

**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 an 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 Lydia Plantation
other names/site number Josey, Benjamin Sydney, Farm

2. Location

street & number 703 West Lydia Highway (U.S. Hwy. 15/S.C. Hwy. 34) not for publication
at Wesley Chapel Road
city or town Lydia vicinity
state South Carolina code SC county Darlington code 031 zip code 29079

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 for in 36 CFR Part 60. In my opinion, the property meets
does not meet the National Register criteria. I recommend that this property be considered significant
 nationally statewide locally. (See continuation sheet for additional comments.)

Elizabeth M. Johnson, Deputy State Historic Preservation Officer, South Carolina Department of Archives and History
Signature of certifying official/Title _____ Date _____
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 certifying official/Title _____ Date _____
State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet	_____	_____
<input type="checkbox"/> determined eligible for the National Register. <input type="checkbox"/> See continuation sheet	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, (explain:)	_____	_____
_____	_____	_____
_____	_____	_____

Lydia Plantation
Name of Property

Darlington, South Carolina
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
16		buildings
1		sites
1	1	structures
		objects
18	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)

- Domestic / Single Dwelling
- Domestic / Secondary Structure
- Agriculture - Subsistence / Storage
- Agriculture - Subsistence / Processing
- Landscape / Garden

Current Functions
(Enter categories from instructions)

- Domestic/ Single Dwelling
- Domestic / Secondary Structure
- Agriculture - Subsistence / Storage
- Agriculture - Subsistence / Processing
- Landscape / Garden

7. Description

Architectural Classification
(Enter categories from instructions)

- Neo-Classical Revival
- Mid-19th Century/ Octagon Mode

Materials
(Enter categories from instructions)

- foundation Brick
- walls Weatherboard
- roof Slate
- other Concrete
Metal
Asphalt

Narrative Description

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

Lydia Plantation

Name of Property

Darlington, 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.)

Property is:

- A owned by a religious institution or used for religious purposes.
B. removed from its original location.
C. birthplace or grave of a historical figure of outstanding importance.
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.

Levels of Significance (local, state, national)

Local

Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance

ca. 1850 - ca. 1955

Significant Dates

ca. 1850

1868

1906

1910

1920

1940

Significant Person (Complete if Criterion B is marked)

Cultural Affiliation (Complete if Criterion D is marked)

Architect/Builder

Wilson, Sompayrac & Urquhart, Architects

Wilson, Charles Coker

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

(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:

S.C. Department of Archives & History, Columbia, S.C.

Lydia Plantation
Name of Property

Darlington, South Carolina
County and State

10. Geographical Data

Acreage of Property 16.184 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>17</u> Zone	<u>582492</u> Easting	<u>3794760</u> Northing	3	<u>17</u> Zone	<u>582482</u> Easting	<u>3794206</u> Northing
2	<u>17</u>	<u>582654</u>	<u>3794378</u>	4	<u>17</u>	<u>582252</u>	<u>3794530</u>

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 T. Gordon McLeod (with the assistance of the SHPO Staff)
organization The Palmetto Trust for Historic Preservation date 31 March 2010
street & number 8301 Parklane Road telephone 803-896-6239
city or town Columbia state SC zip code 29223

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 SHPO or FPO.)

name Meredith Josey Mims
street & number 703 West Lydia Highway, PO Box 8 telephone 843-861-1339
city or town Lydia state SC zip code 29079

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 listing. 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 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. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20303.

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Lydia Plantation is located in the community of Lydia, in western rural Darlington County approximately seventeen miles southwest of the city of Darlington, South Carolina, on West Lydia Highway (U.S. Hwy. 15/ S.C. Hwy. 34), which runs east to west from Bishopville to Darlington, at its intersection with Wesley Chapel Road, which traverses the property, running north to south from Hartsville to Oates. At the present time, the sixteen-acre portion of the property contains eighteen historic resources and one modern noncontributing resource, comprising an eclectic agricultural complex ranging in vernacular building types, forms, styles, and construction techniques from the mid-nineteenth through the early twentieth century, which reflect the social, cultural, and economic development of the region.

The property is dominated by a large early twentieth century Neo-Classical Revival frame dwelling, built in 1910, with alterations in 1920. The property additionally contains a ca. 1850 sixteen-sided frame medical office, two ca. 1850 octagonal frame outbuildings, a ca. 1850 side-gabled frame outbuilding, an early twentieth century wading pool, which now serves as a goldfish pond, two designed landscapes, a frame playhouse, and two frame garages. There are also three late nineteenth century agricultural outbuildings, consisting of a frame barn, tobacco warehouse, and seed house. The portion of the property across Wesley Chapel Road from the dwelling contains a frame farm office, store, pump house, storage building, and night watchman's house. This portion additionally contains one noncontributing structure: a large equipment shed, which stands on the site of a large dairy barn (ca. 1875) that burned in the late 1960s.

1. Benjamin Sydney Josey House (1910)

Designed in 1910 for Benjamin Sydney Josey by the distinguished Columbia, South Carolina architectural firm of Darlington County native, Charles Coker Wilson, the large dwelling house stands as an excellent example of the use of Beaux Arts classicism, as reflected in the American Renaissance movement, in rural residential South Carolina architecture. Wilson, then practicing with fellow Darlington County native Edwin Douglas Sompayrac, and Virginia native James Burwell Urquhart in the firm of Wilson, Sompayrac & Urquhart, was the leading architect in South Carolina, employing what at the time was considered a large office of young architects, designers, draftsmen and clerical staff. Wilson's architectural office was a veritable atelier for young architects in training in South Carolina. He, more than any other architect from the 1890s to ca. 1930 in South Carolina, was responsible for the professionalization of the practice of architecture in the state, having served as the organizing president of the South Carolina Chapter of the American Institute of Architects (AIA) in 1913, and the chairman of the South Carolina Board of Architectural Examiners from its inception in 1917 until his death in 1933. Having been an AIA member for years and for his efforts to establish the South Carolina chapter and working untiringly for the good of the profession in South Carolina, Wilson was the state's first architect to be named a Fellow of the Institute (FAIA). He and/or his associates were responsible for many of the state's and the region's more important public, commercial, institutional and residential buildings during the early twentieth century.

