NPS Form 10-900
(Rev. 10-90)

OMB No. 1024-0018

RECEIVED 2280
5 2001
NAT. REGISTER
NAT. PARK SERVICE

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name Magness-Humphries House
other names/site number

2. Location

street & number 101 Grassy Pond Road not for publication
city or town Gaffney vicinity X
state South Carolina code SC county Cherokee code 021 zip code 29341

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x 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 x meets __does not meet the National Register Criteria. I recommend that this property be considered significant __ nationally __statewide x locally. (__ See continuation sheet for additional comments.)

Mary W. Edmonds 8/27/01
Signature of certifying official Date

Mary W. Edmonds, Deputy State Historic Preservation Officer, S.C. Dept. of Archives and History, Columbia, S.C.
State or Federal agency and bureau

In my opinion, the property __ meets __does not meet the National Register criteria. (__See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is: Signature of the Keeper Date of Action

✓ entered in the National Register — Entered in the National Register — 10/20/01
__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):

Magness-Humphries House
Name of Property

Cherokee County, South Carolina
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

x private
_ public-local
_ public-State
_ public-Federal

Category of Property
(Check only one box)

x building(s)
_ district
_ site
_ structure
_ object

Number of Resources within Property
(Do not include previously listed resources)

Contributing	Noncontributing	
9	1	buildings
		sites
		structures
		objects
9	1	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)
N/A

Number of contributing resources previously listed in the National Register
0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Category:	Subcategory:
Domestic	single dwelling
Agriculture/Subsistence	agricultural outbuildings

Current Functions
(Enter categories from instructions)

Category:	Subcategory:
Domestic	single dwelling
Agriculture/Subsistence	agricultural outbuildings

7. Description

Architectural Classification
(Enter categories from instructions)
Late Victorian: Queen Anne

Materials
(Enter categories from instructions)
foundation sandstone; brick
walls wood
roof asphalt over shakes
other

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

Magness-Humphries House
Name of Property

Cherokee County, South Carolina
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

__ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
__ B Property is associated with the lives of persons significant in our past.
x C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
__ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

__ a owned by a religious institution or used for religious purposes.
__ b removed from its original location.
__ c a birthplace or a grave.
__ d a cemetery.
__ e a reconstructed building, object, or structure.
__ f a commemorative property.
__ g less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

ca. 1871-ca. 1950

Significant Dates

1904

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Narrative Statement of Significance

Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # ____

Primary location of additional data:

x State Historic Preservation Office
__Other State agency
__ Federal agency
__ Local government
__ University
__ Other

Name of repository:
SC Dept. of Archives & History

Magness-Humphries House
Name of Property

Cherokee County, South Carolina
County and State

10. Geographical Data

Acreage of Property 44.7 acres

UTM References
(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing		Zone	Easting	Northing
1	17	438674	3888212	3	17	438759	3888182	5	17	438439	3888040
2	17	438717	3888212	4	17	438571	3887973				

___See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)
Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Beth Hicks Phillips
organization _____ date April 24, 2001
street & number 118 Green Park Drive telephone (864) 487-0554
city or town Gaffney state SC zip code 29341

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets
Maps
A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.
Photographs
Representative **black and white** photographs of the property.
Additional items
(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Charles Hicks
street & number 209 Grassy Pond Road telephone (864) 487-0554
city or town Gaffney state SC zip code 29341

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended(16 U.S.C. 470 et seq.). **Estimated Burden Statement**: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.0. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

Narrative Description

James Judson Magness (1839-1909) established a home and farm in 1871 in the Grassy Pond community, approximately five miles north of Gaffney, in Cherokee County, South Carolina. Magness owned 192 acres. In 1904, his home was destroyed by fire. The home that exists today was built in 1904 to replace the original house. The house is an excellent example of a late Victorian farmhouse that merges Queen Anne style details with Classical Revival symmetry. Exterior features such as a steep hipped roof, cross-facing gables, dormers, stained glass, roof cresting, and decorative chimneys are representative of the Queen Anne style. Outbuildings, including a barn, smokehouse/potato house, and gear room, date to 1871. Other outbuildings include a chicken/hen house built ca. 1918, a dibby house and pump house built in the 1940s, and several others built in the 1950s. The home and outbuildings, sitting amidst mature oak and pecan trees, are in excellent condition and have had very few alterations since their construction.

