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

OMB No. 1024-0018

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

814

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name The Pineland
other names/site number Black Swamp Plantation Summer House

2. Location

street & number The Pineland Lane, off U.S. Hwy. 321 not for publication ____
city or town Garnett vicinity X
state South Carolina code SC county Hampton code 049 zip code 29922

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination __ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets __does not meet the National Register Criteria. I recommend that this property be considered significant __ nationally __statewide X locally. (__ See continuation sheet for additional comments.)

Mary W. Edmonds 5/26/99
Signature of certifying official Date

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

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

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

Signature of the Keeper Date of Action

I, hereby certify that this property is:

✓ entered in the National Register
__See continuation sheet.
__determined eligible for the National Register
__See continuation sheet.
__ determined not eligible for the National Register
__ removed from the National Register

Edson H. Beall 7.8.99

__ other (explain):

The Pineland
Name of Property

Hampton County, South Carolina
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

X private
_ public-local
_ public-State
_ public-Federal

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
4	1	buildings
1		sites
		structures
		objects
5	1	Total

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

Number of contributing resources previously listed in the National Register
0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Category: DOMESTIC — Subcategory: Single Dwelling
DOMESTIC — Secondary Structure

Current Functions
(Enter caregories from instructions)

Category: DOMESTIC — Subcategory: Single Dwelling
DOMESTIC — Secondary Structure

7. Description

Architectural Classification
(Enter categories from instructions)
Greek Revival

Materials
(Enter categories from instructions)
foundation Brick
walls Weatherboard
roof Asphalt
other

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

The Pineland
Name of Property

Hampton County, South Carolina
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

ca. 1800-1930

Significant Dates

ca. 1800-ca. 1820
ca. 1880

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Lawton, William Henry

Narrative Statement of Significance

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

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

Primary location of additional data:

__ State Historic Preservation Office
__ Other State agency
__ Federal agency
__ Local government
__ University
X Other
Name of repository:
Thomas O. Lawton, Jr.,
The Pinelands

The Pineland
Name of Property

Hampton County, South Carolina
County and State

10. Geographical Data

Acreage of Property Approximately six acres

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

	Zone	Easting	Northing		Zone	Easting	Northing		Zone	Easting	Northing
1	17	477360	3608600	3	17	477460	3608340	5	17	477280	3608520
2	17	477440	3608480	4	17	477240	3608340				

___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 Thomas O. Lawton, Jr.
organization _____ date 1 February 1999
street & number The Pineland, P.O. Box 68 telephone (803) 625-2329
city or town Garnett state SC zip code 29922

Additional Documentation

Submit the following items with the completed form:

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

Property Owner

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

name Thomas O. Lawton, Jr., and Bess Macaulay Lawton
street & number The Pinelands, P.O. Box 68 telephone (803) 625-2329
city or town Garnett state SC zip code 29922

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

The Pineland, the summer house for Black Swamp Plantation, located east of U.S. Highway 321 and north of the village of Garnett, is a one-story, double-pile, lateral-gable, composition shingle-clad roofed residence set upon a high stuccoed-brick pier foundation with diagonal wood lattice infill. Built before 1820, the house has a braced frame structure with morticed, tenoned, Roman-numeraled and pegged joinery and is clad in weatherboard. The end gables feature flushed raking cornice boards and moulds, as well as window-sized double-leaf louvered vents.

The seven-bay wide facade's character-defining feature is its broad wraparound porch with solid square post supports and a wood slat balustrade. Accessed by a central wood stair with similar balustrade, as well as by flanking narrower flights at the terminus of each wraparound section (partially screened), the porch is supported by hand-hewn sills and an open brick pier system which corresponds to its corner posts and those along the wraparounds. Along the front elevation, however, two brick piers flank and support the porch posts. The porch features decorative rafter tails and a two-foot deep boxed extension across the entire front elevation, the latter of these two elements being a later alteration. Extending into the wraparound section on the east side is a polygonal bay to accommodate a bath addition, and into that on the west side wraparound a square bay which also accommodates a bath.