The Josey House's meticulous plans are dated June 8-21, 1910, and include very detailed specifications, from materials to each individual door design. Interior features such as wood paneling, chair rails, mantels and overmantels, columns, crown molding, picture molding, and wainscoting were specified for each room, most of which are retained.¹

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Oriented northeast towards West Lydia Highway, the 5,750 square foot, two-and-one-half story wood-frame house, faced with weatherboard, sits on a large 1,200+ square foot, partially excavated, brick basement with concrete floors. The massed plan center block features a cross-gabled roof with four symmetrically situated interior end brick chimneys with stone caps and arched metal covers. The house's facade is dominated by its full-height, tetrastyle portico, centrally located on the principal northeast elevation, and accessed by a broad single flight of stone steps with brick and stone-capped cheek walls. The portico features four giant, unfluted Ionic order columns, equally spaced and constructed of wood. The columns and two giant Ionic order pilaster responds on the façade support a full entablature and pediment, and a modillioned cornice and raking cornice. The portico's ceiling features three deep panels separated by beams corresponding to the two innermost columns. The portico's pediment and the southeast and northwest pediments [side gables] feature large centrally located fanlights/sunbursts, accented with wooden keystones in the arch. All windows are one-over-one, double-hung sash, the headers on the first level consisting of unadorned friezes with shelf architraves.

The main entrance is centrally located on the principal façade and within the entry portico, and features six-paneled double-leaf doors, originally designed to be a single-leaf door but changed as noted on the original plans, complete with intricate semi-circular, elliptical and diamond-paned wood-muntin tracery in the transom, corner and sidelights. The door surround consists of flanking paneled pilasters, an architrave with molding, and an unadorned frieze surmounted with dentils. Set directly above the frieze and dentil course is a console-bracketed balcony surrounded with a decorative iron balustrade complimentary of the main entrance's traceried surround. The second story doorway access to the balcony is composed of double-leaf ten-light French doors, flanked by louvered storm shutters.

In 1920, Charles Coker Wilson was again commissioned to draw the plans for a renovation, which included the addition of a second kitchen with the enclosure of a portion of the rear porch, the enclosure of the northwest side porch as a sun-porch, the enlargement of the downstairs lavatory, and the installation of a modern twelve-inch exhaust ventilator in the original kitchen, manufactured in Chicago, Illinois, by the Kermchen Company, and run by an electric motor. This renovation did not compromise the symmetry of the house to any significant degree.²

The uncovered full-width front porch with decorative iron grilles or balustrade extends beyond the portico and wraps around to one-story piazzas on both side elevations with second story, iron grilles or balustraded decks, supported by four Tuscan order wood columns and two Tuscan order responds. The northwest piazza had one pair of French doors leading into the butler's pantry, and a window into the dining room. The southeast piazza had two sets of French doors leading into the library and living room. Both decks are accessed by French doors from each of the second story bedrooms, which are separated by a common bathroom, with a wide one-over-one-light sash double-hung window.³

Currently, the southeast piazza and both southeast and northwest deck are retained. The columns, pilasters and iron grilles were incorporated into the plans for the northwest sunroom enclosure. This sunroom is accessible from both the front porch and the northwest side by paired doors with six-light upper panels and two lower horizontal solid wood panels. Each entrance features a five-light transom. Each window section of the sunroom contains paired four-over-four light, double-hung sash windows, with each section of windows separated by a wooden mullion post.⁴

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The rear or southwest elevation also features an entablature with modillions. Instead of a closed pediment, however, it contains a large central open pediment with only partial returns. The central pediment is characterized by the large centrally located Palladian window that is divided in half horizontally, thus providing light to the stair landings between the second and first floors, and the second floor and half-story. The arched upper portion of the Palladian window contains a horizontal row of six lights surmounted by pointed arch intersecting or net tracery. The first story of the rear southwest elevation features a sloped screen porch on one side, accessed by a central door, and a breakfast room, laundry room, and kitchen on the other, which have level floors, and are elevated five inches from the screen porch. There were formerly wooden balustrades on the porch, but they rotted and were removed at some point. According to the original plans, there was intended to be a large second story deck, with matching wooden balustrade, accessed from the second-story rear bedrooms by French doors.⁵ These balustrades likely rotted as well and were removed.

Originally, the rear sloped porch was unscreened, and was accessed on the southeast side by stone steps. The portion now enclosed between the breakfast room and the central block was also open, and accessed by a set of stone steps on the southwest. The breakfast room was originally the kitchen, an integral part of the main house, though separated by a covered porch. The present kitchen was originally a part of the back porch until the 1920 renovation, and in 1942, a polygonal bay window was added by Bertha Josey for her daughter and son-in-law, and the original kitchen was converted into a breakfast room.⁶

The tripartite roll-out windows were installed in 1951, and much of the Victorian furniture, purchased by Syd Josey in Philadelphia, was replaced. Pieces that remain are a sideboard, china-cabinet, a few tables, a wardrobe, a spool bed, a large mahogany headboard, a sofa with two matching chairs, the library bookcases, and two marble top chests.⁷

