

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 Peeples, Hattie J., House

other names/site number \_\_\_\_\_

2. Location

street & number 109 Carolina Avenue, West  not for publication

city or town Varnville  vicinity

state South Carolina code SC county Hampton code 049 zip code 29944

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 forth 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.)

Mary W. Edmonds 8/24/92  
Signature of certifying official/Title Date

Mary W. Edmonds, Deputy SHPO, S. C. Department of Archives and History  
State of 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:

- entered in the National Register.  
 See continuation sheet.
- determined eligible for the National Register  
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): \_\_\_\_\_

for Mary W. Edmonds 10/13/92  
Signature of the Keeper Date of Action

Name of Property

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 the count.)

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, 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

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

GOVERNMENT/post office

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

COMMERCE/professional

7. Description

Architectural Classification

(Enter categories from instructions)

Italianate

Materials

(Enter categories from instructions)

foundation Brick

walls Weatherboard

roof Metal

other

Narrative Description

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

Name of Property

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 a birthplace or grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years.

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

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

ca. 1885 - 1941

Significant Dates

ca. 1885

1889

1914

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Primary location of additional data:

- State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository:

S. C. Department of Archives & History

Peeples, Hattie J., House  
Name of Property

Hampton, South Carolina  
County and State

## 10. Geographical Data

**Acreage of Property** less than one acre

### UTM References

(Place additional UTM references on a continuation sheet.)

1 

1	7	4	9	2	3	7	0	3	6	3	4	5	3	0
Zone		Easting						Northing						

3 

Zone		Easting						Northing						

4 

Zone		Easting						Northing						

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 Edward B. Tolson, Staff Arch. Hist./A. W. Chandler, NR Coord./Tony C. Barnes, Varnville, S. C.

organization S. C. Department of Archives and History date 4 March 1992

street & number 1430 Senate Street telephone (803) 734-8610

city or town Columbia state S. C. zip code 29211

### 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 Tony C. Barnes and Willie C. Barnes, Jr.

street & number 109 Carolina Avenue, West telephone (803) 943-4050

city or town Varnville state S. C. zip code 29944

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including 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 20503.

**United States Department of the Interior  
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Continuation Sheet**Section number 7 Page 1Summary Description:

The Hattie J. Peeples House property is an approximately one acre site located on Carolina Avenue (U. S. Highway 278), one block west of the junction of U. S. Highway 278 and South Carolina State Road 63, in Varnville, Hampton County, South Carolina. Construction began in 1889, and was completed by October, 1893. The Hattie J. Peeples House is an "L" shaped, two-story, five-bay, gable-roofed, frame and weatherboard residence. It was built in the Italianate style, but borrowed the "L" shaped floor plan and the projecting pavilion from the Italian Villa style, and the canted bays, encircling porch, and textured wall surfaces from the Queen Anne style. The main facade of the two-story house faces northeast, with a one-story wing at the southwest corner that forms the "L" shaped floor plan. This one-story wing appears to have been a part of the original building campaign. The Peeples House is an excellent example of rural Italianate architecture decorated with Queen Anne and Victorian details. It has always been occupied as a residential dwelling, although the domestic priorities have changed with the few alterations that have been made to this house.

There are two contributing outbuildings associated with this property. A frame and weatherboard butler's quarters, built in 1885, is located approximately fifty-two feet southeast of the main house. There is also a brick building, built ca. 1920 to replace an earlier frame structure destroyed in the fire of February 1917, located approximately sixty feet east of the main house. This brick building served as a post office from the time of its construction until 1964, and as commercial office space since 1964.

Additional Descriptive Information:

The Hattie J. Peeples House is situated on a level lot, landscaped with azaleas, and oak, pecan, and palmetto trees, within the town limits of Varnville. The main house faces northeast and measures fifty-five feet by twenty-three feet. It is a two-story, five-bay, frame and weatherboard house set on brick piers with brick infill. It has a gable roof covered with pressed metal shingles, and two exterior chimneys with corbeled caps situated on the southwest elevation. Both floors have single-pile, central-passage plans, with the one-story southwest wing having a side-hall floor plan.