Windows throughout the house are six-over-six light, double-hung sash and contain operable louvered shutters with historic hardware. Each window surround features a drip mould; however, within the wraparound porch the very top of the surrounds, including the drip moulds, are intersected and thus obscured by the porch ceiling, an indication that the ceiling is a later introduction that provided a more finished appearance to the porch. The central entrance with single-leaf paneled door contains neither sidelights nor transom, but is flanked by two windows which light the once room-sized wide central hall. Three brick chimneys, the central one of which is a ca. 1880 introduction which divided the central hall, rise above the roof at the central ridge line and contain corbeled and arched caps. Both original chimney bases contain relieving arches. The west and central chimneys have two flues while the east contains three flues. Also beneath the house is an enclosed room with masonry walls and now used for storage. A portion of a picket fence, which once disguised the area where meat processing took place, is still present beneath and toward the rear of the house.

Each wraparound section of the porch terminates into shed-roofed rooms which are accessible through two-paneled, hand-planed doors. These rooms, each of which contains a chimney and fireplace on their respective ends, are one-by-one bay half-gabled wing extensions to the house's rear shed rooms which flank a central inset porch now enclosed with vertical board-and-batten siding, glazed paneled doorway and surround and flanking windows. Fenestration treatment along the rear elevation of these shed rooms is similar, if not identical to that on the main block. This enclosed inset is accessed by a wood stair and covered stoop with similar slat balustrade treatment as on the main porch.

The house's main entrance opens into a living room which features a vertical wainscoting and a Roman Doric columned mantel. Doors to either side of this fireplace access the dining room to the immediate rear, where there is a modern mantel which replaced a Victorian era (ca. 1880) one and replicates those original to the house. Once a wide central hall, the living and dining rooms are flanked on either side by bedrooms of equal size (approximately 20' x 20'), all of which contain fireplaces with simple Greek Revival pilastered mantels. Bedroom #2 (see attached floor plans) has a stained beaded board ceiling. Prior to the 1995 renovation the bedrooms were accessible to each other; however, closets were installed to the right of Bedroom #1's fireplace and to the left of Bedroom #2's fireplace. Each of these bedrooms has an added bathroom (bay extensions into the wraparound sections of the porch). Bedroom #1 also has access to the porch (window altered to accomodate a glass paneled door). Bedroom #4 has an interior bath enclosure which was formerly the butler's pantry, and access to the east side screened porch. Bedroom #3 accesses the west side screened porch, as well as a bathroom in the rear shedroom section and the office wing with fireplace and mantel. At the rear of the dining room is a double-leaf wood and glass paneled door (original back door of house) and flanking six-over-six light, double-hung sash windows.

To the west of the original back (inset porch) was a pantry, but has been converted into a utility room. To the east of the inset porch (sunroom) is a combination kitchen and sitting room, the latter of which constitutes the east rear wing with wooden Federal style mantelpiece.

The attic of the house, accessed above Bedroom #3's closet and through a crawl space above the ceiling of the west side screened porch, is fully the size of the house's living spaces. Evident in this space is the braced timber frame with its morticed, tenoned and pegged construction, floor joists running wide in the middle of the house and deep on either side. Also, in evidence is that the western chimney's top portion has been rebuilt with a different and harder-fired brick, and that the roof was once sheathed in cypress shingles.

To the immediate rear of the house is a nineteenth century two-story gable front frame smokehouse (18'5" x 19'5"), sheathed in weatherboard and boasting a metal clad roof, a central plank-door entrance with hipped roof porch supported by square wood posts, and an upper level center shuttered window. Inside is a partial brick paved floor, wood steps to the loft, and meat hooks. Salt curing of meat has had a deteriorating effect on some of the timbers within the building.

East of the smokehouse is the old kitchen, built during the antebellum period. Sheathed in weatherboard siding, this one-story outbuilding's roof features a wide eave and metal roof. Oriented with the gable end facing the house, where there is a window, the building is accessed along the side by a simple plank door. The cooking chimney and fireplace was removed from the building when a large cooking stove was purchased by the family earlier in this century.

To the west of the smokehouse is the old work shop (now a cottage), a gable-front building also of antebellum vintage but which has been changed over time. It features a central entrance with flanking windows, another entrance on the east side elevation with another window to its right. Sheathed also in weatherboard, it too has a metal-clad roof. A screened porch is at the rear, and French doors and another window are present along the west elevation. A modern in-ground swimming pool is nearby.

The grounds of The Pineland are replete with mature live oaks and other historic plantings that contribute to the character of the property. These include a variety of camellias and azaleas, crepe myrtle, abelia, American holly, pecan, fig and other traditional species, as well as an impressive vista stretching from the front lawn down what was formerly a driveway leading toward the village of Garnett.