The interior plan extends from a wide central hall, which is characterized by a plaster cornice, and oak wainscoting. On the first floor, the hall is divided into a main foyer, accessed by the principal entry, a stairhall, and a rear foyer, accessed by the rear entry, which features matching transom and sidelights to the principal entry. The division between the main foyer and the stairhall is expressed by two wooden columns, and from the stairhall to the rear foyer with a plaster arch. The principal rooms on the first floor are a parlor (southeast front), dining room (northwest front), and library (southeast rear), each with a fireplace and hardwood floors. The parlor features a decorative Classical Revival mantel, plaster overmantel, wooden chair rails, base molding, picture molding, and cornice with dentil frieze, reminiscent of the exterior fenestration, and sap pine wainscoting and floor, which were painted by Sydney Josey in 1951.⁸ The dining room has a decorative wooden mantel and plaster cornice; it also features mahogany wainscoting, and inlays in the pine floors. The library features a mantel, plaster cornice, and oak wainscoting, base molding, chair rail, and picture moldings. The (northwest rear) first story of the main block also originally consisted of a butler's pantry, a lavatory, and a second stairhall, adjacent to the main stairhall, connected on the second floor by a common landing. Also located in the second stairhall, under the stairs, is the entrance to the 1,200+ square foot basement, which features poured-concrete floors, and consists of six rooms.

The second story is accessed by a grand geometrical staircase with open stringer, bracketed stair treads, unturned balustrade, and rail with a turnout easement. The paneled wainscoting continues up the staircase. The second floor features four bedrooms, two on either side of a central hall, and a study, which leads out to the iron grille work balcony above the principal entry. The lavatories on each side of the floor have common access to each flanking

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bedroom and still feature the original Wilson-designed medicine cabinets. They originally featured claw-foot tubs, and pedestal sinks until the renovation by Sydney Josey in 1951.⁹ The half-story was used as a bedroom for a live-in cook, Cora, in the early part of the twentieth century, but is now used for storage, and reveals the heavy roof construction. The house was originally powered by a Delco generator located behind the garage, and heated by a furnace in the basement, replaced by radiators, which were later replaced by heat pumps installed in the late 1960s.

The original slate roof was heavily damaged in Hurricane Hugo, September 21, 1989. What was left of the original slate was used for the rear, and new slate from Vermont was placed on the remainder of the roof.¹⁰

2. Avenue and Landscaped Garden

The avenue and lawn are currently graced with oak, pine, and magnolia trees. Formerly, there were larger oaks and boxwoods present, but some of the older oaks died, and the boxwoods either died or were removed. A tennis court was constructed next to the garage and behind the ca. 1850 outbuildings in the early twentieth century. It was replaced by a landscaped garden in the 1940s, which featured roses, camellias, azaleas, and other plants, many of which remain.¹¹

3. Doctor's Office or "Round House" (ca. 1850)

Built ca. 1850, this one-story wood frame clapboard-sided building is a vernacular interpretation of octagonal architecture, and like most octagonal or multi-sided polygonal buildings built during the period, it is carried out in a simpler version of the Italianate style.¹² It is an unusual building, having sixteen sides, all of which vary slightly in dimension. Dr. Christopher J. Flinn purchased the site from Mrs. S.W. Harrell around 1849, and established a medical practice, and the building is believed to have been constructed as his medical office, while he practiced in Lydia from 1849 to 1868.

The building sits on brick piers, and features a small brick entry-porch, capped with a shed roof, and supported by two square brackets. The paneled twelve-light door is believed to be original to the building, as are four of the five, six-over-six light double-hung sash windows. The multi-faceted roof is clad in asphalt shingles and features a scalloped wooden vergeboard. The interior of the building has original heart pine floors, Victorian bead-board and a hand-painted frieze, depicting clipper ships, and other urban and rural scenes in a primitive art style.

Arthur and Sydney Josey Mims added a smaller entry porch, which faces away from the main house, a bathroom addition, a fireplace, chimney, and the fifth six-over-six light window in the 1940s. Sydney's mother, Bertha Josey, was in failing health at the time, and the couple altered the building to entertain guests where Mrs. Josey's rest would not be hindered.

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Built ca. 1850, this one-story wood frame octagonal building is faced in clapboard, and has a wooden plank or board and batten door. Hooks in the ceiling reveal that it may have been constructed as a smokehouse. The polygonal roof features a pointed wooden finial and is covered in asphalt shingles.

5. Small Octagonal Outbuilding [Canned Goods Storage Shed] (ca. 1850)

The smaller of the two octagonally-shaped outbuildings, this building is constructed in the same manner and around the same time as its slightly larger partner. It features a paneled door, and rests on a foundation of stone. The inside has shelves, and oral tradition suggests that it was used for storing canned foods in jars. It also features a wooden finial at the apex of its polygonal, asphalt-shingled roof.

6. Side-Gabled Outbuilding [Storage Building] (ca. 1875)

This wood frame clapboard-sided building was constructed in the mid-to-late nineteenth century. It features a lateral-gabled, steeply-pitched roof with exposed rafter tails, and has a single board and batten door, located centrally on the front of the building. Its historic function is unknown.

7. Old Garage (ca. 1915)

Measuring 20'3" x 37," this wood-frame clapboard-sided garage was built sometime in the 1910s. Its principal façade consists of three bays, two spaces for automobiles, and a storage room with double-leaf clapboard-sided doors. The asphalt-shingled roof has flared eaves, exposed rafter tails, and modillions that adorn the raking cornice of the broad gable eaves. It features a pair of two-over-two, double-hung sash windows on either gable end.

