

**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 The Oaks
other names/site number Calhoun, Downs, House; Calhoun-Henderson House; Lumley Farmstead

2. Location

street & number 114 Old Puckett's Ferry Road not for publication
city or town Coronaca vicinity
state South Carolina code SC county Greenwood code 047 zip code 29649

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): _____ _____ _____	_____	_____

The Oaks
 Name of Property

Greenwood County, 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	
6	2	buildings
		sites
		structures
2		objects
8	2	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

 Agriculture/Processing

 Agriculture/Animal Facility

 Agriculture/Agricultural Outbuilding

Current Functions

(Enter categories from instructions)

Domestic/ Single Dwelling

 Vacant/Not in Use

 Vacant/Not in Use

 Vacant/Not in Use

7. Description

Architectural Classification

(Enter categories from instructions)

Other: Carolina I-House

Materials

(Enter categories from instructions)

foundation Granite

 Brick

 walls Wood/ Weatherboard

 Metal

 roof Metal

 other Brick

Narrative Description

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

See continuation sheets.

The Oaks
Name of Property

Greenwood 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.
- 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. 1825 - ca. 1950

Significant Dates

ca. 1825

ca. 1855

ca. 1880

ca. 1920

ca. 1950

Significant Person (Complete if Criterion B is marked)

Cultural Affiliation (Complete if Criterion D is marked)

Architect/Builder

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:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

The Palmetto Trust for Historic Preservation. Columbia, S.C.

The Oaks
Name of Property

Greenwood County, South Carolina
County and State

10. Geographical Data

Acreege of Property 1.37 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>17</u> Zone	<u>400166</u> Easting	<u>3791059</u> Northing	3	<u>17</u> Zone	<u>400072</u> Easting	<u>3790887</u> Northing
2	<u>17</u>	<u>400215</u>	<u>3791017</u>	4	<u>17</u>	<u>400033</u>	<u>3790949</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 Andrew W. Chandler, Architectural Historian, SCDAH [SHPO]
 organization The Palmetto Trust for Historic Preservation date 29 October 2010
 street & number 8301 Parklane Road telephone _____
 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

Floor Plans, Plat

Property Owner

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

Name Margaret Lumley Burch
 Street & number 114 Old Puckett's Ferry Road telephone 864-223-8369
 city or town Coronaca state SC zip code 29649

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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Description

The Oaks, located at 114 Old Puckett's Ferry Road near the Piedmont town of Coronaca, in Greenwood County, South Carolina, is a group of historic residential and agriculturally-related resources set within rolling and terraced pasture land and nearby woodlands. It consists of a main residence, built ca. 1825 and expanded and altered several times in the nineteenth and early twentieth centuries, a small antebellum [ca. 1850] storage building associated with the plantation and post-bellum farm, two large ca. 1920 cow/livestock barns, a ca. 1920 farm workshop, a ca. 1950 dairy barn, an early twentieth century livestock watering trough, and an early-to-mid twentieth century gasoline pump. These resources constitute the intact core of a larger plantation and post-bellum and early twentieth century farm in the western Piedmont region of South Carolina.

Contributing Resources:

1. Main House (ca. 1825, ca. 1845, ca. 1855, ca. 1880, and ca. 1920)

The historic residence at The Oaks is a two-story wood-frame weatherboard-clad, central-hall plan house, resting on a foundation of uncut and stacked granite pillars and twelve-by-twelve-inch hand-hewn sills mortised and tenoned together. The building has a lateral gabled roof and is flanked on the southwestern and northeastern (end) elevations by exterior brick chimneys - both rebuilt in the twentieth century - which rise to the upper level, then shoulder with a smaller flue stack extending above the roofline. On either side of each chimney and on both levels are nine-over-nine sash windows. A two-story rear ell extends from the southeast corner of the main block of the house and terminates with a two-story brick chimney of earlier vintage that has been stuccoed. A later one-story extension to the rear [southeast] of the two-story rear ell has a porch on its western elevation. This former plantation house is essentially intact as a well-preserved and significant example of the evolution through time of a regional vernacular building form—the Carolina I-House. Built ca. 1825 by Downs Calhoun, this house retains the original core plan of a Carolina I-House with later rear alterations and additions (ca. 1845, ca. 1855, ca. 1880, and ca. 1920).¹

The principal façade is oriented toward the northwest, facing Old Puckett's Ferry Road. It is composed of five bays on each story, featuring a full-width shed-roof porch [screened later] supported by six original wood columns on the first story. The porch's columns are simplified vernacular expressions of the Tuscan order, with proportionally-elongated necks. The elongation of the necking is an alteration in which the columns were added to at their capitals, while the bottoms of each were removed as a result of decay caused by weathering. The engaged columns or responds in their original arrangement and configuration can be

¹ John Milnes Baker, *American House Styles: A Concise Guide* (New York: W.W. Norton and Company, 1932, 2002 Ed); Gerald Foster, *American Houses: A Field Guide to the Architecture of the Home* (New York: Houghton Mifflin Company, 2004); Carl R. Lounsbury, *An Illustrated Glossary of Early Southern Architecture and Landscape* (Charlottesville: University Press of Virginia, 1999).

