

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

For NPS use only

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

received **SEP 12 1985**

date entered

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

1. Name

historic Quinby Plantation House/Halidon Hill Plantation

and/or common Halidon Hill Plantation

2. Location

street & number Three miles west of Huger N/A not for publication

city, town Huger vicinity of

state South Carolina code 045 county Berkeley code 015

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	<u>NA</u> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<u>NA</u> 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 checked="" type="checkbox"/> other: hunting reserve

4. Owner of Property

name Mr. and Mrs. Thomas Huguenin

street & number Halidon Hill Plantation

city, town Huger vicinity of state South Carolina 29450

5. Location of Legal Description

courthouse, registry of deeds, etc. Berkeley County Court House

street & number Main Street

city, town Moncks Corner state South Carolina 29461

6. Representation in Existing Surveys

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

date 1972 federal state county local

depository for survey records S.C. 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 type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input checked="" type="checkbox"/> moved	date 1954
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

Located in rural Berkeley County, South Carolina, the Quinby Plantation House is believed to have been constructed around the turn of the 19th century. Architecturally, the building is significant as a valuable Federal plantation house with a distinctive design form and fine quality interior ornamentation. In 1954, in order to save the building from destruction, it was moved four miles down the Cooper River to a site on historic Halidon Hill Plantation. The site, which has similar rice plantation topography, is significant for its series of rice reserves which remain largely extant in their historic configurations.

ADDITIONAL INFORMATION

The Quinby Plantation House is a two-and-one-half story wood frame residence supported on a low brick foundation. It has a gable roof covered by asphalt shingles. The facade (west elevation) is five bays wide with a central entrance featuring a six-panel door with sidelights. Windows on the lower and upper floors are six-over-six and symmetrically placed. An 1844 painting of the house indicates that a one story piazza at one time wrapped around the house on its front facade and side elevations. It is not known if this was the original configuration and it is unknown when the side piazzas were removed. A front porch was taken down when the house was moved in 1954.

The side and rear elevations are dominated by a T-shaped rear stair tower that extends up two and one half stories in the central bay of the rear (east) elevation. On the rear facade the first floor features a recent small porch with historic columns and a six panel door with sidelights. The second story and attic story each feature a six-over-six window. The first story of the rear facade also features a steeply sloping roof which joins the main body of the house midway along the second story. The window configurations are original. Of particular interest are the pair of three-over-three windows that flank each side of the stair tower on the second story. These serve the interior of what were originally closets.

The north facade has its original configuration with the addition of a one story screen porch constructed with the posts from the former front piazza.

The south facade also has a small, one story addition which was designed in 1963. This addition contains a bedroom, bath and utility area. Detailing is similar to that located on the main body of the house.

INTERIOR

The Quinby House has a central hall scheme. The house blends the typical Georgian first floor house plan of a central hall and four room layout with what is basically a two room second floor plan.

The interior of the house is dominated by the central hall. The hall is the major architectural space in the house and measures 40' x 12'. It contains the stair near its east end. The ceilings are 11'10" tall. A central six-panel door with sidelights is located at either end of the hall. Late 18th century period mitered trim, mahogany chair rail, two piece base and Georgian wood cornice are used as finishes.

(See continuation sheet)

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 checked="" 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 checked="" 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 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. 1800 **Builder/Architect** N/A

Statement of Significance (in one paragraph)

The Quinby Plantation House, located on Halidon Hill Plantation, was constructed around the turn of the 19th century on the eastern branch of the Cooper River in the lowcountry of South Carolina¹. It was built for either Roger Pinckney or the Shubrick family; both were prominent South Carolina planters. The house is architecturally significant as a fine example of a Federal plantation house notable for its distinctive design form and fine interior ornamentation. Halidon Hill Plantation is a significant agricultural site due to its historical association with the low-country rice culture. Historically, the house and its present site are an important legacy of a unique plantation community that existed along this section of the Cooper River.

ADDITIONAL INFORMATION

As early as the late 1600's, the area along the eastern bank of the Cooper River was settled by French Huguenots². Within a narrow frame of time, this relatively small area developed into a community of inter-related families whose plantations formed a distinct riverfront neighborhood³. The area became known as the Orange or French Quarter.

In July of 1792, the Quinby property was purchased from the Shubrick family by Roger Pinckney (1770-1851) a prominent planter and lawyer⁴. In addition to his plantation operations, Pinckney was a member of the South Carolina General Assembly from 1800-1806⁵. Pinckney owned the property until 1815 when Quinby was sold to Isaac Ball⁶. Isaac Ball (1785-1825) was a prominent rice planter who also owned Midway and Limerick Plantations⁷. Upon his death in 1825, he willed his Quinby Plantation to his daughter Jane Ball, who married John Gibbes Shoobred⁸. She in turn willed the property to the daughters of her brother, William James Ball⁹. Quinby Plantation remained in the Ball family until 1950 when it was sold to a lumber company¹⁰.

