

United States Department of the Interior  
National Park Service

JAN 05 1989

National Register of Historic Places  
Registration Form

NATIONAL  
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Hicks, Zeno, House  
other names/site number McKinney-Hicks Homeplace

2. Location

street & number Intersection of U.S. Hwy. 221 and Mill Gap Road  not for publication  
city, town Chesnee  vicinity  
state South Carolina code SC county Cherokee code 021 zip code 29323

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>1</u>	<u>          </u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>          </u>	<u>          </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>1</u>	<u>          </u> structures
	<input type="checkbox"/> object	<u>          </u>	<u>          </u> objects
		<u>2</u>	<u>0</u> Total

Name of related multiple property listing:  
N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Mary Watson Edmonds 12/20/88  
Signature of certifying official Date

Mary Watson Edmonds, Deputy SHPO, SC Department of Archives and History  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.  
 See continuation sheet.

determined eligible for the National Register.  See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) \_\_\_\_\_

Arlene Byers 2/9/89  
\_\_\_\_\_  
Signature of the Keeper Date of Action

Signature of the Keeper

Date of Action

## 6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/ single dwelling

Current Functions (enter categories from instructions)

Domestic/ single dwelling

## 7. Description

Architectural Classification

(enter categories from instructions)

Central-chimney I house

Late 19th Century Vernacular

Materials (enter categories from instructions)

foundation Stone

walls Wood / weatherboard

roof Tin

other Wood

Stone

Describe present and historic physical appearance.

The Zeno Hicks House, constructed in 1886, is a two-story, rectangular, frame house built of weatherboard hand-sawn from heart pine. A one-story addition was built in 1888 adjoining the main block at the rear; each block has a gable roof. A one-story porch with shed roof, built in 1887, extends around the facade (southeast elevation) to the southwest elevation on the main block. The rear, or northwest, elevation of the house has a shed roof which continues the porch roof over a small addition created by the partial enclosure of the porch as a storage room c. 1955.

Fenestration at the facade consists of two 6/6 full length double sash windows on each story, located vertically in line above and below the porch roof. Two wooden doors placed left and right of the centerline of the facade provide separate entry to each of the two first floor rooms from the porch.

The two-story main block of the house contains four rooms of equal dimensions, with identical floor plans on each story. On the first floor the parlor and family room share a common door with a short passageway between them, and on the second floor the two bedrooms are arranged similarly. The parlor and family room on the first floor also lead to an interior stair which is "Y"-shaped and provides separate access to each of the second floor bedrooms. A central interior chimney has fireplaces for each of the four rooms, which feature carved wooden mantels. Other notable interior features include the horizontal hand-cut wall boards and hand-made single-planked doors.

The historic one-story addition was built two years after the main block as the dining room and kitchen, with construction methods and materials similar to those of the main block. The modern storage room enclosure was placed at the northwest elevation of the one-story addition.

The house is in a clearing surrounded by white oak, hickory, chestnut, and other trees on a four acre plot. The property also contains an historic outbuilding, once used as a corn crib. The crib was originally part of a barn which was across the road from the main house to the southwest, but which was torn down in 1934; the crib was moved to its present location at that time.

See continuation sheet

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)

Architecture  
Social History

Period of Significance

1886-1934  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1886  
1887  
1888

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

N/A

Architect/Builder

Wadkins, Ramus  
Lovelace, Jubilee

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Zeno Hicks House, built in 1886, is significant as a relatively intact example of a vernacular rural farmhouse of the late nineteenth century and for its association with Zeno Hicks, a prominent local folk doctor and musician of Cherokee County.

Henry Zeno Hicks, born in North Carolina in 1856, had this house built for him in 1886 after his marriage to Nancy McKinney. Ramus Wadkins, a local craftsman, built the house on land Nan Hicks had inherited from her father. In 1887 Jubilee Lovelace, another local craftsman, added the porch which originally extended around the four sides of the house. The one-story kitchen and dining room addition was built in 1888.

