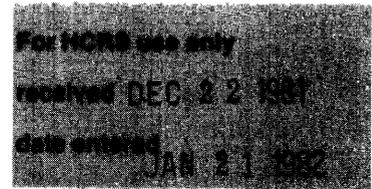


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**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

historic Seaside Plantation House

and/or common Locksley Hall

2. Location

street & number Three-quarters mile southeast of Highway 174 near Edistonian Store
not for publication

city, town Edisto Island *vic.* vicinity of congressional district First

state South Carolina code 045 county Charleston code 019

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 checked="" type="checkbox"/> park |
| <input type="checkbox"/> object | <input type="checkbox"/> in process | <input checked="" type="checkbox"/> yes: restricted | <input type="checkbox"/> private residence |
| | <input type="checkbox"/> being considered | <input type="checkbox"/> yes: unrestricted | <input type="checkbox"/> religious |
| | | <input type="checkbox"/> no | <input type="checkbox"/> scientific |
| | | | <input type="checkbox"/> transportation |
| | | | <input type="checkbox"/> other: |

4. Owner of Property

name Joan Murphey Fort

street & number Box 35

city, town Edisto Island vicinity of state South Carolina 29438

5. Location of Legal Description

courthouse, registry of deeds, etc. Charleston County Register of Mesne Conveyance

street & number 2 Courthouse Square

city, town Charleston state South Carolina 29401

6. Representation in Existing Surveys

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

date 1972 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

Located in a rural agricultural setting on Edisto Island in Charleston County, South Carolina, Seaside Plantation House is believed to have been built ca. 1810 as a residence for William Edings. Edings, a planter of sea island cotton, purchased the Seaside Plantation property in 1802 and stylistic and structural evidence support a construction date soon after for the Federal style house.

Seaside Plantation House is two and one-half stories on a raised basement. The central portion of the house is stuccoed brick with frame additions on the first floor. The gable roof now covered with metal originally had cypress shingles. There are two interior end chimneys with corbeled caps and two gabled dormers with gable ends which reflect the boxed cornices of the main house. The northeast and southwest elevations are two bays wide with louvered shutters over the double-hung, six-over-six windows. The gable ends have matched quarter round windows with paneled shutters.

The southeast elevation features a one story, five bay porch with a metal roof. Original cypress shingles can be seen under the metal. The original porch floor has been removed. A double staircase has been added under this porch, leading to the original entrance with its three-light transom, enframing pilasters, and double vertical-light door. The windows under the porch are nine-over-nine.

The northwest and southwest elevations have a single story frame addition with a single bay entrance porch on the northwest. The entrance porch on the northwest elevation is supported by two Roman Doric columns, and displays a metal roof and simple balustrade.

Interior:

The main house is one room deep, with two rooms on each floor, divided by a central stair hall. Each room features slightly different, restrained Federal detailing, with cornices, chair rails, and wainscoting. The fireplaces in the parlor and dining room have marble surrounds and wooden mantelpieces with fluted pilasters, vertically reeded entablatures, and paneled over-mantels. Mantels in the upper floors are simpler, with dentil friezes. Floors are heart pine. Stairs are simple open string, with a turned newel post and simple balusters. Several original six-panel doors remain, with those on the uppermost floor showing H-L hinges. Although most of the lath and plaster was replaced after the Civil War, some of the original split lath remains in the stair hall.

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 checked="" type="checkbox"/> 1700–1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> theater |
| <input 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

Builder/Architect

Statement of Significance (in one paragraph)

Seaside Plantation House is located in a rural agricultural setting on Edisto Island in Charleston County, South Carolina. William Edings, a planter of sea island cotton, purchased the Seaside Plantation property in 1802; stylistic and structural evidence indicate that the house was built ca. 1810. Architecturally, the two and one-half story residence is significant as an example of the Federal style.

Seaside Plantation was purchased by William Edings in 1802, and the house appears to have been built approximately 1810. The Edings were a prominent family of Edisto planters. William Edings, Senior, was a founder of the Presbyterian Church on Edisto; his son, also William, was a planter of sea island cotton, mentioned by Robert Mills in 1826. William Edings was also a member of the State Legislature 1856–1857. Reelected for a second term in 1858, he died before taking his seat. William Edings's son, John Edings, Jr., carried on his father's planting tradition at Seaside prior to the Civil War.

Architecture:

Seaside Plantation House is the only brick Federal plantation house remaining on Edisto Island. Its materials, structural system, and interior detailing suggest a construction date ca. 1810. The Edings family was prominent, but not overwhelmingly wealthy, and Seaside reflects the restraint of its builders.

The house is similar to the Charleston "single" house plan, being one room deep with a long porch across the southeast elevation. With the house angled to the southeast to catch the prevailing sea breeze, its high ceiling and ample windows provide fine ventilation. The interior features Federal decoration on the mantels, chair rails and ceiling molding, but of a simple character. The house at Seaside Plantation displays symmetry in its original design, although later additions are not as carefully planned.

Seaside is a fine example of a modest Federal plantation house. This restraint reflects the social status of a planter of moderate means who also owned other plantations on Edisto Island.

9. Major Bibliographical References

See continuation Sheet

10. Geographical Data

Acreeage of nominated property 2.33

Quadrangle name Edisto Island, S.C.

Quadrangle scale 1:24000

UMT References

A

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| Zone | | Easting | | | | | Northing | | | | | | | |

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| Zone | | Easting | | | | | Northing | | | | | | | |

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| Zone | | Easting | | | | | Northing | | | | | | | |

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| Zone | | Easting | | | | | Northing | | | | | | | |

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| Zone | | Easting | | | | | Northing | | | | | | | |

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|------|--|---------|--|--|--|--|----------|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | |
| Zone | | Easting | | | | | Northing | | | | | | | |

Verbal boundary description and justification The boundary of the Seaside Plantation House nomination is shown as the red line on the accompanying Charleston County tax map entitled "Tax Map Number 22-0-0" and drawn at a scale of 400 feet to the inch.

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

state code county code

state code county code

11. Form Prepared By

name/title W. David Chamberlain, Historic Preservation Planner

organization Berkeley-Charleston-Dorchester Council of Governments date 10-29-80

street & number Old Citadel Annex telephone (803) 577-6990

city or town Charleston state South Carolina 29403

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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Charles E. Lee (27) 12/3/81

title Charles E. Lee State Historic Preservation Officer date

For HCPS use only

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

Richard Byrne date 1/21/82

Keoper of the National Register

Entered in the National Register

Attest: date

Chief of Registration

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

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

For HCRS use only
received DEC 22 1981
date entered JAN 21 1982

Continuation sheet

Item number 9

Page 1

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