The Pineland is significant as an excellent intact example of late Federal-early Greek Revival residential design with Victorian-era alterations and additions, demonstrating its evolution from a summer house for nearby Black Swamp Plantation during the period ca. 1800-1865 and as a main residence since 1865. It is also significant for its associations with the Lawton family, prominent in the founding and development of Robertville, a flourishing community in nineteenth-century Beaufort District (since 1878 in Hampton County).

The Pineland, sometimes known as "the Summer House in the Pineland," was built between 1800 and 1820 by William Henry Lawton (1775-1827), a wealthy planter of Upper St. Peter's Parish. Lawton was the eldest child of Joseph and Sarah Robert Lawton, who came to St. Peter's Parish from Edisto Island, and he married Catharine Maner (1777-1842) in 1797. This portion of St. Peter's Parish, at first known as Black Swamp, began to be called Robertville about 1815, or soon after William Henry Lawton built both his original plantation house at Black Swamp Plantation, some two miles north, and this summer house. The settlement was named for the descendants of Reverend Pierre Robert, a French Huguenot minister at St. James, Santee, 1686-1710 and one of the earliest settlers of this area.

When William Henry Lawton died intestate in 1827 an inventory of his estate listed more than 150 slaves and appraised his property at just under $86,000, including his "Settled Plantation on Black Swamp on which the deceased lived including summer residence."[1] His widow Catharine, drawing up her will in 1839, left "the tract of land on which I reside together with my summer residence" to her son William John Lawton (1824-1911), and the probated will included a detailed plat of both houses, showing the main house at Black Swamp with six large slave cabins clustered around the house and twelve smaller slave cabins arranged in a "street" to the immediate northwest , and showing The Pineland with four outbuildings.[2]

William John Lawton, first educated at the Black Swamp Academy and the Cokesbury School near Greenwood, graduated from Randolph-Macon College in 1841, and came into his inheritance at his mother's death the next year, establishing himself as a planter. He demolished the main house at Black Swamp Plantation ca. 1851, shortly after his marriage to Susan Bailey Maner, and built a twenty-one-room brick house on the site.

Lawton, who served as an officer in the Confederate army, returned to Robertville at the end of the Civil War only to discover that his house had been burned by Federal troops on 4-5 February 1865;

[1] Inventory of the Estate of William Henry Lawton, 6 March 1828, Lawton Family Papers, South Caroliniana Library, University of South Carolina, Columbia, S.C.
[2] Will of Catharine Maner Lawton, and Plat Showing Location of Main Residence and Summer House, Black Swamp Plantation, 12 December 1840, Lawton Family Papers, South Caroliniana Library.

an anonymous Federal officer later recalled seeing "the smouldering ruins of Colonel Lawton's fine plantation, the fence and negro shanties alone remaining undisturbed. . . . but one or two of Lawton's blacks remained to tell of the devastation, when the rebel lord returned to his deserted grounds."[3] The brick Gothic-arch steps there, along with some foundation bricks, are the only extant remains of the Black Swamp Plantation House.

William John Lawton moved to Savannah and became a partner in a cotton brokerage for a few years, but returned to Robertville and the Black Swamp in 1873, making The Pineland his permanent residence. He was later elected as one of three representatives from the new Hampton County to the South Carolina House of Representatives after the county was founded in 1878.[4]

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[3] George W. Pepper, Personal Recollections of Sherman's Campaigns in Georgia and the Carolinas (Zanesville, Ohio: H. Dunne, 1866), p. 345.