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On the northeast facade, there is a one-story, full-length, hip-roofed porch which is covered with pressed metal shingles. The porch wraps around each gable end, and features turned posts, sawn balusters and handrails, and a pair of sawn brackets at each post. The northeast facade is accented by a central, two-story, one-bay projecting pavilion with a pedimented gable roof covered with pressed metal shingles. The porch is interrupted by a pedimented cross-gable which essentially outlines the primary entrance to the house and serves as the first story of the pavilion. The eave of the porch and the eave of the main house feature an Italianate bracketed cornice, and vertically-applied boards forming the frieze with the lower edge pierced and sawn in a fishscale pattern.

Throughout both floors of the two-story portion of the house are six-over-six double-hung sash windows with a pedimented hood-molding above each window. All of the original six-over-six double-hung sash windows have wood louvered shutters. The northwest elevation of the two-story portion remains unchanged, which includes a one-story, three-sided canted bay with six-over-six double-hung sash windows in each of the three walls. The southeast elevation was a duplicate of the northwest elevation, but as the family expanded, the canted bay was removed in 1895 and exterior walls were erected to enclose the southeast end of the original porch. This enclosure extends around and covers half of the southwest elevation of the house. The second floor walls of the gable-ends remain unchanged, and feature two six-over-six double-hung sash windows arranged symmetrically in the wall.

The one-story wing on the southwest elevation forms the "L" shaped floor plan of the house and appears to be a part of the original building campaign. The wing, which measures forty-seven feet by twenty-four feet, has a gable roof covered with sheets of corrugated metal, and a plain cornice with no brackets. The bottom edge of the frieze board has been sawn in a fishscale pattern. The walls of the wing are covered with weatherboards, and have six-over-six double-hung sash windows with a slightly-triangular hood-molding above. There was a chimney in the center of this wing that was in very deteriorating condition and was removed by the present owners in 1990. The southeast elevation of the wing features a porch with square posts with chamfered edges, a pair of sawn brackets at each post, and sawn balusters and handrails identical to those of the main porch. In 1985, the northeast corner of the porch was enclosed to form a sunroom.

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Centered on the southwest elevation of the main house is a two-story, weatherboard-sided, shed-roofed addition with four six-over-six double-hung sash windows with no shutters. The first floor of this addition is part of the central hall of the original core, and it was raised to two stories in the 1947 to add a bath and kitchenette. This addition forms a transition between the two-story portion and the one-story rear wing.

The interior of the house continues the Queen Anne influence begun on the exterior of the house. The main entrance on the northeast facade features a four-panel door with a five-light trabeated transom, and three-light sidelights. The central hall features a straight staircase with a four-tread quarter-turn at the bottom. The turned newel post for the stairs is located on the last full tread before the four winder treads. The walls of the central hall are horizontally-applied beaded boards painted white.

The main parlor is the room northeast of the central hall and is the most highly decorated room in the house. The walls are covered with beaded boards applied diagonally and painted white. Two-inch wide, half-round molding (resembling a pilaster) with corner blocks has been applied over the beaded boards to form panels. The same half-round molding and corner blocks have been applied around the windows to accentuate them further. Directly above the windows is a full entablature containing horizontally-applied beaded board as the architrave, vertically-applied beaded board as the frieze, and a wood crown molding as the cornice. The ceiling features beaded boards with applied half-round molding and corner blocks, and a large wooden pendant in the center which supports a chandelier. There is also a fireplace surround with half-round molding and corner blocks forming an over-mantel.

The walls and ceilings throughout the house are beaded boards painted white and applied at varying degrees of diagonals. The other first floor rooms of the two-story portion also have half-round molding and corner blocks applied over the beaded boards. Although most of the rooms have the same wall and ceiling coverings, the level of architectural elaboration diminishes from the front to the back of the house, and from the first floor to the second.

The Queen Anne influence upon this house is evident in the canted bays, as well as the textured appearance of the exterior wall coverings. There is flushboard siding on all areas covered by the porch roof, and lapped weatherboard siding on all other wall areas. Sawtooth-pattern wood shingles are in the tympanum of the pedimented gable of the two-story projecting pavilion on the northeast facade, and in the tympanum of the pedimented gable-ends of the house. In the center of each of the gable-ends are a wood louver with a pedimented hood-molding.