By this time, the house was in a state of disintegration. In order to rescue the house from complete destruction, the Thomas Huguenins obtained the house and moved it approximately four miles to Halidon Hill Plantation¹¹. This site closely resembles the topography of the original location with the house surrounded by live oaks and overlooking rice fields with the Cooper River beyond. Moreover, the house remains within the same unique historic community located on the east branch of the Cooper River.

ARCHITECTURE

Constructed around the turn of the 19th century, the Quinby Plantation House is architecturally significant as a fine example of a South Carolina lowcountry plantation residence of the Federal ear. It is notable for its dinstinctive design which combines the formality of a four room first floor with the functionality of what is basically a two room second story. This combination of elements of a double and single house is connected by a distinctive stairway "T" which extends 2 1/2 stories from the first to the attic level of the house. The unusual combination of first and second floor plans give the Quinby House a distinctive form which blends high style and function.

(See Continuation Sheet)

9. Major Bibliographical References

See continuation Sheet

10. Geographical Data

Acreeage of nominated property 1960

Quadrangle name Huger

Quadrangle scale 1:24000

UTM References

A	<u>1,7</u>	<u>6,1,0</u> <u>4,5,9</u>	<u>3,6</u> <u>5,8</u> <u>3,0,5</u>
	Zone	Easting	Northing

B	<u>1,7</u>	<u>6,0,9</u> <u>6,6,0</u>	<u>3,6</u> <u>5,6</u> <u>8,8,5</u>
	Zone	Easting	Northing

C	<u>1,7</u>	<u>6,0,9</u> <u>0,2,0</u>	<u>3,6</u> <u>5,6</u> <u>3,4,5</u>
	Zone	Easting	Northing

D	<u>1,7</u>	<u>6,0,8</u> <u>5,2,0</u>	<u>3,6</u> <u>5,6</u> <u>1,8,0</u>
	Zone	Easting	Northing

E	<u>1,7</u>	<u>6,0,8</u> <u>0,1,5</u>	<u>3,6</u> <u>5,6</u> <u>5,8,0</u>
	Zone	Easting	Northing

F	<u>1,7</u>	<u>6,0,6</u> <u>5,4,0</u>	<u>3,6</u> <u>5,9</u> <u>9,4,0</u>
	Zone	Easting	Northing

G	<u>1,7</u>	<u>6,0,7</u> <u>0,2,0</u>	<u>3,6</u> <u>6,0</u> <u>5,1,5</u>
	Zone	Easting	Northing

H	<u>1,7</u>	<u>6,0,9</u> <u>1,6,0</u>	<u>3,6</u> <u>5,9</u> <u>4,2,0</u>
	Zone	Easting	Northing

Verbal boundary description and justification The boundary of the Quinby House/Halidon Hill Plantation National Register nomination is shown as the heavy black line on the accompanying map entitled "Map of Halidon Hill Tract" and drawn to a scale of 1 inch=10 chains. The boundary includes Quinby House, its noncontributing outbuildings, and the rice fields and reserves associated

List all states and counties for properties overlapping state or county boundaries with Halidon Hill Plantation.

state	N/A	code	county	code
-------	-----	------	--------	------

state	N/A	code	county	code
-------	-----	------	--------	------

11. Form Prepared By

name/title Julia Burr Wills/John Laurens, III/David B. Schneider

organization Preservation Consultants, Inc.

date July 22, 1985

street & number 122 Meeting Street, P.O. Box 1112

telephone (803) 723-1746

city or town Charleston

state South Carolina 29402

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

title Charles E. Lee
State Historic Preservation Officer

date 8/22/85

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

Entered in the
National Register

date 10-10-85

Keeper of the National Register

Attest:

date

Chief of Registration

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

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

For NPS use only
received
date entered

Continuation sheet 1

Item number 7

Page 1

As in the majority of the 18th century plantation houses, the first floor has an unequal division of the front and rear rooms. The front Drawing and Dining Rooms are 18'6" x 20'. They were originally connected by walk-through closets to the rear first floor chambers which measure 18'6" x 16'6". Decoration in the front rooms is typical of the late Eighteenth to early Nineteenth century refined Federal taste. Finishes are light. The mantels are particularly fine and include Adamesque decorative detail with swags and allegorical figures. The doors are six panel with butt hinges and include a molded bead insert. The panels are flat with simple rail and style detail. All the trim is mitered. The Drawing Room has a fine dentilled wood cornice and flat panel wainscoting. The Dining room has a well proportioned candle and flame dentilled cornice with a more ornate gouged chair rail and wainscoting. It also features an interesting marbelized baseboard. Both rooms are 11'10" in height.