By the time Magness died in 1909, the farm had expanded to 425 acres. The farm was sold to T. G. McCraw that year, who later sold the home and 321 acres to V. A. Humphries in 1918. Humphries shared the home with his young niece, Willie Humphries Hicks, who was then eight years old. V. A. Humphries died in 1931, and Willie Humphries Hicks, along with a sister, purchased the home place and 84 acres in 1933. The home and approximately 45 acres now belong to her son, Charles Hicks. The other remaining acreage belongs to Hicks' sister.

Contributing buildings:
[Buildings are keyed to attached sketch map]

(1) Magness-Humphries House (1904)
The 1904 farmhouse, of balloon frame construction, is believed to have been built by Captain Magness's son, William T. Magness (1878-1915). The pyramidal roof is intersected by cross-gables and features a dormer at the front of the house with stained-glass. The house sits on brick and rock piers. The kitchen and bath were later underpinned in brick, probably to prevent frozen pipes. The wraparound porch floor is tongue and groove flooring, mitered at the corners. Still in fairly good shape, it is probably from white oak lumber, the most weather-resistant wood native to this area. Supporting the beaded porch ceiling and roof are several posts that are peeled trees. According to Willie Humphries Hicks, occupant of the home since 1918, these peeled posts are original. Replacement posts in some areas of the porch are tapered, square ones. A small gable on the porch shed roof accents the entrance. Doors on each end of the porch enter the dining room and downstairs bedroom. The original front door is divided into several lights, much like a French door. A small elliptical cameo window, containing the original glass, is located to the right of the main entrance. The siding is lap sided pine on all exterior walls. The roof was originally covered with cedar shakes. Asphalt shingles were nailed over the shakes in the 1950s.

Among several interesting exterior features are hidden gutters, and two decorative chimneys serving the eight small fireplaces in the main house.

On the interior, the floors are made of tongue and groove heart pine boards. The downstairs sitting rooms have wall-to-wall carpeting. The dining room and upstairs bedrooms contain original decorative linoleum (from ca. 1930-1945) that serve as area coverings leaving a visible border of the original pine flooring. All windows and doors are featured with pilasters and rosettes joining the wide decorative casing. The walls are plaster with beaded board wainscoting, prevalent through most of the house. The 10-foot walls are met with beaded board ceilings. The doors are paneled, though some upstairs were obviously used elsewhere as they differ in appearance. One is even hung upside down, emphasizing the fact that while no shortcuts were allowed downstairs, an effort was made to save a little money in the less seen upstairs. It is possible that these doors may have survived the fire of the original house and were reused. The plaster walls in the upstairs bedrooms show signs of cracking but appear to have been painted only once or twice in the 97-year history of the house. Few modern changes or alterations have been made here.

The kitchen, while connected to the main house by the roof, was separated by an open air walkway, open to the east and west ends. This was to reduce heat transfer from the kitchen to the rest of the house. The porch was enclosed in the late 1940s, but the clapboard siding visible on the main and kitchen walls as well as the low ceiling, is evidence to this. A fireplace sits on the rear of the kitchen. A wood stove was used for cooking. The flat paneled pantry cabinet doors were built in the 1940s. Also of note, are the heavy stair newel post, balusters, and original claw foot bath tub.

(2) Dibby house (ca. 1940)
This structure housed hens and their chicks, or dibbys. Located directly behind the main house, the dibby house is approximately six feet high, eight feet wide, and six feet deep. The front of the shed-roofed structure uses old windows to provide access to the inside. The dibby house is sided with lapped, horizontal poplar boards. There is also a simple side access door made from vertical boards.

(3) Pump house (ca. 1940)
This brick structure contains a pump used to provide water to the house. The pump house is approximately four feet high with a shed roof covered in V-groove tin.

(4) Smokehouse (ca. 1871)
The original smokehouse predates the main dwelling. Built of brick, it features a tin covered gable roof. The gable ends and overhang is of pine and is still in good shape. A decorative pattern of missing bricks on one side aided in ventilation. Attached to the side of the smokehouse is the potato house. Built of field rock, it is otherwise similar to the smokehouse.