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seen at either end of the porch. The second story of the facade is composed of five matching six-over-six sash windows with louvered shutters. The front porch was formerly open, enclosed in screen in the 1920s, but retains the original columns and balusters. The house's principal entry is centrally located on the front porch, and flanked on either side by two six-over-six sash windows. The wooden double-doors are paneled, composed of single planks, and feature a seven-light transom, and four-light sidelights, flanked on either side by Greek Revival fluted pilasters.

Upon entering the double-doors into the central-hall, immediately to the right is the door to the first-floor bedroom, which was originally a parlor, and the stairway to the second-floor, which features some of the original posts and banister. Opposite the staircase is a larger entry to what is now the parlor, but originally the dining room. There are different periods of decorative elements in the central hall, especially evident around the principal entry. Interestingly, the older moldings were not removed, but rather the newer moldings were fashioned around the originals (ca. 1825, ca. 1855, ca. 1880). The central hall additionally features wainscoting (ca. 1855), and a pair of double-doors (ca. 1855), which enclose the rear of the hall, and lead to the rear of the house. The decorative molding around the doors and windows in the central hall are carried out in a simpler fashion than the flanking principal rooms.

The two principal rooms on the first and second stories contain Greek Revival elements, decorative wooden mantels, paneling, and original chair rails. The mantels are very unusual vernacular hand-carved pieces, some of which contain classical motifs, and interesting leaf-like wooden detailing, but no two are identical. They are thought to be the original mantels, slightly altered with detailing over time.

When built ca. 1825 the house contained both front and rear shed-roof galleries or entry porches. The original floor plan was a central stair hall on both stories, flanked on either side by a room, a parlor and dining room on the first-story and two bedrooms on the second story. The rear elevation was altered ca. 1845, and the rear shed-roof gallery was partially removed to accommodate a two-story rear ell, which is supported by a similar foundation of uncut granite. The addition also contains six-over-six windows, and features a dining room on the first story, and a bedroom on the second story, which was closed off from the rest of the second story, accessed by a closet-stair to the first floor dining room, and an exterior stairway to the front porch, which was then extended around the southeast elevation. This portion features an original chimney and mantel at the rear of the ell. Below this addition is a cellar, which is accessed by a trap door in the enclosed rear gallery. This addition allowed two first-story parlors.

After the change of ownership ca. 1855, the rear of the central hall was also enclosed with double-paneled doors, and a door was installed on the northeast elevation on the left side of the chimney. The front porch then featured a room on the southwestern side, for the overseer, with its own exterior chimney. The sidelights and pilasters were added to the principal entry, but the transom is believed to be original.²

² Kate Henderson Lumley, "The Oaks," unpublished typescript in the possession of Margaret Lumley Burch, The Oaks, Coronaca vicinity, Greenwood County, S.C.

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In the 1880s, another alteration was made, enclosing the rear one-story gallery, adding an extension of the second story over the enclosure, capped with a low-pitched shed-roof. An entry was also added ca. 1855 from the second story of the original portion of the house to the ca. 1845 addition. The second story bedroom, according to oral tradition, was originally used by house slaves and accessed by a stairway from the first story dining room, and an exterior door, both of which were subsequently removed. The kitchen was also subsequently attached to the rear of the first story of the ca. 1845 dining room addition around this time. The windows, plaster, and the original northeastern flanking chimney were replaced in the 1950s because they were deteriorated, but in a manner consistent with the building's original design and materials. The southwestern chimney was rebuilt in the 1970s. Closets and a bathroom on each story were also subsequently added, slightly altering the original floor plan. Central heating and air conditioning were also installed in more recent years, and some of the clapboard has been replaced in kind where it was too deteriorated to maintain.

Five outbuildings and two objects are included within the nominated acreage. Contributing outbuildings on the property are located to the northeast and east of the main house, at the edges of the nominated property.

2. Storage Barn (ca. 1850)

A small antebellum storage barn (ca. 1850) is located approximately fifty yards to the northeast of the main house, in alignment with and flanked by large early twentieth century (ca. 1920) cow/livestock barns along the northeast edge of the nominated 1.37 acre parcel. It is painted deep red and features a front-gabled roof clad in V-crimp tin/metal sheets. This barn features heavy timber framing, down-bracing, mortise-and-tenon joinery, and weatherboard siding.