Hicks, though he had no formal medical training, served the Chesnee community as a doctor and veterinarian, learning from medical books and journals and from experience. He delivered many babies in Cherokee County and the surrounding area in the late nineteenth and early twentieth centuries, many of whom were named for him. Hicks also prescribed medicines, both commercial and homemade, to local citizens, including such remedies as castor oil and camphor with ginseng and sassafras. As the local notary, he performed many marriages, and kept careful records of both births and marriages in ledgers. Zeno Hicks was also a noted musician. He and five brothers formed "the Hicks Orchestra" in 1875, which performed for nearly fifty years in North and South Carolina; the Hickses played the guitar, banjo, violin, cello, and melodeon. Other features of their performances included singing, poem recitations, and dramatic readings. Zeno Hicks managed the band, which eventually included many of the younger members of the Hicks family, until his death in 1922. The "orchestra" entertained at church services, fiddlers' conventions, and concerts; a 1921 review noted, "the Hicks Orchestra are a family of extraordinary musical ability and carry a repertoire that will satisfy the fancy of any lover of music." After Hicks' death his wife Nan continued to furnish medicine and folk remedies to the Chesnee community until her death in 1934; a daughter lived in the house until 1976.(1)

See continuation sheet

## 9. Major Bibliographical References

See Continuation Sheet

### Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

See continuation sheet

### Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

### Specify repository:

S. C. Dept. of Archives and History

## 10. Geographical Data

Acreeage of property Approximately 4 acres

### UTM References

A 

1	7	4	2	2	0	4	5	3	8	9	0	0	4	5
Zone		Easting				Northing								

C 

Zone		Easting				Northing								

B 

Zone		Easting				Northing								

D 

Zone		Easting				Northing								

See continuation sheet

### Verbal Boundary Description

The boundary for the nominated property is shown as the black line on the accompanying Cherokee County Tax Map, Sheet 2, Map 3, Parcel 45, drawn at a scale of approximately 1 inch equalling 300 feet.

See continuation sheet

### Boundary Justification

The nominated property includes the house, an historic outbuilding, and their immediate settings.

See continuation sheet

## 11. Form Prepared By

name/title J. Tracy Power, NR Historian; A. W. Chandler, NR Manager; H. Thomas Shaw, Supervisor,  
organization S. C. Dept. of Archives and History date 10 July 1988 Survey & Reg. Branch  
street & number P. O. Box 11669 telephone (803) 734-8610  
city or town Columbia state South Carolina zip code 29211

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Architecture

The Zeno Hicks House is architecturally significant as a rare example of a central-chimney I house in South Carolina. This form rarely occurs in the state; and when it does it is usually from a later period and frequently associated with textile mill village housing. Many of the original finishes, such as batten doors, plain mantels and paneled walls, still remain as well. The unusual Y-shaped stair leading to the second floor is the only identified example in the state.

NOTES

(1) Helen Hicks Ezell and Helen Martin, Stories of Our People (n.p., for private distribution, 1971), "Richard and Myra Lewis Simmons Hicks," p. 7; "Henry Zeno (Hicks)," pp. 27-29. See also unidentified North and South Carolina newspaper clippings, 18 March, 15 April 1921 and undated; "Marrage Seremony," undated manuscript of Zeno Hicks; and Hicks' account book, 1903-1908; all in Zeno Hicks Papers, in possession of Clara Estelle Hicks, Pensacola, Florida; interview of Gladys Lovelace Stuck, Chesnee, S.C., by Helen S. Martin, 14 October 1986.

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BIBLIOGRAPHY

Ezell, Helen Hicks, Chesnee S.C., The First Fifty Years. Bruce Ezell,  
Ninety-Six, S.C., 1961.

Ezell, Helen Hicks and Helen Martin, Stories of Our People. n.p., for  
private distribution, 1971.

Zeno Hicks Papers, in possession of Clara Estelle Hicks, Pensacola, Florida.

McKinney-Hicks Family Papers, in possession of W. Bruce Ezell, Ninety-Six, S.C.

Interview of Gladys Lovelace Stuck, Chesnee, S.C., by Helen S. Martin,  
14 October 1986.