8. New Garage (ca. 1945)

This wood-frame building was built as a second garage in the mid 1940s. Clad in German siding, the front gable features a single bay opening. The metal-clad roof also features exposed rafter tails and purlins.¹³

9. Playhouse (ca. 1920)

The small, yet elegantly-designed wood-frame playhouse was built ca. 1920 for Sydney Josey. Set upon a stone or cast stone block foundation, the building is clad in shiplap and measures 6'10" x 10'2", the porch being 3' x 6'10." It features a small engaged portico, supported by two square wooden posts that approximate the Tuscan order. The

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building is capped by a front gable roof, with exposed rafter tails and purlins. A single stone step provides access to the playhouse's front porch and is incised with the name "B.S. Josey." Located on the front porch, is a screen door, and a single one-over-one light window, of which there is one centrally located on each of the other three sides.

10. Wading Pool/ Goldfish Pond (ca. 1920)

Built ca. 1920, it is approximately two feet deep, being oblong with semi-circular ends, measuring twenty feet by ten feet. It is composed of poured concrete, and located near the playhouse. It was used as a wading pool until the 1960s, and now used as a goldfish pond.¹⁴

11. B.S. Josey Office (ca. 1915)

The office of Syd Josey, located across Wesley Chapel Road from the main residence, was constructed in the 1910s. The wood frame clapboard-sided building is two bays wide, and five bays deep, and rests on a brick foundation. The entry porch is centrally located on the northeast façade, facing West Lydia Highway, features a small portico, supported by simple wooden columns of the Tuscan order, and is covered by a cross gable roof, and flanked on either side by two two-over-two light double-hung sash windows. The northwest [right side] elevation, facing Wesley Chapel Road, features an unadorned entablature, with deep boxed cornice and full pediment, and two two-over-two light, double-hung sash windows. The southwest elevation has the same composition as the northeast, but is connected to the B.S. Josey Store by a wood-frame covered walkway or breezeway. The interior features two main rooms, separated by a central hall, with entrances on either side of the building. The building formerly featured a brick walkway leading from Wesley Chapel Road around to the main entrance, which faces Lydia Highway, but was destroyed in Hurricane Hugo on September 21, 1989.

12. B.S. Josey Store (ca. 1915)

This building was constructed in the 1910s as a general store for the workers of Lydia Plantation, and sold dry goods. Photographic evidence suggests that it was constructed after the office, which is now connected to the B.S Josey Office via a wood-frame covered walkway or breezeway. It is rectangular in shape, of wood frame construction with an asphalt shingle roof. It features front and rear parapet gables, which were added later, according to photographic evidence. The front parapet gable or façade features a central doorway flanked by two large display windows, covered by a flat awning suspended with cables.

The store was located in the front room, the back rooms were used by field hands to store their equipment and supplies. The building has a single interior chimney, which formerly vented a potbelly stove, located in the front room, and two ceiling vents were added in the 1920s. Photographic evidence also suggests that the store is similar to the one Josey's uncle, Clarence Lee, operated on the northeast corner of West Lydia Highway and Wesley Chapel

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Road. It is no longer extant. The B.S. Josey Store was known as the commissary, and was primarily there for use by employees of the farm. It remained open until the 1970s when Arthur Mims retired, and remains intact, with most of its contents still in place.

13. Pump House (ca. 1915)

Constructed in the 1910s to house the diesel fuel pump, this small rectangular wood-frame building is situated nearest to Wesley Chapel Road of the three outbuildings that flank the store to the southwest. It has a single plank door, and is vented by openings located under the soffit to prevent fumes from accumulating inside.

14. Agricultural Storage Building (ca. 1955)

According to photographs, this building was constructed in the mid 1950s. Clad in shiplap siding, it is rectangular in shape and features a front-gabled low-pitched asphalt shingle roof. Facing southwest, it is located between the Pump House and Night Watchman's House. Off-center on the front gable end are large paired board-and-batten doors, and a single two-over-two light, double-hung sash window on each side.

15. Night Watchman's House (ca. 1915)

This rectangular wood-frame, clapboard-sided building also faces southwest and was constructed in the 1910s as the Night Watchman's House. It features a rear exterior brick chimney, a front-gabled, steeply-pitched roof with slightly-flared eaves, and two six-over-six light, double-hung sash windows on each side. It is the most distant from Wesley Chapel Road of the three outbuildings that flank the B.S. Josey Store.

16. Small Barn (ca. 1885)

This one-and-one-half-story wood frame building is of late nineteenth century construction and is located in a meadow behind the main house complex, facing southeast toward Wesley Chapel Road. It measures 30' x 30', including a 10' lean-to shed on the northeast side. The building is rectangular, with a front-gabled roof, covered with V-crimp metal. There are two entries located on the front (southeast) gable end, both featuring board and batten doors with tapered metal strap hinges, as is the case with the second story loft window and door. The southwest and northeast elevations are faced with horizontal planks, and the gable ends with vertical planks. This building was used as a drive-through building in the early twentieth century, but its former use may have been different.

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17. Cottonseed House (ca. 1885)

Measuring approximately 100' x 20', this wood frame building features circular sawn and hand hewn materials, and is likely of mid-to-late nineteenth century construction. It is also one-and-one-half stories, with a front gable V-crimp metal covered roof, and exemplifies very similar construction to the above small barn or pick-up house. It is a long and narrow rectangular building set on brick piers. It was used in the early twentieth century to store cottonseed.

18. Tobacco Warehouse/ Pack-House (ca. 1885)

Measuring 35' x 64' facing Wesley Chapel Road, and encompassing approximately 2,122 square feet, this wood-frame, clapboard-sided building has a lateral-gable asphalt shingle roof with flared eaves, and exposed purlins and rafter tails. It is rectangular in shape, and one-and-one-half stories tall. A front deck, which is now deteriorated, leads into three large, widely-spaced bays on both the front and rear of the building, now boarded over for weatherization. Both gable ends also consist of three bays on the first story, but more tightly-spaced, and have a single window within the gable on the half story. This building has recently been painted, and was used as a tobacco pack house or grading warehouse in the early twentieth century.