3. Cow/Livestock Barn (ca. 1920)

Flanking the ca. 1850 Storage Barn to the northwest and near Old Puckett's Ferry Road is a large frame cow/livestock barn [ca. 1920] that is sheathed in vertically-placed boards or planks. Of balloon frame construction, it features large wagon bay openings, large window openings on the upper level, and open wooden slats in the shallow front and rear gable ends. The roof is also sheathed with V-crimp tin/metal sheets. On the interior of its first level are wooden V-shaped livestock feeding racks for hay. On the upper level is a hay loft.

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4. Cow/Livestock Barn with Sheds (ca. 1920)

The other large barn [c. 1920] located immediately to the southeast of the ca. 1850 Storage Barn features weatherboard siding on the upper central core of the front and rear gable ends, and vertical wooden planks on the ground level of the central core and its engaged shed-roof extensions. Also of balloon frame construction, a large V-crimp tin/metal-clad roof shelters this barn's interior spaces from the elements. Within its first level is a double-alignment of wooden V-shaped livestock feeding racks for hay and feeding troughs for corn and other grains. Hay was stored on the barn's upper level or loft.

5. Farm Workshop (ca. 1920)

Another wood-frame outbuilding of early twentieth century construction with vertical V-crimp metal siding contains the farm's workshop and is situated to the southeast of the main house and south/southwest of the three barn buildings. It features a poured-concrete [aggregate] foundation, an entrance door on the northwest gable-end elevation and two single windows with some of its wooden window sash remaining.

6. Dairy Barn (ca. 1950)

A rectangular cinderblock dairy barn (ca. 1950) is immediately to the northwest of the farm workshop. It features four-light steel windows on all elevations and doors on both the southeast and southwest [gable end] elevations, novelty or German wood siding in each upper gable end, an asphalt shingle roof with lightning rods and a weathervane at the southwest end of the roof ridge. Much of the milking equipment has been removed from the building.

Two contributing objects remain within the farmstead:

7. Concrete Watering Trough

A large, rectangular poured concrete livestock watering trough, likely from the early-to-mid-twentieth century, is situated diagonally and adjacent to the dairy barn, and although it is no longer in original or pristine condition, it is sufficiently intact to convey its purpose.

8. Gasoline Pump

An old farm gasoline pump from the early-to-mid twentieth century with its underground storage tank is located between the house and the cow/livestock barn with sheds. It has a faceted and tapered metal base and a glass cylinder gauge. Although it is missing its oil company globe that once adorned the top of the pump, it

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is a remarkably intact object from the period of significance and one that has relevance to Harold Lumley's early twentieth century ownership of an automobile and the early use of tractors on the farm.

In addition, six century-old oak trees planted in two rows to line a driveway still remain to the north/northwest of the house between it and the principal agricultural outbuildings. The lawn to the southwest of the house contains a scattering of mature oaks and other trees, and a large pecan spreads over the area between the house and garage. At the southwest extent of the 1.37 acre nominated parcel is a vegetable garden.

Non-contributing Buildings:

A. Small Modern Shed (ca. 2009)

Between the dairy barn and the more southerly ca. 1920 cow/livestock barn with sheds is a small modern wooden [board and batten] shed with asphalt shingled, low-pitched roof with overhang, built 2009-2010.

B. Garage/Car Shed (ca. 2005)

A modern frame garage/car shed is located directly a short distance to the rear [southeast] of the main house. It is sheathed in wood siding, and has a gable-front automobile bay, and no door closures.

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Statement of Significance

The Oaks, inclusive of a ca. 1825 residence with significant alterations ca. 1845, ca. 1855, ca. 1880, and ca. 1920, is eligible for listing in the National Register of Historic Places under Criterion C in the area of significance of Architecture, as a Carolina I-House with both vernacular and high-style architectural elements conveying the changing needs and tastes of its owners—the Calhoun, Sims, Henderson, and Lumley families—for ninety-five years. Its original fabric and later alterations are excellent illustrations of the evolution of a Carolina Piedmont farmhouse from the antebellum era until the first quarter of the twentieth century. The collection of house and outbuildings is a significant surviving collection of resources illustrating the agricultural history of central western South Carolina from ca. 1825 until ca. 1950. It is also notable for its association with the Calhoun, Sims, Henderson, and Lumley families of Abbeville District (portion of which is now Greenwood County), South Carolina.