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The Peeples House property has a one-story, one-bay, gable-roofed, frame and weatherboard butler's quarters located fifty-two feet southeast of the main house. This building was erected in 1885 for Mr. Peeples' manservant, Tom Brantley. The butler's quarters measures twelve feet by thirty-five feet, with a ten foot by twenty foot shed-roofed buggy shed attached to the southeast elevation. The walls of the quarters are covered with weatherboard siding and have six-over-six double-hung sash windows. The gable roof extends over the porch on the northeast facade of the quarters, and is covered with sheets of corrugated metal.

A second outbuilding on the site is a one-story, three-bay, shed-roofed brick structure Built ca. 1920 to replace a wood-frame building which burned in the fire of February, 1917. This building is located sixty feet northeast of the main house, and measures thirty-eight feet by twenty feet. The main facade faces northeast and features a one-light glass door in the center flanked by four-light fixed-sash wood windows. There are parapet walls on the northeast facade and the northwest elevation which conceal a shed roof covered with asphalt rollroofing. The building served as a post office from the time of its construction to 1964, at which time it was converted to office space. From 1990 to the present it has served as an interior design business for the present owners.



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The Hattie J. Peeples House, located at 109 Carolina Avenue in Varnville, is significant as an excellent and intact example of a transitional Italianate and Queen Anne style residence in a small town in Hampton County. Construction began in 1889 and was completed by October 1893, when the Rev. Edwin W. Peeples and his wife, Hattie Johns Peeples moved into the house. (1) Although significant for its association with this prominent Varnville couple, a founding pastor of the First Baptist Church and one of the county's first postmistresses, the Peeples House is eligible for the National Register under Criterion C, for its architectural importance to the community.

Additional Information

Despite the significant difference in their ages, Reverend Edwin Wiley Peeples (1845-1912) and Hattie Johns (1871-1946) were married in the late 1880s and settled in Varnville. Rev. Peeples, a native of Beaufort District (Hampton County section after 1878), was graduated from Wofford College in 1869, and the Southern Baptist Theological Seminary of Greenville, S. C., in 1874. He was first married (ca. 1870) to a Miss Kerrison of Charleston, with whose father Peeples was a business associate, but was soon widowed. Shortly after his wife's death, he entered the seminary and began a lifetime ministry in the Baptist church. He was again married to a Mrs. Balfour of Greenville, a widow, who served with him in several congregations throughout the lower part of the state, but who also died after only several years. (2) Rev. Peeples returned to Hampton County, settling in Varnville with his manservant, Tom Brantly. Unlike his first two brief marriages, Rev. Peeples' union with Hattie Johns, a native of Lodge, South Carolina, produced nine children, two of whom died in childhood and one in infancy. While building their home, they lived for several years above the first post office/drug store/hardware store, located on Carolina Avenue, to the east of the Peeples House. On the same site as the current brick post office building, this earlier frame commercial building burned in February 1917, when a majority of downtown Varnville was destroyed by fire. (3) Sometime after the fire, Hattie J. Peeples rebuilt on the site with a one story brick structure. Mrs. Peeples served as postmistress of Varnville from August 11, 1910, until January 31, 1941, when she retired in favor of her daughter, Lucille Peeples Ginn, who served until 1962. (4)

In about 1885, prior to the construction of the main house, Rev. Peeples built for his manservant, Tom Brantly, a small house on the property. Known today as the butler's quarters, it features a buggy shed and is similar in style to the main house. Brantly lived in this house until his

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death in 1923. (5) Both it and the ca. 1917 post office building, which served as such until 1964, contribute to the historical significance and character of the Hattie J. Peeples House property.

The Hattie J. Peeples House was also the first house in Varnville to have electricity. In 1911, just one year before Rev. Peeples' death, his son-in-law, Wilbur Ginn, an electrical engineer and graduate of Clemson College, wired the house for electric lights. Ginn is also known to have wired most of the other houses in Varnville. (6)

Although Rev. Peeples built the house, Hattie J. Peeples' association with the whole property is more clearly defined since she lived in the house for some fifty-three years (1893-1946) before her death, and served for more than thirty years as postmistress.