19. Large Equipment Shed (ca. 1975) - Noncontributing

Located southwest of the store, this structure was built in the 1970s, and is constructed of I-beams and has a V-crimp tin roof. It stands on the site of a large dairy and hay barn, which was of late nineteenth century construction and was accidentally burned in the late 1960s. The dairy and hay barn was a one-and-one-half story wood frame building, with a gambrel or Dutch roof, and a bell tower. Another large hog and horse barn was located further to the southwest, but was abandoned in the 1950s, when Arthur Mims sold off the horses and hogs, and bought a heard of Black Angus cattle. The building became dilapidated, and was finally raised in the 1970s, but the foundation is still present.¹⁵

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Statement of Significance

The Lydia Plantation complex of resources encompasses approximately sixteen acres on the south side of US Highway 15 and SC Road 34 in the Darlington County community of Lydia, South Carolina. It is bisected by Wesley Chapel Road, and is historically significant to rural Darlington County under National Register Criterion C as an essentially intact architectural collection of nineteenth and early twentieth century resources on a farmstead representative of the economic, social, and cultural growth of the area from its establishment as a farming community before the American Revolution to the economic and business boom period of the early twentieth century. It is architecturally significant for the eclectic blend of architect-designed high style and vernacular building forms and construction methods that reflect the succession of occupants' collective influence on the cultural, social, and economic growth of the region. The main residence, built in 1910 and altered in 1920, is an excellent example of Neo-Classical Revival residential architecture in the rural Pee Dee region of South Carolina, and is representative of the quality of design and workmanship carried out by the distinguished Columbia, South Carolina architect Charles Coker Wilson and his firm of Wilson, Sompayrac & Urquhart, in the early twentieth century.

Background

The various architectural resources contained within the nominated property illustrate the social, economic, and cultural influences and conditions of the region from the mid-nineteenth to the early twentieth century. The region was first known as the Mount Elon section of Darlington County, and has been an agricultural establishment since the American Revolution.

In about 1840, Dr. Jonathan Miller purchased the property, practicing medicine there until his death on November 16, 1847, at which time he bequeathed his estate to his daughter Eliza Ann Harrell. In 1849, another physician, Dr. Christopher Joseph Flinn, purchased the property from Eliza Harrell.¹⁶ Oral tradition suggests that he was responsible for constructing the octagonal mode architecture in addition to a residence, which was "built up high off the ground so the buggies could park underneath, and the horses unhitched to the barn."¹⁷ By 1860, both Dr. Flinn and his junior partner, Dr. H.J. Lee had farming interests in addition to their medical practice.¹⁸

On December 29, 1868, Flinn moved to Arkansas and sold the land "on which [he] lived" to an immigrant merchant named Manuel Marco, who had, prior to the Civil War, "rested his peddler's pack on the old Dr. Flinn's office piazza."¹⁹ During Marco's ownership, the property became known as Lydia Plantation, and was established as a major agricultural center of the region. Marco was a very successful merchant and planter, and eventually erected a rice mill, a grist mill, a blacksmith shop, a large barn, and many tenant houses on the property.²⁰

At the turn of the twentieth century, speculative investors overtook many of the local farmers, including Marco. In 1906, one of the investors, Benjamin Sydney Josey, purchased the 583-acre tract of land known as Lydia Plantation for \$25,000 from the Bank of Darlington.²¹ Sydney Josey had recently inherited a large amount of land from his father who was also a physician and planter from the nearby town of Cypress.²² He continued farming here, and began building the large Beaux Arts or Neo-Classical Revival mansion that currently dominates the property in the spring of 1910, replacing the residence of Dr. C.J. Flinn erected ca. 1850.

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In the fall of 1912, Syd Josey and a group of investors founded the Lydia Investment Company and the Bank of Lydia which were both catalysts for the growth of the town and provided an impetus for the construction of a train depot for the South Carolina Western Railroad from Sumter to Darlington. *The State* newspaper, ran an article on September 26, 1912, by J.E. McBride, which described the town as “one of the finest farming communities in the world.”²³

Lydia was incorporated as a municipality on July 22, 1914, and was eventually chartered on May 17, 1915, with a population of 225 inhabitants.²⁴ With the outbreak of World War I in Europe, however, many of the property sales fell through, slowing the rapid growth of the town, and on March 1, 1917, the Lydia Investment Company was dissolved, and the land divided up among the investors.²⁵

Syd Josey then focused his energies on farming and started his own mercantile company, selling dry goods, constructing the office and store across Wesley Chapel Road from his house.²⁶ Syd Josey died on March 21, 1940, after suffering a heart attack, at which time he was described as “an extensive farmer and planter,” and “one of the largest farmers and landowners in the Carolinas.”²⁷ That summer, his only daughter, Sydney, was married to Arthur Mims.²⁸

In the late 1940s, the sixteen-sided medical office outbuilding was altered by Sydney and Arthur Mims to include a fireplace, chimney, bathroom, and second entry for entertainment purposes. In 1950, the Mimses substantially decreased their interests in agriculture, abandoning many of the buildings erected by Marco and Flinn, and purchased a herd of Black Angus cattle. In the 1960s, the large bell tower dairy and hay barn was accidentally burned, but was replaced by a large modern tractor shed in the 1970s when the land began to be leased out to other farmers.²⁹ The property remains leased and farmed to the present, and is still owned by the descendants of Sydney Josey.