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

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Section number \_\_\_\_\_ Page 1 PHOTOGRAPHS

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The following information is the same for each of the photographs:

Name of property: Zeno Hicks House

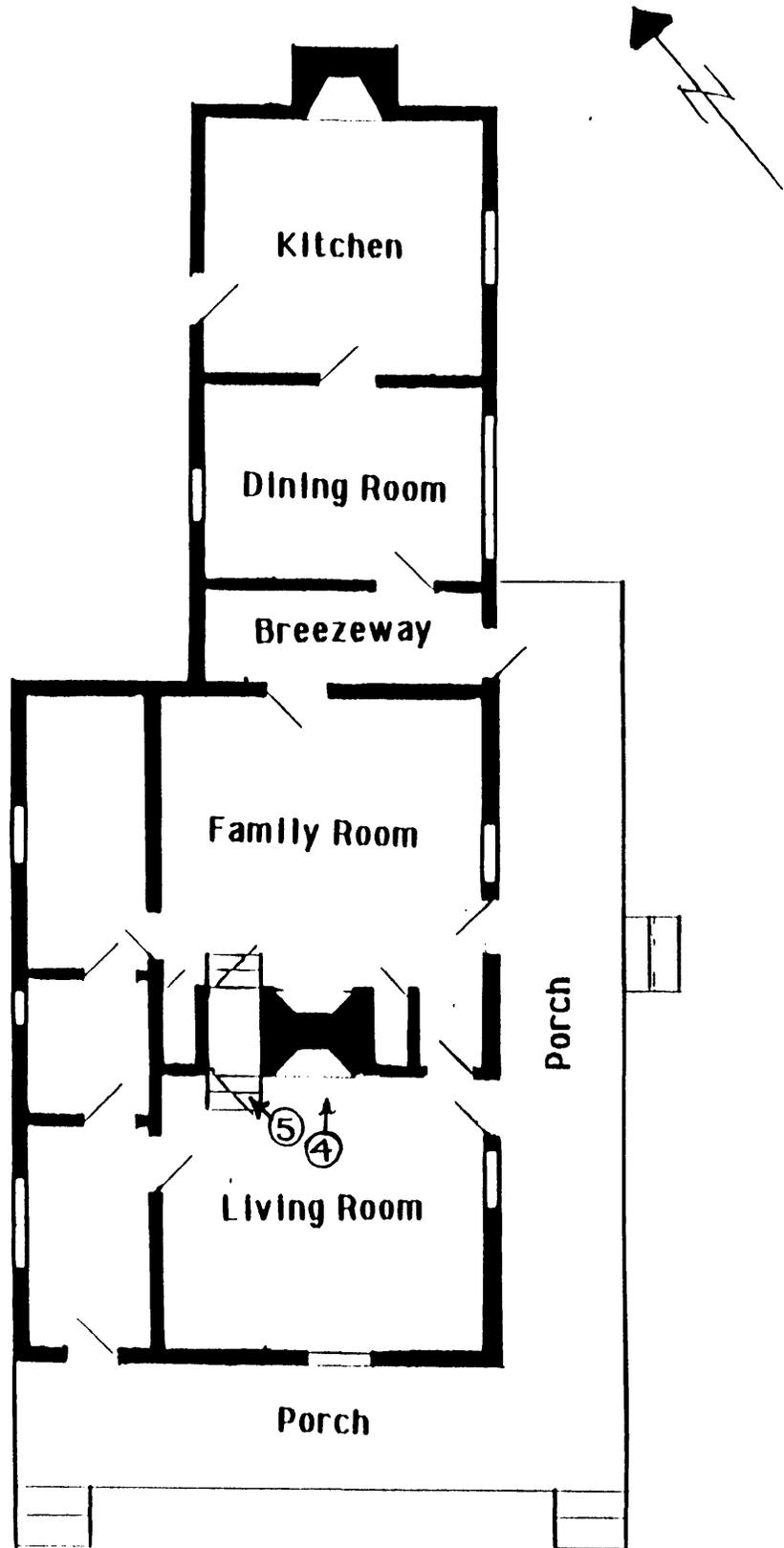
Location of property: Cherokee County, South Carolina