(5) Car shed (ca. 1950)
This shed is of "pole barn" construction consisting of four poles, one at each corner. The wall is then slatted with boards to provide a nailing surface for the siding and roofing which is V-groove tin.

(6) Hen/chicken house (ca. 1918)
The hen/chicken house is sided with horizontal pine boards, but unlike other buildings on the farmstead, is not lapped over each other. The nesting boxes are still present.

(7) Gear room (ca. 1871)
The building also served as a corncrib. It has pine lap siding with a wood floor and sits on rock piers. The shed roof extends out from either side of the structure to provide shelter for farm equipment.

(8) Barn (ca. 1871)
The barn housed the mules and milk cows. Sided with pine lap siding, it has a slight lean to one side. Sheds were also added at a later date. It has a tin roof. A loft is present and was used to store hay.

(9) Tool room and tractor shed (ca. 1950)
The platform construction floor system has one-inch thick flooring boards. The walls are rough-sawn 2x4s with purlins to provide nailing surface for the vertical board and batten siding, also of rough-sawn wood. Roof is stick built, slatted, and covered with V-groove tin.

Non-contributing building:

(10) Machine shed (ca. 1980)
This shed is constructed with used telephone poles. Salvaged tin is on the north end and gable ends. Roof is made of rough-sawn lumber covered with galvanized aluminum roofing.

Statement of Significance

The Magness-Humphries House is eligible for listing in the National Register of Historic Places under Criterion C as an excellent example of a late Victorian farm house influenced by the Queen Anne style. James Judson Magness established the farm in 1871and his agricultural and commercial activities contributed to the development of the Grassy Pond community, just north of the city of Gaffney in Cherokee County. Magness built the house in 1904 after fire destroyed the original. Distinctly rural piedmont in form, the farmhouse displays Queen Anne features that distinguish it from most typical upstate farmhouses. The Magness-Humphries House and farm convey the late nineteenth and early twentieth-century history of this community influenced by a prominent farmer and merchant.

After fire destroyed the original house, Magness rebuilt with as much quality, workmanship, and materials as a rural businessman could afford. The new house was wired for electricity using a Delco system, as well as indoor plumbing, a rarity for that time period. The original clawfoot bathtub remains in the home. The water was supplied to the house by compressed air, forcing water through the pipes from a diesel engine. Architecturally, the house is a relatively late example of the Queen Anne style. Queen Anne features include a hipped roof with two cross-facing gables, dormer, and wrap around porch. Other details also include stained glass in the front dormer, iron roof cresting, and decorative brick corbelling on the chimneys. The decorative features are clearly inspired by the Queen Anne style, but the symmetry of their placement on the house also reflect the Classical Revival style.

The inside of the home is equally representative of the period as it maintains beaded board ceiling, vertical beaded wainscoting, pine floors throughout, and tall, detailed, carved oak mantles. The house, according to Willie Hicks, has experienced very little change since 1918, when she moved into the house as a young girl. The only change, to her recollection, is the opened porch separating the kitchen from the main part of the house that was enclosed in the late 1940s.

James Judson Magness (1839-1909), a native of North Carolina, served during the Civil War as a captain in the 49th North Carolina Infantry, Ransom's Brigade, and was among those Confederate troops paroled after the surrender at Appomattox Court House, Virginia. After the war, Magness settled in Cherokee County, South Carolina, and built the farmstead into what would become the heart of the Grassy Pond community. Magness primarily produced cotton, some wheat, and for livestock and personal use, corn and oats. In addition to farming, he ran the community store located across from his house. He was also co-owner in the Sarratt-Magness Company, a wholesale grocery business, formed in 1899. Magness also contributed to the development of the community by giving the first acre of land to the Grassy Pond Church for a cemetery that is still in use today. His generosity to his community also provided land for Beulah Methodist Church, of which he was a member. The church no longer stands, but Magness and his family members are buried in the church cemetery located less than one-half mile from the house.

The Magness property also housed a cotton gin, saw mill, and a Woodsmen of the World Lodge (Hickory – chartered in 1908), all serving the Grassy Pond community. All of these landmarks were within 500 feet of the home but are no longer extant.