Though the property’s use has evolved slightly, it has been continuously operated as an active farm complex for over 160 years and the remaining architectural resources articulate the rise and decline of the agriculture industry in rural Darlington County and the socioeconomic affects on its occupants.

Architecture

Lydia Plantation is a significant collection of mid-nineteenth century to turn-of-the-twentieth century vernacular and exotic building forms, as well as the architect-designed Beaux Arts classicism of the early twentieth century, all expressed in a single rural agricultural setting in South Carolina’s Pee Dee region. While most are typical forms from the period, such as side or front-gabled service, storage or processing buildings, one of the mid-nineteenth century buildings within the Lydia Plantation complex is a sixteen-sided or polygonal building that is thought to have served as a medical office for the owners of the complex during that time. On the interior of this unusual and multi-faceted building is a continuous frieze around the perimeter painted by a primitive unknown artist with scenes of clipper ships and other urban and rural life, thus making the building an even more exotic expression of the plantation’s mid-nineteenth century owner’s tastes and personality. Contemporaneous with this building are two smaller octagonal frame buildings that served the plantation house’s domestic processing and storage needs.

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While other frame nineteenth century octagonal or polygonal residential buildings are documented in South Carolina, namely the Octagon House in Laurens [listed in the National Register in 1973], and the Frazier-Pressley House in the Cedar Springs Historic District in Abbeville County [listed in the National Register in 1982, this collection at Lydia Plantation represents the most intact concentration of ancillary buildings of the exotic octagon mode known in South Carolina.

The main house of Lydia Plantation is a notable expression of early twentieth century Neo-classical Revival residential architecture. As the work of Charles Coker Wilson (1864-1933), one of South Carolina's most distinguished early twentieth century architects, or that of his Columbia-based firm of Wilson, Sompayrac & Urquhart, South Carolina's premier architectural firm at the time, the house's design is Beaux Arts classicism, as expressed in residential architecture, in its highest form. From its monumental tetrastyle Ionic order portico to its exquisitely and finely designed interiors and spaces, the Benjamin Sydney Josey House is both an illustration of its architect's skill and its owner's success and position within the Lydia and Darlington County community. Wilson, educated as a civil engineer at the University of South Carolina in the 1880s and ultimately and formally as an architect in the Atelier H. Duray of Paris' L'Ecole des Beaux-Arts in 1899 and 1900, sought upon his return to America not only to build his practice in South Carolina and beyond but to foster the profession of architecture in his native state. He became unofficial architect of the state in 1904 when hired to complete the South Carolina State House, and Architect of the University of South Carolina from 1908 - 1915. He was the founding president of the South Carolina Chapter of the American Institute of Architects (AIA) in 1913, served as chairman of the South Carolina Board of Architectural Examiners from its inception in 1917 until his death in 1933, and was instrumental in the establishment of building codes for schools in South Carolina after a disastrous and tragic school fire in Kershaw County in 1923. Throughout his career he cultivated architectural and design talent from within and without South Carolina and fostered the careers of a number of architects who distinguished themselves in the profession as well. Some of these include William Augustus Edwards, Arthur Hamby, Paul Youmans, Henry Ten Eyck Wendell, Edwin Douglas Sompayrac, James Burwell Urquhart, J. Carroll Johnson, Jesse W. Wessinger, Robert C. Stork, George R. Berryman, J. Robie Kennedy, and Harold Tatum. Wilson's office is distinguished among South Carolina firms as a virtual atelier where young draftsmen with no formal training were educated to become practitioners of the trade and those with formal degrees in architecture gained valuable knowledge and practical experience plying their learned skills in the trade.³⁰

At the time of his commission to design the Josey House, Wilson worked in association with Edwin Douglas Sompayrac, a fellow native Darlingtonian, and James Burwell Urquhart, a Southampton, Virginia native who had worked as a draftsman in Wilson's office from 1901 and became a partner in the firm in 1907. Introduced into the office in 1910, as chief draftsman and in charge of the office's operations was J. Carroll Johnson, a graduate of both the Armour Institute of Technology in Chicago (1906) and the University of Pennsylvania (1908), who had arrived in Columbia early that year from Washington, DC, fresh from his own studies in Paris and Italy. Johnson had had practical design experience in the firms of Jenney, Mundie & Jensen in Chicago and Wood, Donn & Deming in Washington, DC. He and Urquhart would go on to establish their own successful partnership in Columbia in the years before America's entry into World War I.³¹

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To Wilson's or his firm's credit during this period can be listed a number of commercial, institutional, religious and residential commissions throughout South Carolina. Included among these are Davis Hall and LeConte [now Barnwell] College at the University of South Carolina; a development plan for the University of South Carolina; the Administration Building (Davidson Hall) for Coker College in Hartsville [listed in the National Register in 1983]; the J.L. Coker & Company Department Store Building, also in Hartsville [listed in the Register in 1983]; construction of the Palmetto Building in Columbia [listed in the National Register in 1980]; Logan School in Columbia [listed in the National Register in 1979]; First Baptist Church of Hartsville [listed in the East Home Avenue Historic District in 1991]; Mt. Zion Presbyterian Church in rural Lee County [listed in the National Register in 2003]; Providence Methodist Church in Orangeburg County [listed in the National Register in 2009]; as well as residences such as the J.A. Weinberg House in Manning, and Japonica Hall in Society Hill [listed in the National Register in 1989].

The B.S. Josey House, as designed by Wilson, Sompayrac & Urquhart in 1910 and modified by Charles Coker Wilson in 1920, retains its architectural character and integrity as a fine example of the Neo-classical style in rural eastern South Carolina. With its complement of late nineteenth century and other early twentieth century ancillary farm buildings and the exoticisms of its mid-nineteenth century polygonal outbuildings, Lydia Plantation exists today as an outstanding architectural collection, worthy of both listing in the National Register of Historic Places and further study.