Historical Background and Significance

Located in the upcountry of South Carolina, in Greenwood County, near the town of Coronaca, the rolling and productive land surrounding The Oaks is still farmed, as it was when Downs Calhoun constructed the house ca. 1825. The Oaks was the name given to the farm in honor of the wooded knoll of century-old oak trees, which surrounded the house, and kept it out of view from distances of only a few hundred yards. A few of the ancient oak trees remain, but many of them began to die around 1900. After purchasing it from the heirs of the original builder and occupant, the same family has owned the farm since 1855. The farmhouse, outbuildings, and landscape have been kept in perpetuity with its historic use, while most of the surrounding area has been developed.³

The property is located in Greenwood County near the town of Coronaca, which is at the intersection of S.C. Highway 72 and the town's southern boundary, S.C. Highway 246. Coronaca was originally a small community called "Little Cork," after Cork, Ireland, for all of the Irish who settled there. After Nathan Sims arrived there from North Carolina in the 1770s, however, it became known as "Sims Crossroads" by the 1790s.⁴ In the years following the American Revolution, evidence suggests that the settlement was called "Corn Acre," and later took the name of a nearby creek, Coronaca.⁵

³ Lumley.

⁴ Margaret Watson, *Greenwood County Sketches; Old Roads and Early Families* (Greenwood, S.C.: The Attic Press, 1970), pp. 123-4; 1790 & 1800 United States Federal Census.

⁵ Rev. Malcolm Sharpe, *The Descendants of William Calhoun of Coronaca and Siloam Church in Old Abbeville County, SC*, (Starkville, Miss., 1953); Rev. Malcolm Sharpe, *The Calhouns of Wilson Creek, Coronaca* (Memphis, 1962).

⁵ Watson, pp. 123-4.

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The house sits on Old Puckett's Ferry Road, which roughly follows the path of the old Cherokee Trail, the main route used for trade between the Cherokee Indians and the settlers of the area in the seventeenth and eighteenth centuries. The road was formerly Barksdale Ferry Road, and the principal route from South Carolina to Georgia, used by local traffic to cross the Saluda River by way of ferry.⁶ In 1806, Aaron Burr, after being captured in Louisiana, was taken up the road to Richmond by federal officers, to be tried for treason.⁷ The road was later known as Swancey's Ferry, Neeley's Ferry, and then Puckett's Ferry Road, as it is known to the present. The road became unused when the Saluda River was dammed to create Lake Greenwood in the 1930s for electric power; thus, the last trace of the historic road is the part that crosses in front of The Oaks where it meets S.C. Highway 246.⁸

Downs Calhoun was born on April 20, 1796, the son of Loraney Sims Calhoun and William Calhoun, a first cousin of John C. Calhoun, vice president of the United States from 1825 to 1832, secretary of war, as well as United States senator from South Carolina. He first lived with his maternal grandfather, Nathan Sims of Sims Crossroads, in Abbeville District. Downs Calhoun was married three times. He first married Mary Lavinia Puckett (1804-1830), the daughter of Dabney Puckett. The two had their first child, Mary Lorraine Calhoun, in 1820 (d. 1838). He built his home ca. 1825 for his family, near his grandfather, Nathan Sims' land. The two had four other children, Lavinda Calhoun (1822), Willis Boyd Calhoun (1823-1873), Sims Calhoun (1825-9), and William Downs Calhoun (1829-1901). Lavinia Puckett Calhoun died on May 27, 1830, but Downs Calhoun did not remain a widower for long, marrying secondly to Evelina Meriwether on September 30, 1830. He had a daughter [Sarah Jane Calhoun] by Evelina Meriwether Calhoun on May 3, 1832, but since nothing is known of her, she may have died in infancy. Evelina's death date is uncertain as well; however, it is believed that she died either in childbirth or soon after the daughter was born.⁹

In 1833, his father, William Calhoun died, leaving his home place to his youngest son, John, as his older sons, Nathan and Downs, already had their own.¹⁰ His will refers to one thousand dollars he left to Downs Calhoun, "paid for him towards the land whereon he now lives," referring to the house he had recently constructed. Downs also received his father's interest in other property and slaves.¹¹ Downs Calhoun was a large slaveholder, and owned 5,000 acres near present day Coronaca and the Saluda River, managing and farming many different tracts of land, some of which he acquired through his three marriages. He also owned both a distillery and a large tannery.¹²

⁶ Camille W. Logue, *The Saga of a Farmer and His South Carolina Land*.

⁷ Watson, p. 60.

⁸ Watson, p. 58.

⁹ Sharpe, *The Descendants of William Calhoun*.

¹⁰ Watson, p. 180.

¹¹ Will of William Calhoun, Typescript, Abbeville County Will Book 2, Page 323; Estate Packet: Box 17, Package 344), Abbeville County Courthouse, Abbeville, S.C.

¹² Watson, p. 179.