Magness established the farm and helped establish the Grassy Pond community, but it was his successors, primarily the Humphries family, who maintained and preserved the house and farm relatively unchanged for over 90 years. Subsequent owners continued the farming operations established by Magness. Magness' widow and children sold the homestead and 425 acres to T.G. McCraw in 1910. McCraw continued farming the land until 1918 when he sold the home and 321 acres to V.A. Humphries, uncle and guardian of Willie Humphries Hicks, present occupant of the home. Humphries, a rather well-to-do bachelor, farmed the land just as its previous owners did. He was also part-owner in a cotton gin. Humphries took in Willie Humphries Hicks and three of her siblings after the death of her parents. Humphries continued serving the community being part-owner in a cotton gin, and maintaining the Woodsmen of the World Lodge and community store, both of which remained intact until approximately 1950. The community store burned and was replaced with the existing one. The Woodsmen of the World Lodge was demolished. After V. A. Humphries died in 1931, the property was divided and sold to relatives. Willie Humphries Hicks and her sister purchased the home place and 84 acres. She has lived in the home since her childhood, remaining there after her marriage to E.W. Hicks. The Hicks family continued to be a major cotton producer in the area until the late 1980s when the cotton industry began suffering low prices. The cotton was then replaced with soybeans. Today soybeans and wheat are the primary crops, with the remaining farm acreage supporting beef cattle. Today the 84 acres is equally divided and owned by Charles Hicks and Lula Anne Hicks Scruggs, children of Mrs. Willie Humphries Hicks.

The home is still at the heart of a close-knit community, with Grassy Pond Church, the community store, and the volunteer fire department surrounding it. As is becoming typical in much of South Carolina, farmland and the homesteads are experiencing the encroachment of urban housing and development. The Magness-Humphries House remains one of the few nineteenth century farming homesteads still in existence in the area.

Bibliography

Primary Sources:

Cherokee County Deeds. RMC Office. Cherokee County Court House. Gaffney, SC.

The Gaffney Ledger (Microfilm). Cherokee County Public Library. Gaffney, SC.

Mr. Charles A. Hicks (son of Willie Humphries Hicks/owner of home). Personal Interview. July 1998 and January 2001.

Mrs. George Drummond (granddaughter of J. J. Magness). Personal Interview. January 2001.

Ms. Mary LeMaster (community resident). Personal Interview. July 1998.

Mrs. Willie Humphries Hicks (occupant of the home). Personal Interview. July 1998.

Spartanburg County Deeds. Columbia, SC: South Carolina Department of Archives and History.

Tax Assessor's Office. Cherokee County Courthouse. Gaffney, S.C.

Secondary Sources:

Jordan, W. T., ed. North Carolina Troops, 1861-1865: A Roster. Raleigh, NC: North Carolina Division of Archives and History.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Random House, 1984.

Moss, Bobby Gilmer. The Old Iron District: A Study of the Development of Cherokee County – 1750-1897. Clinton, SC: Jacobs Press, 1972.

Pinckney District Chapter of South Carolina Geneaological Society. Spartanburg County, South Carolina, Cemetery Survey. 1996.

Verbal Boundary Description

The property is indicated on the attached Cherokee County tax map (map number 78) as parcel 16.2.

Boundary Justification

The nominated property is part of the historic farmstead and is the acreage which contains the house and associated outbuildings.

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

Name of Property: Magness-Humphries House
Location of Property: 101 Grassy Pond Road
Gaffney SC 29341

Name of Photographer: Beth Phillips
Date of Photographs: July 2001
Location of Original Negatives: SHPO, SC Dept. of Archives and History, Columbia, SC

1. Residence, Facade
2. Residence, Facade
3. Residence, Facade right oblique
4. Residence, Facade detail; dormer, stained glass window, corbeled chimneys
5. Residence, Roof crestings, original lightning rods
6. Residence, Facade entrance and oval window
7. Residence, East elevation
8. Residence, Southwest elevation
9. Residence, Rear elevation
10. Barn
11. Gear room
12. Dibby house
13. Hen/chicken house
14. Smokehouse, facade
15. Smokehouse, east elevation
16. Smokehouse, west elevation
17. Pump house
18. Car shed
19. Tool room/tractor shed
20. Residence, staircase
21. Residence, closet under staircase
22. Residence, upstairs landing leading to bedrooms
23. Residence, kitchen pantry
24. Residence, kitchen pantry
25. Residence, original claw-foot bathtub
26. Residence, bedroom with beaded board ceilings
27. Residence, porch separating kitchen and main part of house, enclosed 1940s
28. Residence, typical rosettes and wainscoting with beaded board, throughout house
29. Residence, parlor mantel
30. Residence, living room mantel
31. Residence, dining room mantel and built-in china cabinet