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Endnotes

¹ Original Plans by Wilson, Sompayrac & Urquhart, 8-21 June 1910; Renovation Plans by Charles Coker Wilson, 20 August 1920, Mims Family Papers, Lydia Plantation, Lydia, Darlington County, S.C.

² *Ibid.*

³ *Ibid.*

⁴ *Ibid.*

⁵ *Ibid.*

⁶ Sharon Mims Morgan, Interviews with Elizabeth B. Clanton (former secretary to Bertha Josey and Arthur Mims) and Gladys DuBose Galloway (second cousin of Sydney McKelvey Josey), Summer 1996, Mims Family Papers.

⁷ *Ibid.*

⁸ *Ibid.*

⁹ Original Plans by Wilson, Sompayrac & Urquhart, 8-21 June 1910, Mims Family Papers.

¹⁰ Sharon Mims Morgan, Interviews with Elizabeth B. Clanton (former secretary to Bertha Josey and Arthur Mims) and Gladys DuBose Galloway (second cousin of Sydney McKelvey Josey), Summer 1996.

¹¹ *Ibid.*

¹² Octagonal architecture was made popular by Orson Squire Fowler's book, *The Octagon House: A Home for All*, which was first published in 1848, then revised in 1853.

¹³ Sharon Mims Morgan, Interviews with Elizabeth B. Clanton (former secretary to Bertha Josey and Arthur Mims) and Gladys DuBose Galloway (second cousin of Sydney McKelvey Josey), Summer 1996.

¹⁴ *Ibid.*

¹⁵ Meredith Josey Mims, Interview with the author, Lydia Plantation, Lydia, Darlington County, S.C., June 12, 2009.

¹⁶ Horace Fraser Rudisill, *Doctors of Darlington County, South Carolina: 1760-1912* (Darlington: Darlington County Historical Commission, 1962; "Dr. Galloway Contributes Interesting Data About Lydia and Gallowaytown," *The News & Press* (Darlington, S.C.), 28 July 1921.

¹⁷ Sharon Mims Morgan, Interviews with Elizabeth B. Clanton (former secretary to Bertha Josey and Arthur Mims) and Gladys DuBose Galloway (second cousin of Sydney McKelvey Josey), Summer 1996.

¹⁸ 1860 United States Census, Darlington District, S.C.

¹⁹ Rudisill, *Doctors of Darlington County*; C.J. Flinn v. J.J. Windahm, 12 May 1873, Judgment Roll 433, Prairie County, Arkansas, in Dr. C.J. Flinn Vertical File, Darlington County Historical Commission, Darlington, S.C.

²⁰ Dr. B.G. Pitts, undated clipping, *Hartsville Messenger* (Hartsville, S.C.), ca. 1912; Sharon Mims Morgan, Interviews with Elizabeth B. Clanton (former secretary to Bertha Josey and Arthur Mims) and Gladys DuBose Galloway (second cousin of Sydney McKelvey Josey), Summer 1996.

²¹ *Hartsville Messenger* (Hartsville, S.C.), 4 August 1910.

²² Darlington County Deeds: Book 44, Page 452, Darlington County Courthouse, Darlington, S.C.

²³ *Ibid.*

²⁴ *Railroad Review*, Volume 3 (1916), in Lydia, 1910s, Vertical File, Darlington County Historical Commission.

²⁵ Sharon Mims Morgan, Interviews with Elizabeth B. Clanton (former secretary to Bertha Josey and Arthur Mims) and Gladys DuBose Galloway (second cousin of Sydney McKelvey Josey), Summer 1996.

²⁶ *Ibid.*

²⁷ Newspaper Clippings [Unknown Authors and Publications], 21 March 1940 and 22 March 1940.

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²⁸ Sharon Mims Morgan, Interviews with Elizabeth B. Clanton (former secretary to Bertha Josey and Arthur Mims) and Gladys DuBose Galloway (second cousin of Sydney McKelvey Josey), Summer 1996.

²⁹ *Ibid.*

³⁰ Walter B. Edgar, editor, *The South Carolina Encyclopedia* (Columbia, S.C.: The University of South Carolina Press, for The Humanities Council, 2006), pp. 504, 1033 and 1034.

³¹ John E. Wells and Robert E. Dalton, *The South Carolina Architects, 1885-1935: A Biographical Dictionary* (Richmond: The New South Architectural Press, 1992), pp. 83-87, 171, 185-190, and 209-219.

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Dr. J.M. Josey Vertical File

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Henry Hennig, Letter on Jewish Settlement in Darlington County, 17 April 1905

Oran Drake Lee Vertical File

Excerpt from Lee Family Bible

Lydia, 1910s, Vertical File

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Marco Vertical File

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10 October 1898

"Tribute of Respect," 20 August 1900

21 March 1940

22 March 1940

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Miscellaneous Newspaper Clippings

Benjamin Sydney Josey House Plans

Original Plans by Wilson, Sompayrac, & Urquhart, 8-21 June 1910

Renovation Plans by Charles Coker Wilson, 20 August 1920

Sharon Mims Morgan, Interview with Horace Fraser Rudisill, 1998

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United States Census
Population Schedules, Darlington District/County, South Carolina, 1860, 1880, 1900, 1910

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Verbal Boundary Description:

The boundary of the nominated property is shown as the black line marked "Lydia Plantation" on the accompanying Darlington County Plat, dated June 13, 1984 and drawn at a scale of 1" = 200'.