Architecture

The Hattie J. Peeples House is a good combination of two stylistic influences from the mid-to-late nineteenth century. It has the balance and order of Italianate architecture and the whimsical and decorative detailing of the Queen Anne style. The symmetry of classical buildings of antiquity is apparent in the balance and harmony of the northeast or principal facade. The tall, narrow windows of the first floor enhance the verticality of the house, culminating in a full entablature with an Italianate bracketed cornice. The "L" shaped floor plan and the central, projecting pavilion have precedence in the rural Italianate or Italian Villa architecture seen earlier in the nineteenth century.

NOTES

(1) Interviews with Mrs. Zoe Peeples Routh (daughter of Rev. Edwin W. and Hattie J. Peeples), Varnville, S. C., December 1990 - June 1991.

(2) R. W. Sanders, "Rev. Edwin Wiley Peeples: In Affectionate Remembrance," 1912 (an unpublished biographical account of the life of the Reverend Edwin W. Peeples, of Varnville, S. C.).

(3) Ibid.

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(4) National Archives Microfilm Publications, Record of the Appointment of Postmasters, 1832 - September 30, 1971: South Carolina: Hampton County - York County, Microcopy No. 841, Roll 115 (Washington, D.C.: National Archives, 1973).

(5) Interviews with Mrs. Zoe Peebles Routh, December 1990 - June 1991.

(6) Interview with Capt. Wilbur Ginn, Jr. (son of Wilbur and Lucille Peebles Ginn), Greenville, S. C., 28 February 1991.

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Verbal Boundary Description

The boundary for the Hattie J. Peeples House is defined as Parcel A on the accompanying land plat prepared by C. Lawton Maner, S. C. Registered Land Surveyor, and recorded in Book 19, Page 455, by Helen G. Youmans, Clerk of Court, Hampton County, S. C., on July 9, 1990, the said plat being drawn at a scale of 1" = 100'. It may also be defined as the heavy black line on the accompanying Hampton County, S. C., Tax Map No. 137-2, Section 6, Parcel 2, drawn at a scale of 1" = 100'.

Verbal Boundary Justification

The nominated property includes the historic house, servant's quarters, and the old post office building, all historically associated, and their immediated surroundings.