[4] Lawton Family Papers, South Caroliniana Library, University of South Carolina, Columbia, S.C.; Thomas O. Lawton, Jr., "Robertville," unpublished typescript, 29 June 1992, and Lawton Family Papers, The Pineland, Garnett, S.C.; Hampton County Tricentennial Commission, Both Sides of the Swamp, Second Edition (Hampton, S.C.: Hampton County Historical Society, 1988); Grace Fox Perry, Moving Finger of Jasper, Golden Jubilee Edition (Ridgeland: Jasper County Confederate Centennial Commission, 1992); Thomas O. Lawton, Jr., "A Tribute to Pasteur Pierre Robert in the Three Hundredth Anniversary Year of his Ordination to the Ministry," Transactions of the Huguenot Society of South Carolina 87 (1982), 1-13; Jane Gaston Mahler, "Our Huguenot Heritage: Homes, Houses of Worship, and Public Buildings," Transactions of the Huguenot Society of South Carolina 79 (1974), 10-43; Annie Elizabeth Miller, Our Family Circle, Fifth Edition (Hilton Head Island, S.C.: Lawton Family Foundation, 1987); Edward P. Lawton, A Saga of the South (Ft. Myers Beach, Fla.: The Island Press, 1965); Carolyn L. Harrell, Kith and Kin: A Portrait of a Southern Family, 1630-1934 (Macon: Mercer University Press, 1984); Thomas O. Lawton, Jr., "Captain William Lawton: 18th Century Planter of Edisto," South Carolina Historical Magazine 60:2 (April 1959), 86-93; Leah Townsend, South Carolina Baptists 1670-1805 (Florence, S.C.: The Florence Printing Company, 1935); Coy K. Johnston, Two Centuries of Lawtonville Baptist 1775-1975 (Columbia: The State Printing Company, 1974); Chalmers Gaston Davidson, The Last Foray; The South Carolina Planters of 1860: A Sociological Study, Tricentennial Studies, Number 4 (Columbia: University of South Carolina Press for the South Carolina Tricentennial Commission, 1971); Stephanie McCurry, Masters of Small Worlds: Yeoman Households, Gender Relations, and the Political Culture of the Antebellum South Carolina Low Country (New York: Oxford University Press, 1995); Margaret Washington Creel, "A Peculiar People": Slave Religion and Community-Culture Among the Gullahs (New York: New York University Press, 1988); Burke Davis, Sherman's March (New York: Random House, 1980); Richard Wheeler, Sherman's March (New York: Crowell, 1978); James Reston, Sherman's March and Vietnam (New York: Macmillan, 1985); Joseph T. Glatthaar, The March to the Sea and Beyond: Sherman's Troops in the Savannah and Carolinas Campaigns (New York: New York University Press, 1985); Walter B. Edgar, ed., Biographical Directory of the South Carolina House of Representatives, Volume I: Sessions Lists 1692-1973 (Columbia: University of South Carolina Press, 1974).

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Charleston County Courthouse, Charleston, S.C.
Will Books, Book 1767-1771, Page 507
Will of Captain William Lawton, 9 October 1757
Inventories, Appraisals, and Sales, Inventory Book 1756-1759, Pages 289-297
Appraisals of the Estate of Captain William Lawton

Thomas O. Lawton, Jr., The Pineland, Garnett, S.C.
Lawton Family Papers

South Caroliniana Library, University of South Carolina, Columbia, S.C.
Lawton Family Papers
Agreement Between Mary Stone Grimball Lawton Fickling and Joseph Lawton (concerning the rent of eight slaves and land at Black Swamp), 6 October 1791
Sale of the Estate of Mary Stone Grimball Lawton Fickling at Black Swamp, 31 January 1804
Will of Joseph Lawton, 16 November 1811
Will of Joseph Lawton, 15 April 1813
Inventory and Appraisal of the Goods and Chattels of Joseph Lawton, 5 July 1815
Inventory of the Estate of William Henry Lawton, 6 March 1828
Will of Sarah Robert Lawton, 14 April 1832
Sale of the Estate of Sarah Robert Lawton, 31 December 1839
Division of Joseph Lawton's 60 Slaves (among his six surviving children), 31 December 1839
Plat Showing Location of Main Residence and Summer House, by Robert T. Lawton for Mrs. Catharine Maner Lawton, for her son William John Lawton, 12 December 1840
Will of Catharine Maner Lawton, recorded December 1842

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Mahler, Jane Gaston. "Our Huguenot Heritage: Homes, Houses of Worship and Public Buildings." Transactions of the Huguenot Society of South Carolina 79 (1974), 10-43.

Peeples, Robert E.H., editor. "A Grimball Plantation Journal." Transactions of the Huguenot Society of South Carolina 87 (1982), 64-69.

Verbal Boundary Description

The boundary of the nominated property is shown as the heavy black line marked "The Pineland, Garnett vicinity," on the accompanying Hampton County Tax Map, Parcel 1, Lot 10, drawn at a scale of 1" = 400'.