Photographer: Staff, SC Department of Archives and History

Location of negatives: SC Department of Archives and History

Date: August 1988

1. Northeast oblique
2. Northeast facade
3. Southwest facade
4. Mantel in living room
5. Stairway (Y-shaped)
6. Corn crib, southeast facade

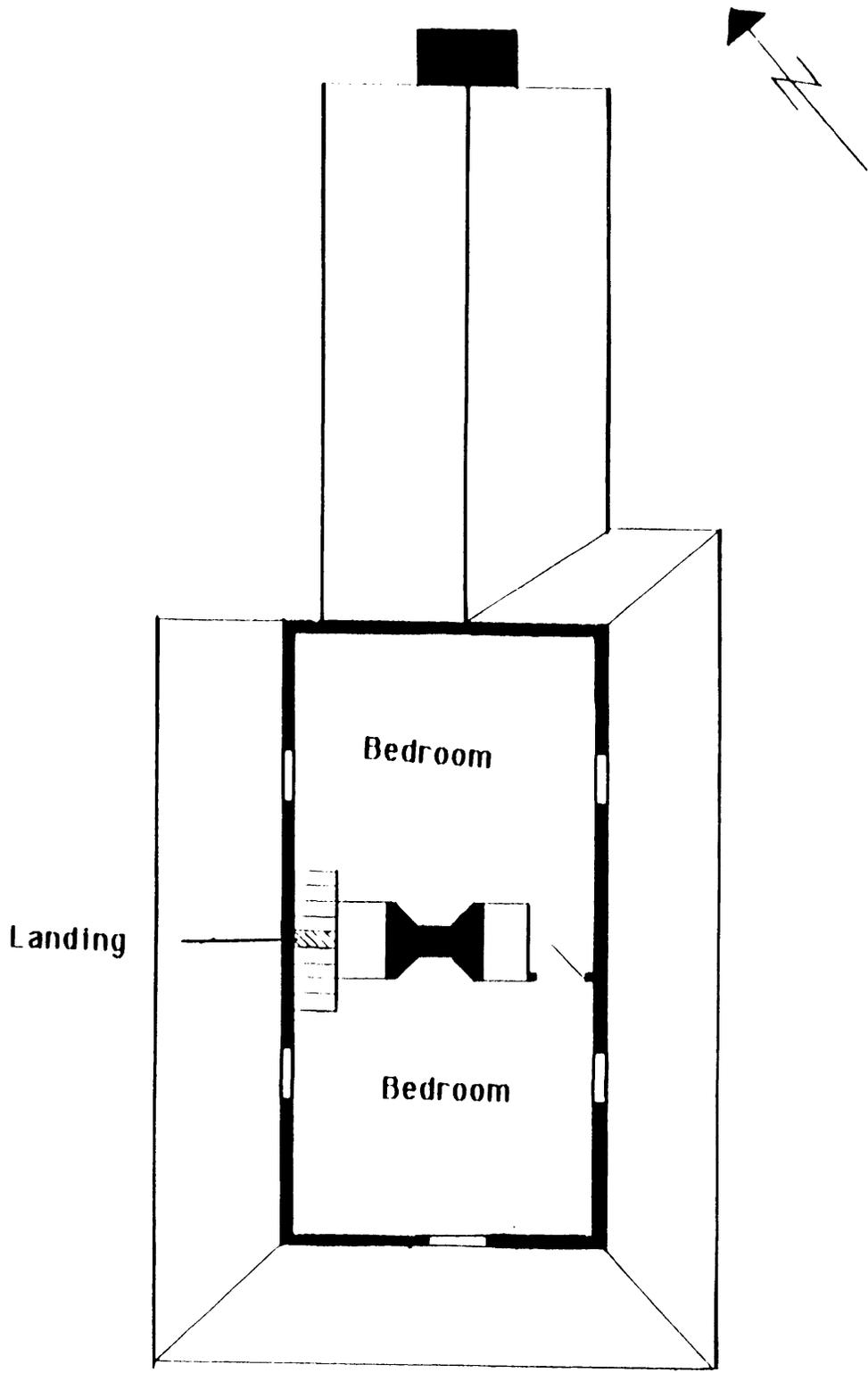