In order to meet changing needs, in 1963 a one story addition was added to the south elevation. It contains a bedroom, bath and utility area. Interior detailing duplicates that found in the main body of the house.

A distinctive architectural feature in the Quinby Plantation House is its stair as it rises in its T-shaped stair tower. Its detail is original and consists of a mahogany rail, straight pickets and simple stringer detail. The stair rises two-and-one-half floors to the garrett breaking at each level with a generous landing.

At the second level, the stair tower leads through a well-defined arch with a keystone. The second floor features a central hall which ends in a small bedroom. These areas are flanked by two large bedrooms which feature original Federal era mantels, wainscoting and six-panel doors. The original closets, with their original windows, have been converted to bathrooms thereby preserving the historic layout of the floorplan. Ceilings on the second level are 10'11".

As the stair rises to the attic level, the stair curves into the stair well creating a cove or dome effect within the stair tower from below. This provides head height and access to the garret.

SURROUNDINGS

Halidon Hill Plantation is located in rural Berkeley County, South Carolina. The nominated acreage of 1,960 acres includes the Quinby House which is situated among live oaks overlooking rice fields with the Cooper River beyond. Located adjacent to the house are a swimming pool, two caretaker's cottages, a barn and a storage shed. These outbuildings are non-contributory one-story clapboard Twentieth Century structures which are non-intrusive. Extending behind the house are five historic rice reserves. These consist of rice reserves controlled by trunks and remain largely in their historic configurations. Halidon Hill Plantation is located within a rural and highly scenic section along the east bank of the Cooper River that contains a high concentration of important historic properties.

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

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

For NPS use only
received
date entered

Continuation sheet 2

Item number 8

Page 1

Equally notable is the quality of the interior ornamentation found in the Quinby House. The building has particularly fine quality interiors of the Federal Era. Its first floor features high style Federal features such as Adamesque mantels with decorative detail of swags and allegorical figures, fine candle and flame dentilled cornice, paneled wainscoting and marbelized baseboards. The second floor, though less formal, has fine Federal Era mantels, wainscoting and six-panel doors. The attic floor is notable for its intact pegged rafter construction.

AGRICULTURE

Since 1954, the Quinby House has been located on historic Halidon Hill Plantation. This site was historically part of Middleburg Plantation (NHL)¹². The Halidon Hill land belonged to Benjamin Simons, III of Middleburg who died in 1789 leaving the property now known as Halidon Hill to his daughter Catherine Hort¹³. The plantation, sometimes known as "Horts" was conveyed in 1843 to William James Ball¹⁴. William Ball (1825-1891) was a large scale rice planter who operated out of his home at Limerick plantation but had holdings all along the eastern branch of the Cooper River. This is the same William Ball whose daughters inherited the Quinby House from their aunt, Jane Shoolbred¹⁵. Thus the Ball family had historically owned the Quinby House on its original site and the land which became the second location for the house.

The Halidon Hill Plantation property is notable for its unusually intact system of rice fields and reserves which have remained in their historic configuration¹⁶. These historic fields and reserves are an important vestige of the rice culture which so dominated the economic, social and cultural life of the lowcountry. Rice was the area's permanent, pre-eminent staple crop through the Revolutionary and ante-bellum eras to the early 1900's when Gulf Coast competition and a series of storms ended its predominance.

The nominated acreage of Halidon Hill is significant for its important series of separate fields and reserves, named Red Dam, Hard Pinch Rice Field, Lanneau [Leneigh] Rice Field, House Reserve and Logmore Reserve¹⁷. These reserves were used to aid in supplying water for rice cultivation in the inland fields. Fresh water reserves were built above the rice fields and used for irrigation should the tidal supply prove inadequate. In addition to these reserves, a series of ditches, canals, embankments, and rice trunks, used to control the water levels in the fields, remain in existence on the property.

The rice reserves at Halidon Hill remain largely intact with their ditches and embankments in place. The trunks have remained in active use and have been upgraded through the years. Indeed the entire system of reserves has been kept in use with the former rice fields utilized for crops during the growing season and then flooded for use as a hunting reserve during the remainder of the year.