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By 1840, Downs Calhoun, was married for the third time to the widowed Susan Brightman Sample, who already had five children of her own with her first husband John Blain Sample.¹³ Susan and Downs Calhoun had two daughters of their own, Carolina Virginia Calhoun, who was born in 1840 and married James Andrew Agnew, and Margaret Wardlaw Calhoun, who was born in 1842 and married Robert J. Nickels. In addition, they are said to have had three sons.¹⁴

Downs Calhoun took an interest in public matters in 1849 when he began lobbying to build a railroad through the county. One evening in 1849, he “entertained a large company of prospectors and stockholders,” who were also interested in building the railroad. Downs Calhoun died on June 29, 1850, but the railroad was later built on land that was part of his estate, and added to the growth of the nearby town of Coronaca.¹⁵ He is buried, with other family members, in the “Lowder” section of Greenwood County, “not far from where the railroad crosses Lake Greenwood.”¹⁶ It is suggested that this graveyard is near the house on his original estate, and overgrown and no longer visible.¹⁷

After the death of Downs Calhoun, his property was then divided equally among his first wife’s children. His will, dated May 18, 1843, appointed his brother, Nathan Calhoun as the sole executor, and “testamentary guardian of the persons and estates of [his] four children from his first marriage.”¹⁸

Downs Calhoun left a 580-acre portion of his estate, containing The Oaks to his sons, Willis Boyd Calhoun and William Downs Calhoun. It was stipulated in his will that his two sons, guided by their uncle, Nathan Calhoun, were to use the land given to them “to work, till, and cultivate for [their] mutual benefit and interest.” If there was a deficiency in the aforementioned stipulations to farm the land devised to them, he expressed that his brother, Nathan Calhoun, was to sell all the real and personal estate devised to Willis Boyd Calhoun and William Downs Calhoun, on the most advantageous terms, the proceeds of which were to be equally divided among the children from his first wife.¹⁹

On June 11, 1853, Nathan Calhoun and his nephews, Willis Boyd Calhoun and William Downs Calhoun appeared in Abbeville County equity court, and it was determined that the land would be sold for cash to enable Nathan Calhoun to pay the debts of his deceased brother. On October 11, 1853, all three appeared

¹³ Lumley.

¹⁴ Watson, p. 180.

¹⁵ Lumley.

¹⁶ Watson, p. 180.

¹⁷ Sharpe. *The Descendants of William Calhoun*.

¹⁸ Will of Downs Calhoun, Abbeville District, Estate Packet, Box 123, Package 3634, Abbeville County Courthouse, Abbeville, S.C.

¹⁹ *Ibid.*

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again in equity court. This time the three were bound by Henry A. Jones, Esquire, Commissioner in Equity for Abbeville District to pay the penal sum of \$2,900.00. The land containing the house was sold.²⁰ The two brothers, Willis Boyd Calhoun and William Downs Calhoun, did not take an interest in farming, as had their father before them, and both ended up moving out of state. The land was later fought over by Willis Boyd Calhoun's descendants from Alabama in the early 1900s.²¹

Dr. Willis Boyd Calhoun, third child and oldest son of Downs Calhoun, was a medical doctor, and moved to Alabama about 1854. He married first Eliza Taylor, the daughter of Dr. W.C. Taylor of Alabama. The couple had two children, Lydia, who died as a child, and Mary R. Calhoun, who was born on September 8, 1854. She married a Trimble, and lived in Alabama, as well.

In 1911, Mary R. Calhoun Trimble sued to recover the lands of her grandfather, Downs Calhoun, which she believed had been wrongly taken from her father and uncle.²² Dr. Willis Boyd Calhoun later married Aurelia Isabel Herbert of Greenville, Alabama in 1862. They had three children who lived in Alabama.²³ Dr. W.B. Calhoun died on February 1, 1873 in Alabama.²⁴

William Downs Calhoun, fifth child and third son of Down Calhoun, first married Ellen Jones, the daughter of Robert Jones, on May 17, 1833. They had two children who never married. Ellen Jones Calhoun died on July 14, 1852. In 1857, he again married, this time to Elizabeth Jane (Bettie) McGowan. They removed to Georgia shortly after their marriage, and had three children.²⁵ The 1870 United States Federal Census lists him as residing in Polk, Georgia, with his wife and two of his children. They lived in Rockmart, Georgia for many years, where he died April 30, 1901.²⁶

Around 1854, Downs Calhoun's heirs, likely his brother Nathan, transferred the estate to Ann Henry Sims, the daughter of Catherine Leslie Quay originally from Belfast, Ireland and Captain Alexander Quay of Charleston. Her second husband, Major Clough Shelton Sims, son of William and Betsy Shelton Sims, was one of five sons who owned equal shares of a 35,000-acre estate in Union County, which was originally conveyed to his grandfather, Charles Sims, by royal grant when he emigrated from England to Hanover County, Virginia around 1734. Clough inherited a portion of the estate, including a large residence on the

²⁰ Downs Calhoun, Estate Settlement (Box 31, Package 905), Abbeville County Courthouse, Abbeville, S.C.