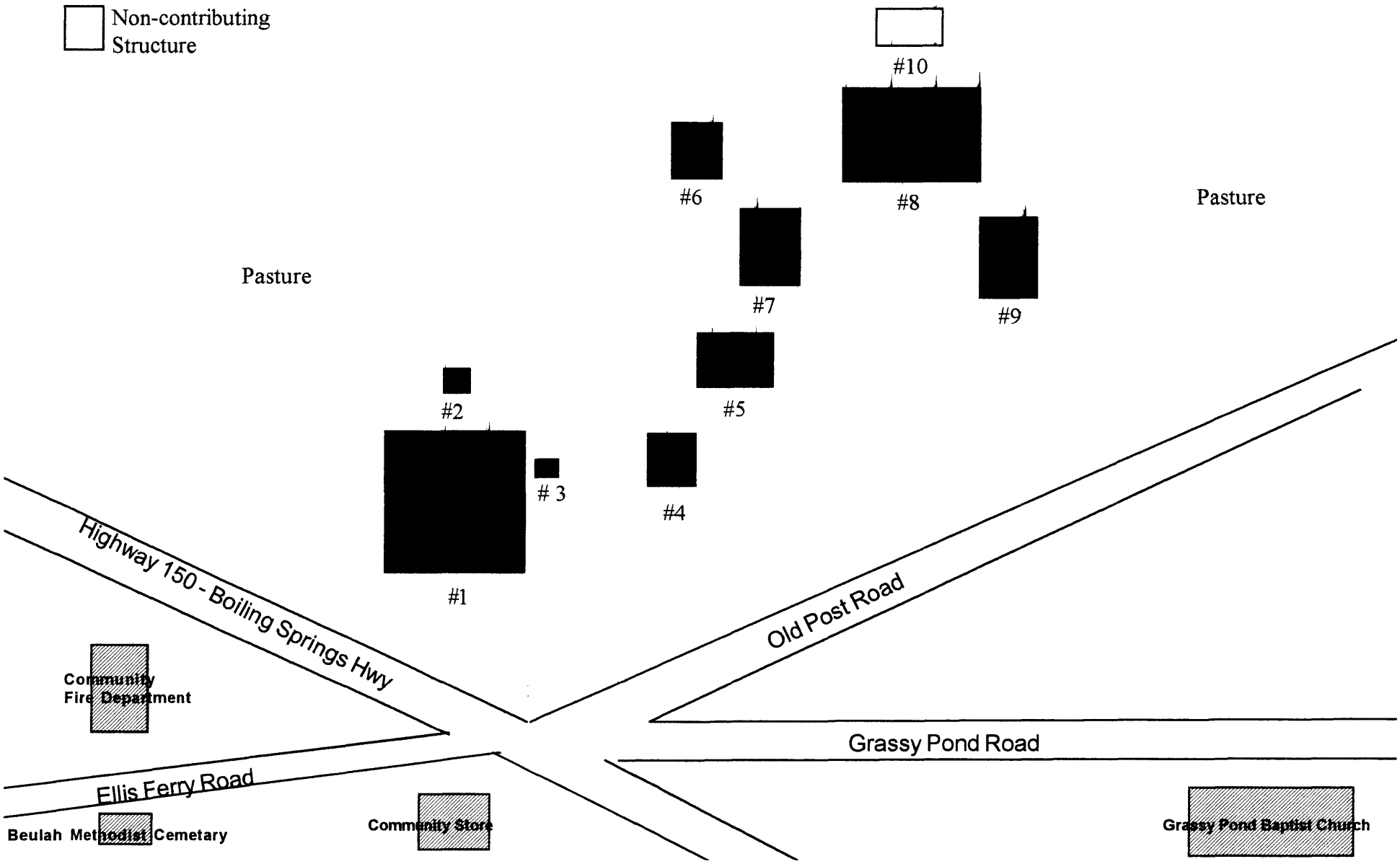
The Magness Place
Gaffney, SC
April 28, 2001