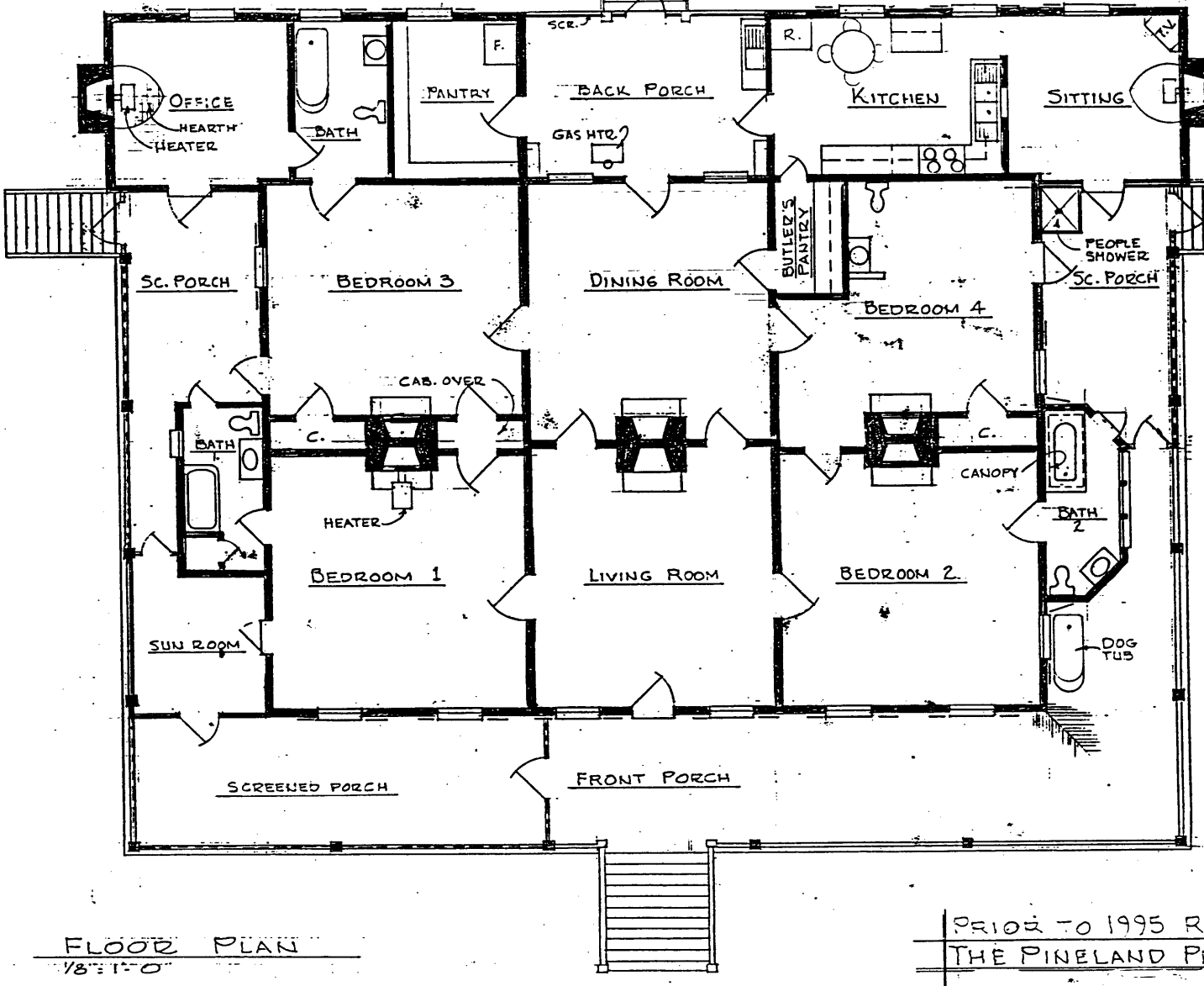
Verbal Boundary Justification

The nominated property includes the historic house and outbuildings and extant historic landscaping associated with The Pineland.

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

Name of Property:	The Pineland
Location of Property:	Pineland Lane, off U.S. Hwy. 321, Garnett vicinity Hampton County, S.C.
Name of Photographer:	Thomas O. Lawton, Jr.
Date of Photographs:	August 1998
Location of Original Negatives:	S.C. Department of Archives and History, Columbia, S.C.

