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NPS Form 10-900

OMB No. 1024-0018 (Rev. 8-86) United States Department of the Interior National Park Service NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

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1. Name of Property:

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historic name: Carter Hill
other name/site number:

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2. Location:

Street & number: Ten miles south of Camden, South Carolina, east of Highway 521

not for publication: ___

city/town: ____Camden_____ vicinity: X

state: S.C. county: Kershaw code: SC055 zip code: 29020

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3. Classification

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Ownership of Property: private
Category of Property: district
Number of Resources within Property:

Contributing	Noncontributing	
8	_____	buildings
_____	_____	sites
1	2	structures
_____	_____	objects
9	2	Total

Number of contributing resources previously listed in the National Register: 0
Name of related multiple property listing: _____N/A_____

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4. State/Federal Agency Certification

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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. ___ See continuation sheet.

Mary W. Edmonds 8/3/92

Signature of certifying official Date

Mary W. Edmonds, Deputy SHPO, South Carolina Dept. of Archives & History

State or Federal agency and bureau In my opinion, the property ____ meets ____ does not meet the National Register criteria. ___ See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby certify that this property is: _X_ 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): _____

Signature of Keeper Date of Action 9/24/92

6. Function or Use

Historic:	Domestic	Sub:	Single Dwelling
			Secondary Structures
	Agricultural/Subsistence	Sub:	Processing
			Agricultural Outbuilding
			Animal Facility
Current:	Domestic	Sub:	Single Dwelling
			Secondary Structures
	Agricultural/Subsistence	Sub:	Agricultural Outbuilding
			Animal Facility

7. Description

Architectural Classification: Folk Victorian
Other Description: Other: Vernacular

Materials: foundation Brick roof Asphalt; Metal
walls Wood: weatherboard other _____
Describe present and historic physical appearance. _X_ See continuation sheet.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: Local.
Applicable National Register Criteria: C
Criteria Considerations (Exceptions) : _____
Areas of Significance:
Architecture
Period(s) of Significance: c. 1840 - c. 1900
Significant Dates : C. 1875
Significant Person(s): _____
Cultural Affiliation: _____

Architect/Builder: Burwell H. Boykin: Builder
State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.
_X_ See continuation sheet.

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9. Major Bibliographical References

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_X_ See continuation sheet. Previous documentation on file (NPS): _ preliminary determination of individual listing (36 CFR 67) has been requested. _ previously listed in the National Register _ previously determined eligible by the National Register _ designated a National Historic Landmark _ recorded by Historic American Buildings Survey # _____ _ recorded by Historic American Engineering Record # _____ Primary Location of Additional Data: _X_ State historic preservation office _X_ Other state agency _ Federal agency _X_ Local government _ University _X_ Other -- Specify Repository:
South Carolina Dept. of Archives and History
Kershaw County Court House
Boykin Family Papers

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10. Geographical Data

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Acreage of Property: __30__ UTM References: Zone Easting Northing Zone Easting Northing
A __ _____ _____ B __ _____ _____
C __ _____ _____ D __ _____ _____
_X_ See continuation sheet. Verbal Boundary Description: __X__ See continuation sheet. Boundary Justification: __X__ See continuation sheet.

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11. Form Prepared By

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Name/Title: Katherine H. Richardson
Organization: Heritage Preservation Associates Date: May 7, 1991
Street & Number: 1445 Whittaker Dr. Telephone: 803-787-9673
City or Town: Columbia State: SC ZIP: 29206

Carter Hill plantation complex was once part of a large tract called Mill Tract Plantation, which began to be consolidated by the Boykin family in the late eighteenth century. The Carter Hill tract and surrounding acreage was acquired by Burwell Boykin by 1819, and was added to his acreage along Swift Creek, becoming the northeastern third of Mill Tract Plantation, which contained 1,691 acres by 1866. The Boykin family did not make Carter Hill their home until 1875; prior to this the tract was managed by an overseer employed by the Boykin family. It is a prime example of the system of management of large plantations in South Carolina during the eighteenth and nineteenth century, when overseers often were given primary responsibility for smaller tracts within the larger plantation, or responsibility for an entire plantation in a different part of the state.

Carter Hill is a well-preserved example of a plantation complex in the Midlands of the state. The overseer's house is extant, now incorporated into the main house built in c. 1875. The overseer's house, built in c. 1840, provides insight into the status of the overseer in the plantation system. It was a one room house, simply designed, but well-built and comfortable. It incorporated architectural elements fashionable when it was built - the Greek Revival influence can be seen in the cornice returns and gable-end configuration. The main house reflects the rural Victorian architectural style predominant after the Civil War. The outbuildings, constructed at various times during the nineteenth century, provide insight into the functions of a working plantation and the buildings considered necessary in running it.

The following cultural resources are found at Carter Hill:

Carter Hill House

Tradition holds that the oldest portion of the Carter Hill House was once an overseer's house that dates to c. 1840, and physical evidence supports an ante-bellum construction date. This one-room portion of the structure stands on the southern end of the house. It was a gable-end building with boxed eaves and cornice returns. A fireplace with an interior chimney is on what used to be the eastern facade. At present it has two symmetrically placed windows on both the western and the southern facade and the original door was likely on the northern facade. This door now opens into the Victorian era house which was built in c. 1875. Physical evidence supports a construction date of 1870 or later. An addition was built on the eastern facade of the original one-room building at some point. This gable-end addition has a lower roof line with boxed eaves and cornice returns. It has a fireplace and an internal chimney on its eastern facade. A small porch is on the eastern facade of this addition. The original room has a simple chair rail on the walls and a simple wooden mantel with fluted pilasters on either side of the opening.