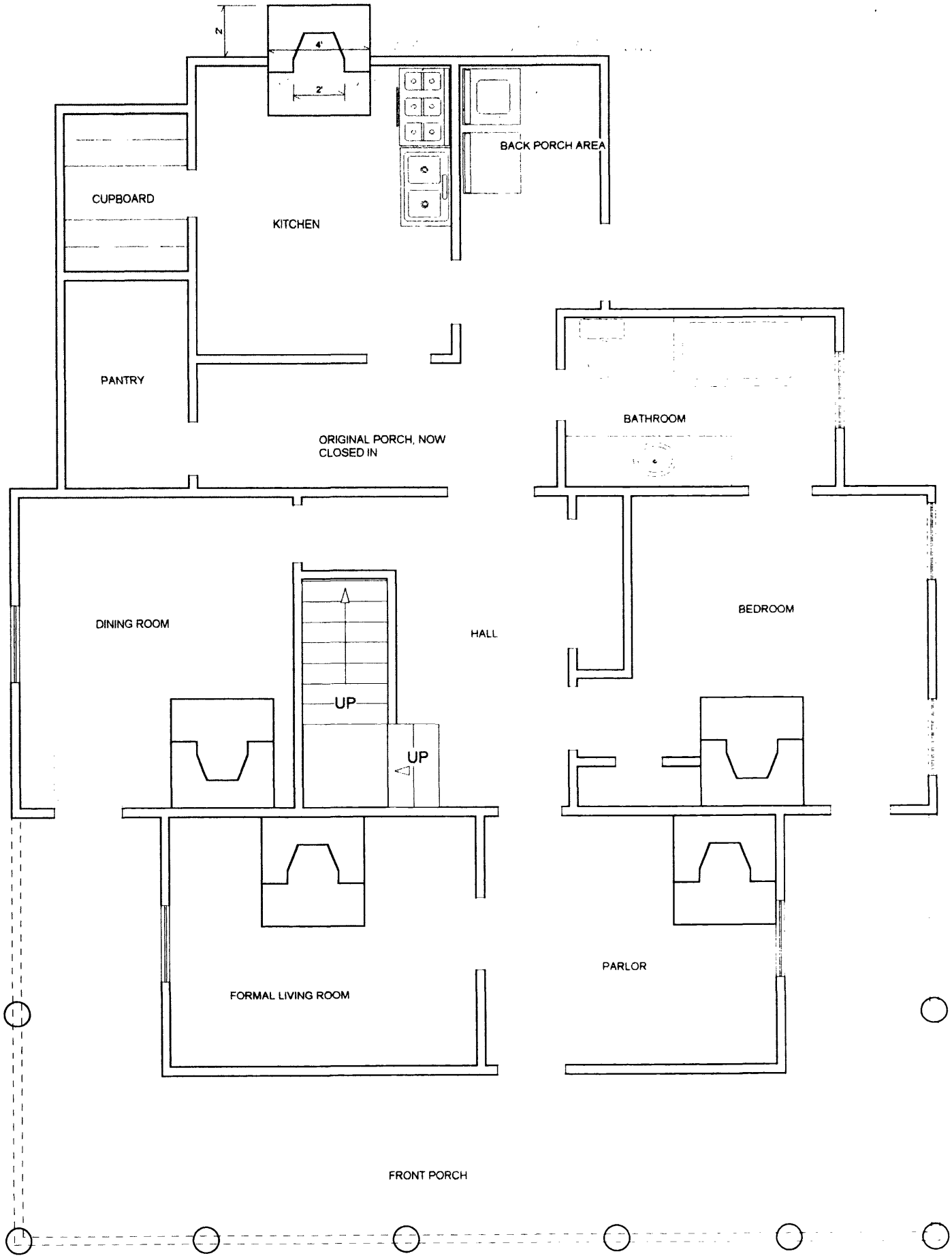
The Magness Place

c. 1871	c. 1904	c. 1918	c. 1940	c. 1950 - 2000
#4 - smokehouse #7 - gear room #8 - barn	#1 Magness home	#6 - chicken house	#2 dibby (baby chicken) house #3 pump house	#5 - car shed #9 - tool room and tractor shed #10 - machine shed