1. Facade
2. Facade
3. Facade Right Oblique
4. East Elevation
5. West Gable
6. Front Porch, looking Northeast
7. Rear Elevation
8. Dining Room, with Mantel
9. Dining Room, view to Back Porch
10. Right Front (East) Bedroom
11. Landscaping, Southwest View from Front Porch
12. Oak Avenue, View from Front Porch
13. Old Work Shop (L), Smokehouse (C), Kitchen (R)
14. Old Work Shop
15. "Farm Bell" Garden, looking West

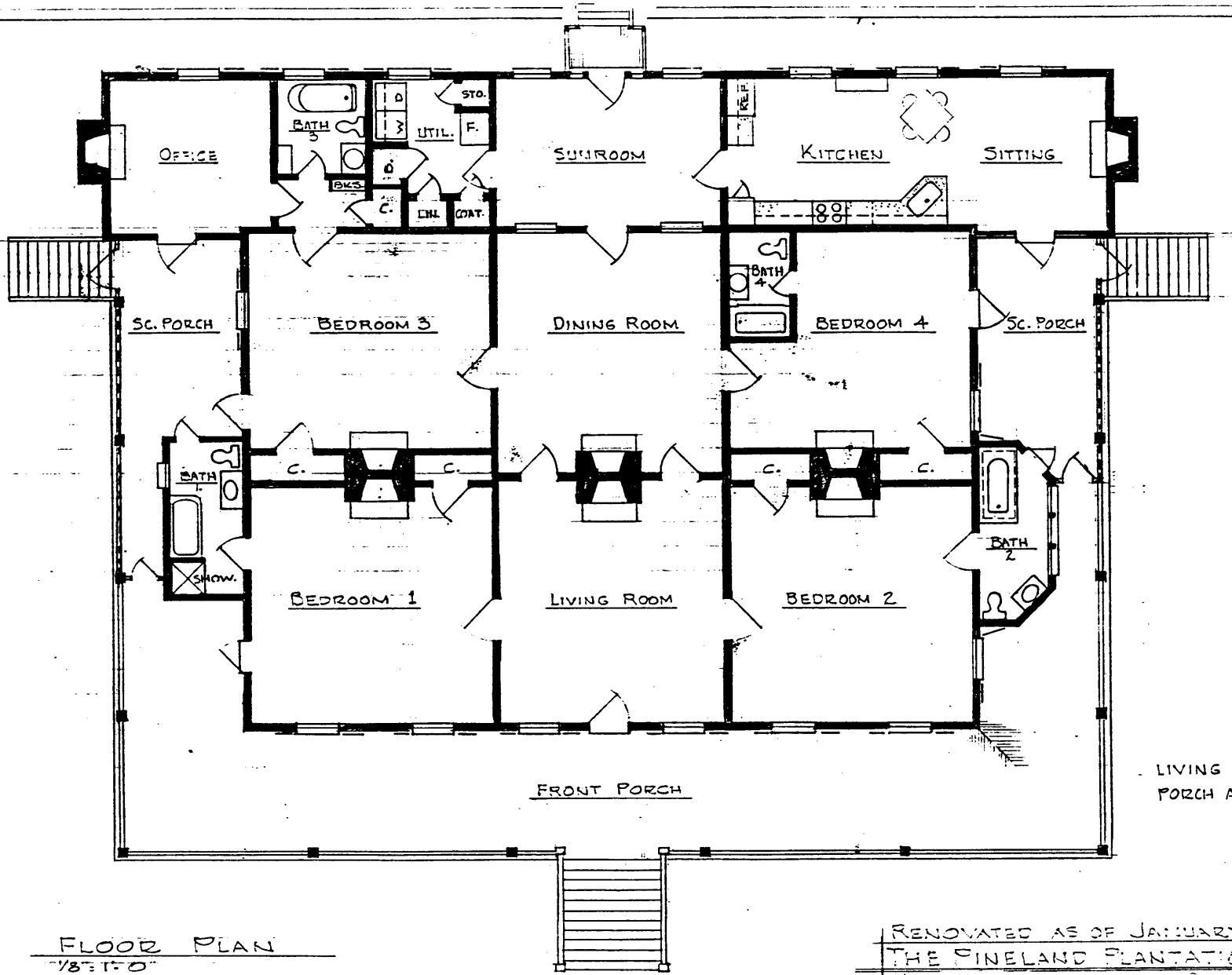


LIVING AREA 3,538 S.F.
PORCH AREA 1,661 S.F.

FLOOR PLAN
1/8" = 1'-0"

PRIOR TO 1995 RENOVATION
THE PINELAND PLANTATION

The Pineland before renovation.



LIVING AREA 3772 S.F.
PORCH AREA 1427 S.F.

FLOOR PLAN
1/8" = 1'-0"

RENOVATED AS OF JANUARY 1997
THE PINELAND PLANTATION