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

Name of Property: Hattie J. Peeples House

Location: 109 Carolina Avenue, West  
Varnville, South Carolina

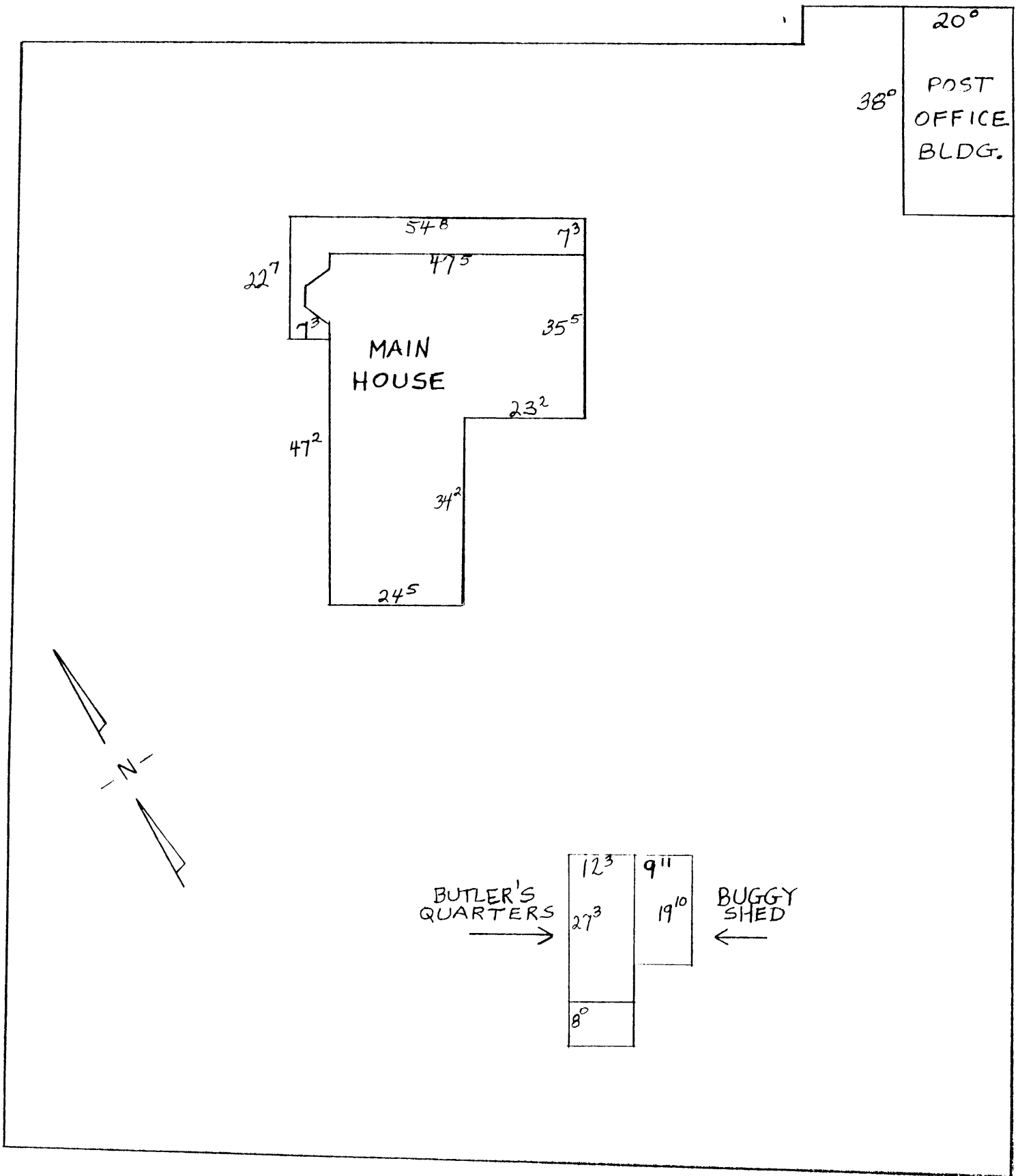
County: Hampton

Name of Photographer: Tony C. Barnes, Varnville, S. C.

Location of Original Negatives: Tony C. Barnes, Varnville, S. C.

Date of Photographs: Summer 1991 and Spring 1992

1. Northeast (principal) facade
2. East oblique view
3. North oblique view
4. Porch detail on northeast facade
5. Southeast elevation
6. Northwest elevation
7. South elevation (southeast oblique view)
8. South oblique view (rear)
9. Southwest elevation
10. Stairway (looking northeasterly)
11. Detail of stairway turn (rear of front hall)
12. Beaded board paneling (central hall)
13. Beaded board paneling and ceiling in parlor (northwest front room)
14. Beaded board paneling and ceiling in parlor
15. Beaded board paneling and ceiling in parlor polygonal bay (looking northwesterly)
16. Beaded board paneling in master bedroom (southeast front room)
17. Butler's Quarters (northwest oblique view)
18. Butler's Quarters (northeast oblique view)
19. Ca. 1920 Post Office Building (northeast facade)
20. Ca. 1920 Post Office Building (northwest or side elevation)
21. Ca. 1910 Photograph (northeast facade)



HATTIE J. PEEPLES HOUSE  
HAMPTON COUNTY, SC  
MARCH 4, 1992

SITE PLAN  
SCALE: 1" = 24'

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National Park Service

# National Register of Historic Places Continuation Sheet

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### SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 92001299

Date Listed: 10/13/92

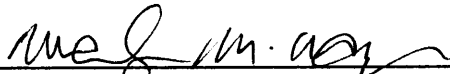
Peeples, Hattie J., House  
Property Name

Hampton  
County

SOUTH CAROLINA  
State

#### Multiple Name

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

  
\_\_\_\_\_  
Signature of the Keeper

10/13/92  
\_\_\_\_\_  
Date of Action

=====  
**Amended Items in Nomination:**

Section No. 3

This nomination is amended to show that the South Carolina SHPO recommends that the property be considered locally significant.

This change was confirmed with the SHPO (10/13/92).

**DISTRIBUTION:**

National Register property file  
Nominating Authority (without nomination attachment)