²¹ Letter to Harold Lumley from *ELS*, 5-12-1972, in the possession of Margaret Lumley Burch, The Oaks.

²² Letter to Harold Lumley from *ELS*, 5-12-1972.

²³ Watson, p. 71.

²⁴ *Ibid.*

²⁵ *Ibid.*

²⁶ 1870 United States Federal Census.

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Broad River, near Union, in a small community known as "Simstown."²⁷ According to family history, Ann Sims relocated from Union to be closer to family.²⁸

Clough S. and Ann Henry Sims had five children by January 1843: William Alexander Quay Sims, Sarah K.J. Sims, Alice C.A. Sims, Elizabeth C.T. Sims, and Margaret M.F. Sims. When Catherine Quay died in 1851, she left her daughter, Ann Henry Sims, with six slaves, and named Clough the executor of her will.²⁹ According to oral tradition, after the death of her second husband, Clough Sims, her son, Alexander Q. Sims, and her mother, Catherine Quay, Ann Sims sold most of her slaves and home in Union County, and bought the house and property from Downs Calhoun's heirs.³⁰ Oral tradition suggests that her daughter, Alice Cecelia Sims and William Tell Henderson were married in the house on December 19, 1855, just a month after moving from Simstown, in Union County.³¹

Alice Sims described her feelings upon arriving at The Oaks for the first time: "It was by no means new, and while seemingly unattractive (after Simstown) it was the most pretentious house in this section (except Stony Point), and while lacking a colonial appearance, it was large and comfortable."³² The changes to the home in this period may reflect an effort to give the house an appearance more like their former residence in Simstown.

When Ann Sims purchased the house around the beginning of November 1855, there was no back door to the central hall, and it was open to the rear gallery. The house was "originally L shaped," according to oral tradition, which suggests that the rear two-story ell had already been constructed. A slave who traveled with them from Simstown was responsible for the enclosure of the rear of the central hall with double paneled-doors, and for installing a door sash in the living room next to the chimney, to "make the room brighter." Additional interior alterations and additions of decorative elements may also be attributed to slave labor.

The 1860 United States Federal Census lists Ann H. Sims, 60, as residing in Abbeville District with her daughter Alice Sims Henderson, and her new son-in-law, William Tell Henderson. Both Ann Sims and William Tell Henderson were listed as farmers with substantial wealth.³³

According to oral tradition, during the Civil War, "all four sisters, their mother, and their children all lived [at The Oaks]...as the men were away fighting." Toward the end of the Civil War, in 1865, Ann Sims, Alice

²⁷ Lumley.

²⁸ *Ibid.*; Clough William Sims, "Family Tree Stemming from Mathew Sims of Somerset England, June 25, 1900," in possession of Margaret Lumley Burch, The Oaks.

²⁹ Will of Catherine Quay Sr. Union District Wills, Book C, Page 29; Estate Packet: Box 36, Package 8), Union County Courthouse, Union, S.C.

³⁰ *Ibid.*

³¹ Lumley.

³² Lumley.

³³ 1860 United States Federal Census.

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Henderson and others were sitting on the front porch of the house when Confederate President Jefferson Davis, his staff, and a cavalry escort of 2,000 men crossed the Saluda River on Puckett's Ferry Road. The entourage then traveled to the crossroads on Barksdale Ferry Road, passing "The Oaks." He proceeded onward to spend the night in Cokesbury, and then traveled to Abbeville where the last official Confederate council of war was held.³⁴ Tradition says that two young boys—Sims Murchison and George Waddell—ran out and jumped up on the fence and called "Hurrah for Jeff Davis" as he passed, and Davis tipped his hat to them.³⁵

In the years following the war, other family members took refuge in the house. On December 31, 1868, Ann H. Sims deeded the house and farm to William Tell Henderson.³⁶ He was named the executor of her will on March 12, 1875.³⁷ The 1880 United States Federal Census lists "Tell Henderson," 48, as being a farmer in Greenwood, Abbeville, South Carolina. Living at The Oaks with him and his wife Alice, 47, were his sons, William Tell Henderson, 13, Robert Hayne Henderson, 9, daughter, Kate Quay Henderson, 9, May F. Murchison, 41, Maggie J. Murchison, 12, Mary Murchison, 9, and Hugh Murchison, 11.³⁸ This may account for the enlargement of the house, and the addition of two bedrooms on the rear of the house, over what was once an open gallery, enclosed as a room.