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

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

For NPS use only
received
date entered

Continuation sheet 4

Item number 9

Page 1

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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
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Continuation sheet 5 Item number 9 Page 2

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

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date entered

Continuation sheet

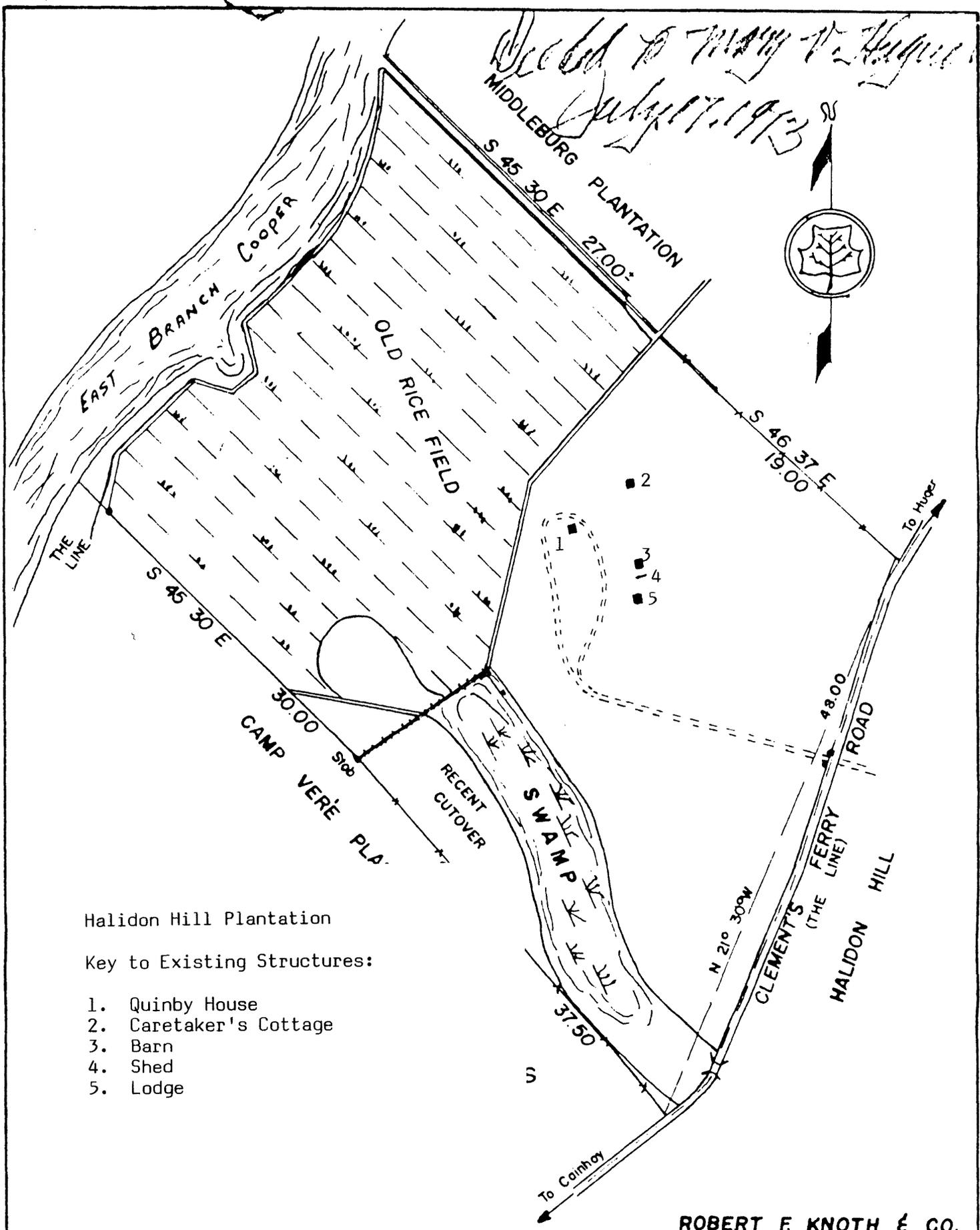
Item number

Page 1

FOOTNOTES

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9. Charleston County (South Carolina) Courthouse, Wills, Folio 457/33, 31, p.186.
10. Berkeley County (South Carolina) Courthouse, Deed Books, Vol. C-47, p. 140.
11. Interview with Mrs. Thomas Huguenin, 8 December 1984.
12. Smith, op. cit., p. 23.
13. Ibid., p. 23.
14. Ibid., p. 23.
15. Deas, op. cit., p. 186.
16. J. P. Gaillard, "Map of Halidon Hill Tract," August 1946.
17. Interview with Mrs. Thomas Huguenin, 8 December 1984.

*Deed to Mary T. Huger
July 1, 1913*



Halidon Hill Plantation

Key to Existing Structures:

- 1. Quinby House
- 2. Caretaker's Cottage
- 3. Barn
- 4. Shed
- 5. Lodge

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CHARLESTON, S. C.