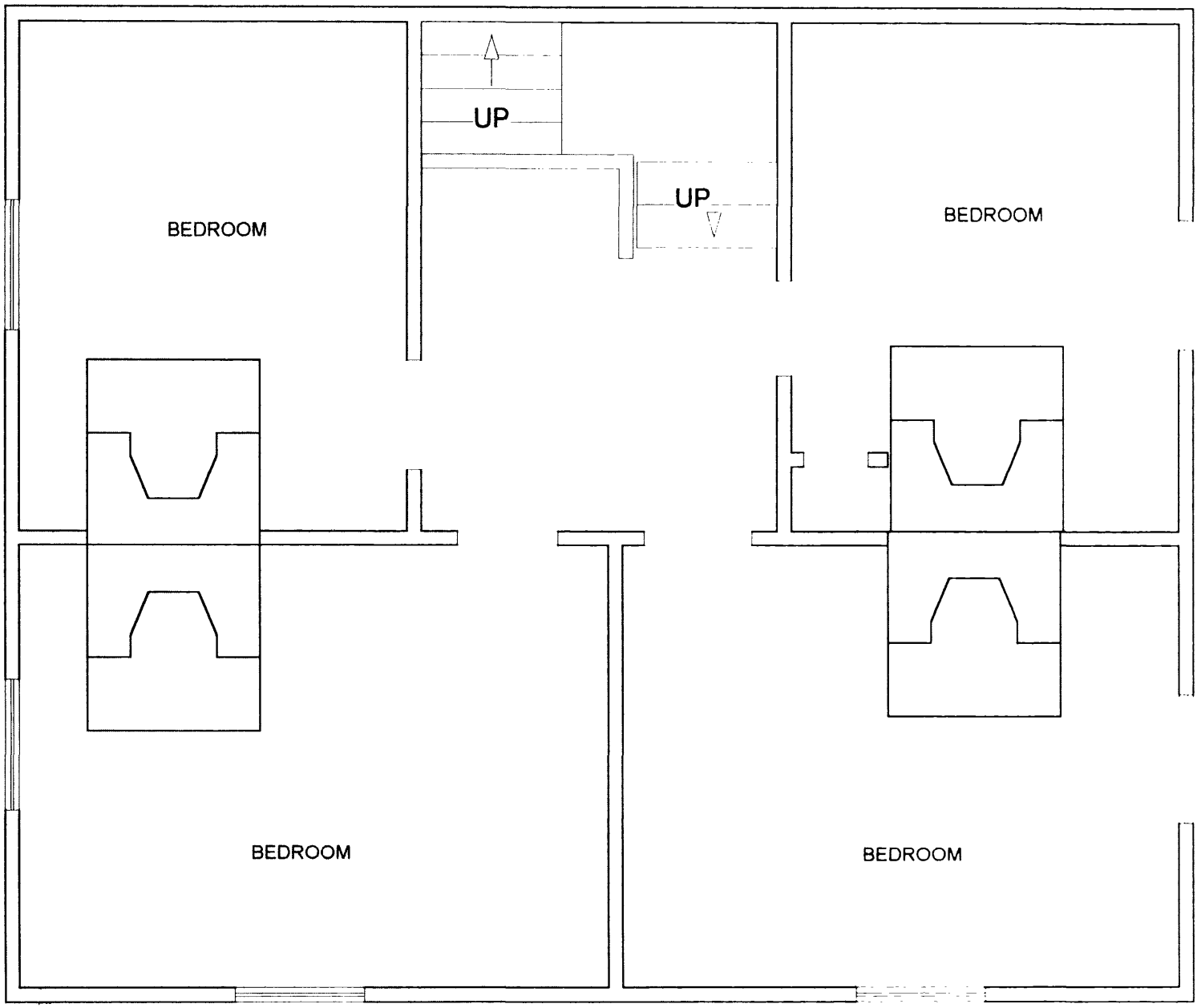
Contributing Structure

Non-contributing Structure





First Floor Plan



Second Floor Plan