Boundary Justification:

The nominated property includes the historic house, landscaped avenue and garden, historic outbuildings, and core of the historic farmstead, now 16.184 acres.

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

Name of Property: Lydia Plantation
Location of Property: Darlington County

Location of Original Digital Files:
The Palmetto Trust for Historic Preservation
8301 Parklane Road
Columbia, SC 29223

Photographer: T. Gordon McLeod
Date of Photographs: 30 September 2009

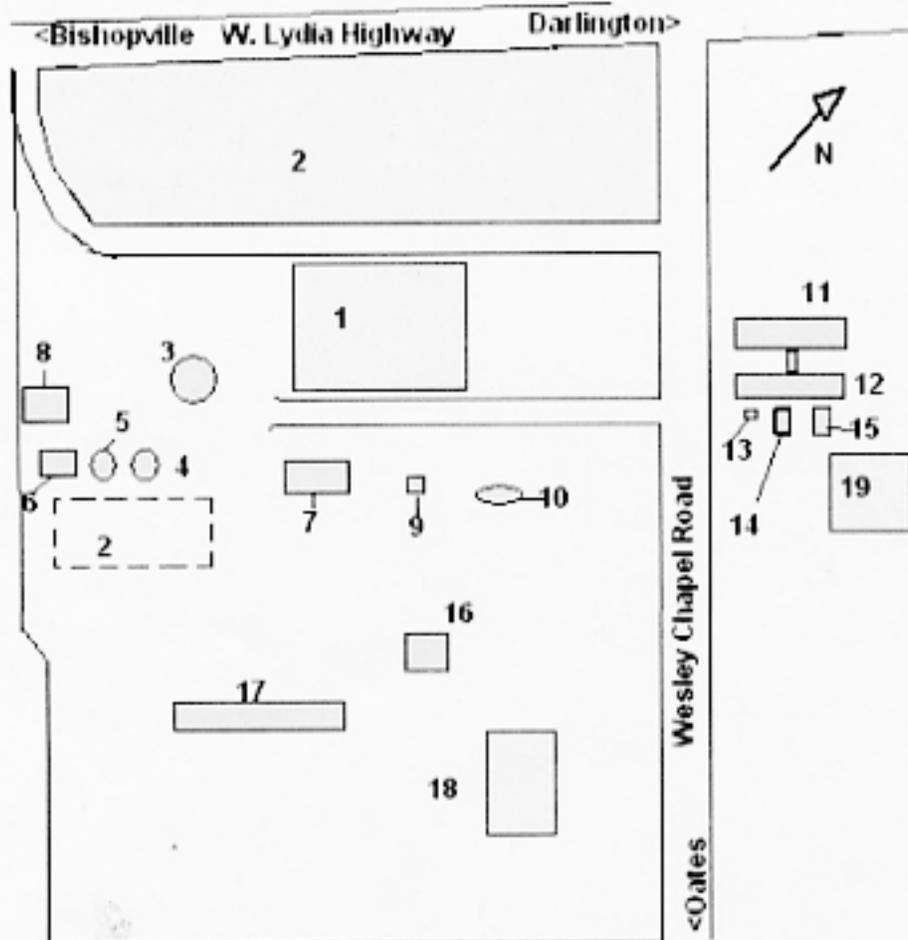
1. Principal (NE) Facade
2. Principal (NE) Façade from Highway 34
3. Principal Entry
4. Southwest Elevation
5. Southeast Elevation
6. Eastern Oblique
7. Rear (SW) Screen Porch
8. Rear (SW) Breakfast Room and Kitchen Enclosure
9. Entry Hall
10. Parlor
11. Dining Room
12. Palladian Window from Second Floor Stair Landing
13. Front Avenue
14. Arrangement of Domestic Outbuildings
15. Medical Office or "Round House"
16. Smokehouse or Large Octagonal Outbuilding
17. Canned Goods Storage Shed or Small Octagonal Building
18. Storage Building (Side-Gabled Outbuilding)
19. Old Garage
20. New Garage
21. Playhouse
22. Wading Pool
23. B.S. Josey Office and Store from driveway
24. B.S. Josey Office (NE) facing Lydia Highway
25. B.S. Josey Office (SW) facing Wesley Chapel Road
26. B.S. Josey Office (detail of gable)
27. B.S. Josey Store
28. Pump House
29. Agricultural Storage Building

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- 30. Night Watchman's House
- 31. Seed House (SE) Facade
- 32. Seed House, Eastern Oblique
- 33. Small Barn, Eastern Oblique
- 34. Tobacco Pack House/Warehouse
- 35. Large Equipment Shed



Lydia Plantation

Lydia, Darlington County, South Carolina

1. Benjamin Sydney Josey House (1910)
2. Avenue and Landscaped Garden
3. Doctor's Office or "Round House" (ca. 1850)
4. Large Octagonal Building [Smokehouse] (ca. 1850)
5. Small Octagonal Building [Canned Goods Storage Shed] (ca. 1850)
6. Side-Gabled Outbuilding [Storage Building] (ca. 1875)
7. Old Garage (ca. 1915)
8. New Garage (ca. 1945)
9. Playhouse (ca. 1920)
10. Wading Pool / Goldfish Pond (ca. 1920)
11. B.S. Josey Office (ca. 1915)
12. B.S. Josey Store (ca. 1915)
13. Pump House (ca. 1915)
14. Agricultural Storage Building (ca. 1955)
15. Night Watchman's House (ca. 1915)
16. Small Barn (ca. 1885)
17. Cottonseed House (ca. 1885)
18. Tobacco Warehouse / Pack-House (ca. 1885)
19. Large Equipment Shed (ca. 1975) - Noncontributing