In 1884, William Tell Henderson granted the right-of-way for a railroad, and a railroad stop that was built enabled the little village of Coronaca to grow and prosper. He additionally deeded some of the lands, where Coronaca presently stands, to his brother, Robert Hayne Henderson, who subsequently sold them in the early 1900s.³⁹ William Tell Henderson died November 15, 1892, leaving the house and property to his wife Alice Sims Henderson.⁴⁰

Alice Sims Henderson sold the then 120-acre property and house to her daughter Kate Henderson Lumley on October 18, 1894 for \$1,000.⁴¹ Kate had married Percy Lumley, who was also a farmer, and further perpetuated the use of the land, running the farm and a dairy business. He was likely responsible for building the two large wood-frame cow/livestock barns that flank the small ca. 1850 barn by or before 1920, and the farm workshop to the southwest of the house. As early as the 1910s, Percy Lumley is also likely credited

³⁴ Watson, p. 80.

³⁵ Lumley.

³⁶ Ann H. Sims, Warrantee Deed, Abbeville County Deeds, Book 20, Page 590, March 15, 1869, Abbeville County Courthouse, Abbeville, S.C.

³⁷ Ann H. Sims, Warrantee Deed, Abbeville County Probate Office, Box 247, Package 6082, Abbeville County Courthouse, Abbeville, S.C.

³⁸ 1880 United States Federal Census.

³⁹ Watson, p. 79.

⁴⁰ Will of William Tell Henderson, Abbeville County Probate Office, Box 244, Package 603, Abbeville County Courthouse, Abbeville, S.C.

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with constructing a windmill (no longer extant) on the property, reportedly the first in Greenwood County. As a result, the house at The Oaks then had running water and indoor plumbing. Electricity soon followed, via lines from Greenwood, through a cooperative of Coronaca neighbors. Percy Lumley died in 1921, thus turning over the farming operations solely to their son, Harold Lumley who after serving as an army officer in Texas during World War I had taken on more responsibility with the farm. Harold Lumley was keenly interested in improving the efficiency of work on the farm and introduced the first tractor there in the years following World War I, thus commencing the gradual replacement of mule power and the steam engine. Prior to the war he had managed to purchase for the family a four-cylinder Buick for \$400, thereby decreasing the family's exclusive dependence upon the horse and buggy.

Although Harold Lumley had operated the seventy-five acre farm at The Oaks exclusively since his father's death in 1921, the property did not pass into his ownership until his mother's death on October 30, 1955. Harold Lumley had built the cinderblock dairy barn at the southwestern corner of the nominated property ca. 1950. He had long hoped to establish a herd of beef cattle in the waning days of cotton farming in the upstate; however, his efforts to secure 178 acres of good pasture land adjoining his land through a loan from the Federal Land Bank met with failure during the Depression when he defaulted on the loan and the property was sold to someone else for \$800. Instead, he began the establishment of what became a thriving dairy business when a local dairyman needed extra milk to fill his delivery orders. It was a small family operation initially and throughout the 1930s and 1940s, with most of the work being carried out by hand. Not until about 1950 did it become more mechanized when he obtained a dairy barn plan from Clemson University Extension Service, constructed it of concrete and cinderblock, and installed stanchions and stalls of his own design and fabrication. His installation then of a milking machine that would milk three cows at once dramatically reduced the need for hired help and increased significantly the efficiency of the dairy operation. Even with the federal government's requirements for pasteurization and other strict guidelines and requirements by the state health department, the dairy operation at The Oaks continued to prosper through the 1950s. In the early 1960s, Harold Lumley decided to dispense with the dairy and sold all of the equipment, leaving only the dairy barn that he had built and the hay and cow barns that his father had built as remnants of the Lumley dairy operations at The Oaks. He finally began operating a beef cattle farm and did so with success for the remainder of his life.

Upon Harold Lumley's death in 1989, the house at The Oaks and 1.37 acres, inclusive of all outbuildings and objects, passed to his daughter Margaret L. Burch, who resides there to the present (2010). Other parts of the farm passed to her two brothers, Thomas Lumley and Harold Lumley, Jr.; however, only the 1.37 acres shown on the attachment labeled "a portion of the Harold Lumley, Sr. Estate" are included in this nomination.⁴²

⁴¹ Will of Alice Sims Henderson, Abbeville County Courthouse, Will Book 18, Page 321, Abbeville County Courthouse, Abbeville, S.C.

⁴² Abbeville County Deeds: 123; 64, and Abbeville County Probate Office, Book 89, Package ES2400054, Abbeville County Courthouse, Abbeville, S.C.