**Zeno Hicks House**  
**First Floor**

photograph key -



approximate scale -  $3/32" = 1'$



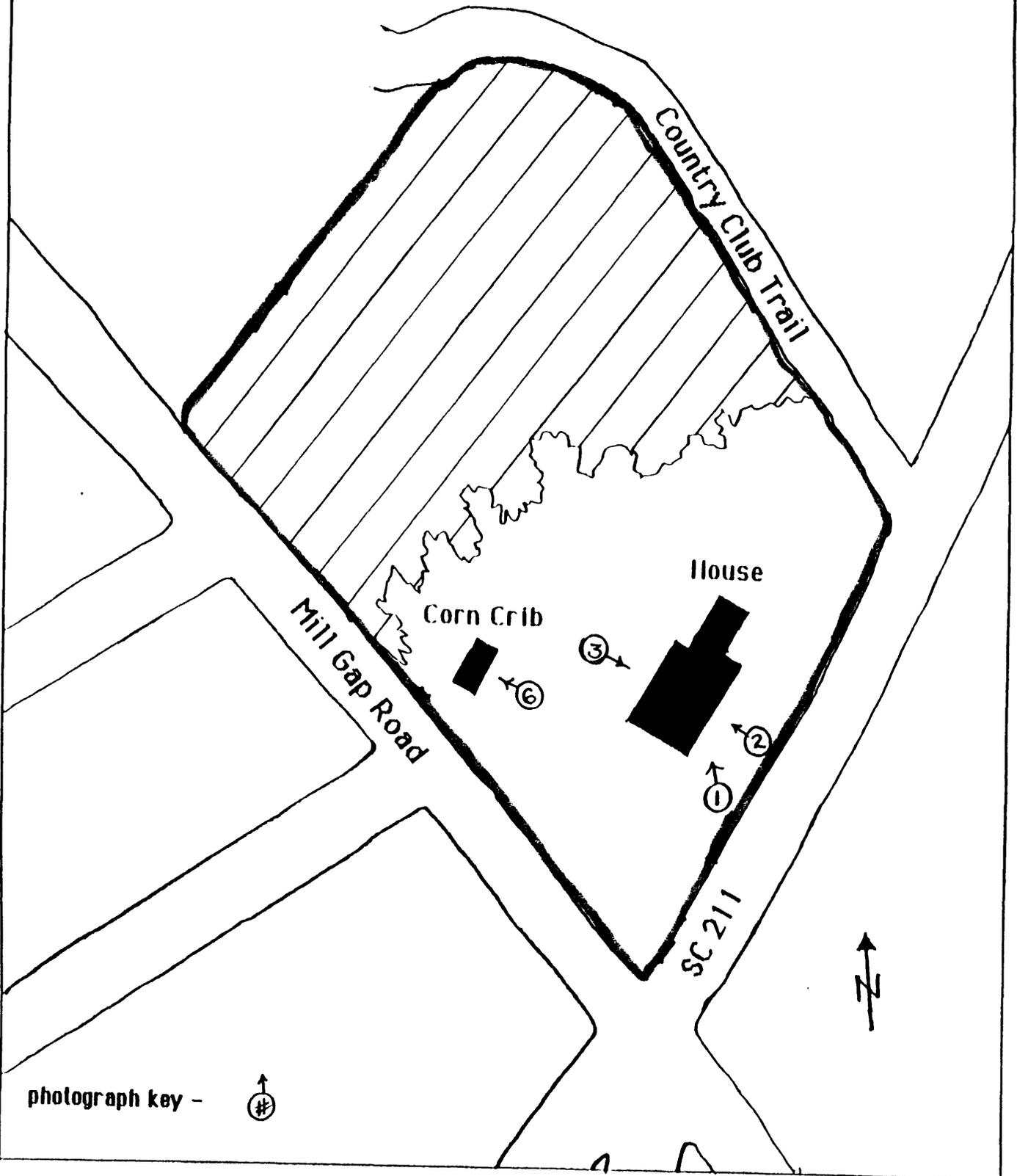
Zeno Hicks House  
Second Floor

approximate scale -  $3/32" = 1'$

Zeno Hicks House  
Sketch Map

Golf Course

not to scale



photograph key -

