolina. Grahamville Cemetery. Tombstone inscription.
- Powell, Mary Pinckney. Over-Home--The Heritage of the Pinckneys of Pinckney Colony.
- "Rose Hill Plantation." Vogue. March 1955.
- Smith, Henry A.M. "Baronies of South Carolina." South Carolina Historical Magazine. vol. 13. July 1912. no. 3.
- "Sturgeon Home to be Visited on Tour Friday." Savannah News-Press. 7 March 1964.

Footnotes

¹ Henry A.M. Smith, "Baronies of South Carolina," South Carolina Historical Magazine, vol. 13, July 1912, #3, pp. 123-24; Mary Pinckney Powell, Over-Home-The Heritage of the Pinckneys of Pinckney Colony (Columbia, S.C.: R.L. Bryan Co., 1982), pp. 116-17, 152-153.

² Census of 1850-South Carolina, microcopy #M-432, roll 849 (Washington, D.C.: National Archives Microfilm Publications, n.d.), p. 49; Federal Census of South Carolina, 1860, microcopy #M653, roll #1216 (Washington, DC: National Archives Microfilm Publications, 1934), p. 9.

³ Census of 1860; 1860 South Carolina Slave Schedules, vol. 2 (1-250) microcopy #653, roll #1231 (Washington, DC: National Archives Microfilm Publications, 1934), p. 17-19.

⁴ Kirk Family Papers, in possession of Edward Kirk Webb, Charleston, SC.

⁵ Tombstone inscription, Grahamville Cemetery, Grahamville, SC; Kirk Family Papers.

⁶ Kirk Family Papers.

⁷ Ibid.

⁸ Carolina Title and Escrow Corp., Chain of Title for Rose Hill Plantation, 1982.

⁹ Ibid.; "Sturgeon Home to be Visited on Tour Friday," Savannah News-Press, 7 March 1964.

¹⁰ Savannah News-Press; "Rose Hill Plantation," Vogue, March 1955.

¹¹ Photographs in possession of Henry S. Cram, Bluffton, South Carolina; Willis Irvin, "Alterations and Additions to Residence for Mr. and Mrs. John Sturgeon, Bluffton, South Carolina," (1946).