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Architecture

The Oaks is architecturally significant as an exemplary Carolina I-House of the early nineteenth century that evolved from the antebellum and post-bellum eras to the early-to-mid-twentieth century to meet the needs of succeeding families and generations of owners and occupants. The I-House, with its origins in the English folk forms popular in the rural Tidewater South during the eighteenth century, came to fruition in the nineteenth century throughout the upland Carolina backcountry. The growth of the house at The Oaks from a typical I-House form—two rooms wide by one room deep with shed-roof porches on the front and rear—to one with a two-story flat-roofed rear extension and one-and-two-story gabled rear ells, reflects both how and why these houses evolved the way they did over time. The house contains vernacular form and layers of details in its features, such as its full-width front porch with flushboard siding, door and window details and surrounds, and mantels and staircase. The house's front porch, while not fitted originally with wire insect screening, has featured this typical early twentieth century alteration since the 1920s. Its continued presence over the past eighty or more years reflects the importance of the front porch as an outdoor gathering and living space for the family that has owned and occupied the property for more than a century and a half. The screened porch, as a typical modification of an important architectural feature of Southern houses, to enhance the continued use of porches as outdoor living spaces without the hindrance of insects, has attained historic significance in its own right. The Oaks, as it exists today, illustrates how the social forces present in a more-or-less typical white Southern family worked not only to build, utilize, expand and modify its place of residence within a large working plantation and post-bellum farmstead, but ultimately to preserve the house for use and appreciation by current and future generations of owners and the larger community.

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Major Bibliographical References

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Verbal Boundary Description:

The boundary of the nominated property can be seen on the attached plat, prepared for Margaret Burch on May 22, 1990, by The Paul C. Wash Surveying Company of Greenwood, SC, titled "Attachment B; The Oaks." It is a 1.37-acre portion of the estate of Harold Lumley, Sr., bound northwest on Old Puckett's Ferry Road 349.88 feet, southwest 184.56 feet, southeast 330.90, and northeast 167.05 feet. The four corners are marked by set rebar.

Verbal Boundary Justification:

The boundary includes the house, five contributing outbuildings, two contributing objects, and two noncontributing outbuildings. The surrounding farmland has been excluded because it has been leased to other farmers, and does not contribute to the architectural significance for which the house and its agricultural outbuildings are being nominated.

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

Name of Property: The Oaks
Location of Property: 114 Old Puckett's Ferry Road
Coronaca, Greenwood County, South Carolina
Location of Original
Digital Files: South Carolina Department of Archives and History, Columbia, South Carolina
Photographers: T. Gordon McLeod and *Andrew W. Chandler*
Date of Photographs: 1-14-2009, 2-18-2009, 3-30-2009, 5-17-2010

1. The Oaks, looking South on Old Puckett's Ferry Road
2. Oblique View, looking North from Old Puckett's Ferry Road
3. Facade (Northeast) Elevation
4. Façade Oblique View, From Northwest
5. Southeast Elevation
6. Rear (Southwest) Elevation
7. Rear Oblique View from Southwest, showing Rear ca. 1845 Ell and Kitchen Addition
8. Northwest Elevation
9. Principle Double-Doors, Interior View
10. Principle Double-Doors, Detailing
11. Ca. 1855 Double-Doors, Rear Hall Enclosure
12. First Floor Parlor Mantel
13. First Floor Parlor, Greek Revival Detailing
14. First Floor Bedroom Mantel
15. First Floor Bedroom Mantel, Detail
16. First Floor Dining Room Mantel
17. Second Floor Banister and Original Post
18. Second Floor Front (Northeast) Bedroom Mantel Detail
19. Joined Sills from Original ca. 1825 House and ca. 1845 Addition
20. Foundation, Uncut granite piers and Hand-hewn Beams
21. Antebellum Barn Flanked by ca. 1920 Barns, with early-to-mid-20th century gasoline pump in foreground
22. 20th Century Cow Barns & ca. 1850 Storage Barn, Modern Shed at right, Oblique View from South
23. 20th Century Cow Barns flanking ca. 1850 Storage Barn, West Oblique View of Facades
24. ca. 1850 Storage Barn, Facade [Southwest Elevation]
25. ca. 1850 Storage Barn, Interior wall construction with down brace
26. ca. 1850 Storage Barn, Interior
27. ca. 1850 Storage Barn, mortise and tenon construction

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28. ca. 1850 Storage Barn, roof structure
 29. Cinder Block Dairy Barn [ca. 1950], West Oblique
 30. Farm Workshop, East Oblique View
 31. Farm Workshop, poured masonry foundation
 32. Historic Gas Pump with Farm Buildings at Rear
 33. Large 20th Century Cow Barn, feeding racks and trough
 34. Large 20th Century Cow Barn, interior view looking northwest
 35. Main Entrance Door from porch
 36. Oak trees and historic gas pump in side yard
 37. Setting from across front pasture
 38. Smaller 20th century Cow Barn, hay feeding racks
 39. Smaller 20th Century Cow Barn, Southwest Elevation [Façade]
 40. Upstairs Landing with balustrade
 41. Watering Trough, early 20th century