In c. 1875, the owner, Burwell H. Boykin, built a new two-story, Victorian, weatherboard, gable front and wing house with a cross gable roof. The house faces west. The front door is a double wooden door with

four panels and a rectangular transom and sidelights. The door opens on a one-story front porch which wraps around the southern facade and meets the original portion of the house. The porch has boxed posts and sawn balustrade. The six-over-six windows are symmetrically placed, one on the second story above the door, two on the first story porch, and two above these on the second floor. A polygonal bay window is in the projecting gable on the first floor. The projecting gable has a louvered vent in the attic story. At the rear of the gable-end portion of the house is a kitchen wing which appears to be original to the c. 1875 structure, for its roof pitch matches that of the house and the cornice returns on the kitchen wing are the same style and length as those on the c. 1875 house, in contrast to those on the older portion of the house. To the rear of this kitchen wing a small weatherboard building is attached by a breezeway. This small addition contains one room with one window and its walls are filled with charcoal. A narrow screened area has been added to this structure under an extended roof.

Between the two rear wings formed by the c. 1840 structure with its addition and the kitchen wing of the house a one-story screened porch was added. The L-shaped porch is covered by an extended roof off of the kitchen wing which is joined to a dropped roof extending across the back of the house.

The c. 1875 portion of the house has two interior chimneys and six fireplaces. The front door opens into a central hall which contains the stairway to the second floor. In the c. 1875 portion of the house are a central hallway, a parlor, a wainscoted dining room, three bedrooms, a second-story bathroom, and a large rear hallway which runs across the back of the first floor and provides access to the c. 1840 portion of the house.

Log Building

This gable-front, one story log structure rests on brick piers. It is made of square-cut, hand-hewn logs which are half-dovetailed at the corners of the building. It presently has a standing seam tin roof and there is no evidence that there was ever an external chimney attached to the building. The door on the front (western) facade has hand-made hardware with drop hinges. This building may have been moved at some time in its history.

Frame Building

This gable-front, weatherboard structure, one and one-half story structure rests on brick piers. It has a door on the front, or northern, facade and the extended roof on this facade creates an overhang. There is one first floor window on the western facade and one window in the half-story which opens on the southern facade. The structure has boxed eaves and at present has an asphalt shingle roof. There is no evidence of an external chimney having been attached to the structure. The structure appears to have been constructed in the twentieth century; all nails are modern machine-made nails, the lumber exhibits circular saw marks, and the hardware appears to date from c. 1900.

Pump House

It appears that the house had running water early in its history, for a water tower once stood very near the southeastern portion of the house, near the extant pump house. The concrete footings for the tower can still be seen. This low, wood frame structure houses a working pump and provides a cool storage area. The structure is largely underground.

Smoke House

This one and one-half story weatherboard smoke house is a gable-front structure with boxed eaves and a door on the southern facade. A plywood floor in presently in use, but the original dirt floor is visible in places. The structure rests on wooden piers. The interior walls are smoke-stained. At present its roof is covered with asphalt shingles.

Dovecote

The dovecote stands near the kitchen wing to the northeast of the house. It is a frame structure with a pyramidal roof which is slightly flared at the corners. It is raised approximately ten feet from the ground and is supported by five wooden posts. It presently serves its original purpose as it is occupied by numerous pigeons.

Hen House

This structure appears to be two small shed-type buildings which were united under one roof. The frame outbuilding is weatherboarded, rests on brick piers, and has a wooden shake roof. It currently serves as a hen house.

Barn

The barn, according to tradition, was built to house mules in c. 1900. It is a gable-front, weatherboard structure with a lean-to addition under a dropped roof on the northern facade. The barn has a metal roof. The western, or front, facade has three doors on the first floor, and a window and loading door on the second level. The eastern, or rear, facade has two doors on the first level and a loading door and a window on the second level. It appears that the massive, square-cut, hand hewn sills which rest on the barn's brick piers pre-date this building and were possibly recycled when this structure was erected. The barn's balloon framing exhibits circular saw marks. This structure measures approximately forty feet by seventy-five feet. On the southern side of the ground floor are stalls and feeding troughs for mules. A large storage area for hay and feed occupies the entire senond floor of the barn.

A swimming pool and tennis courts constitute the two non-contributing structures at Carter Hill.

Carter Hill is significant as an architectural record of the development of a plantation and land management in the Midlands of South Carolina during the nineteenth century. The land upon which it stands was acquired by the Boykin family by 1819, and was consolidated with other tracts to form Mill Tract Plantation.

The earliest grantee of the land upon which Carter Hill stands appears to have been Henry Hunter. Hunter was a Sheriff of Camden District in 1788, and maintained his summer residence on land to the east of the Carter Hill tract. By May 2, 1819, the land containing and surrounding Carter Hill was "exchanged" between Henry Hunter and Burwell Boykin, who then owned Mill Tract Plantation to the west of the Carter Hill tract.[1]

After Burwell Boykin's death in 1817, Mill Tract Plantation became the property of his son, Alexander Hamilton Boykin (1815-1866). During his tenure, the Carter Hill tract was managed by an overseer and the plantation complex began to be developed. An 1869 map indicates one larger building and three small buildings at Carter Hill, likely the overseer's house and three outbuildings. The complex was surrounded by woods and was reached by a road which appears to be the same one in use at the present.[2]

After the Civil War, upon A. Hamilton Boykin's death in 1866, Mill Tract Plantation was divided among his three sons, Alexander Hamilton, E. Miller, and Burwell H. Boykin. At that time Mill Tract Plantation contained 1,691 acres. A mill pond covered approximately four hundred and eighty acres. Fields comprised six hundred and forty-four acres and woodlands another seven hundred and sixty-five acres. Burwell Boykin received the mill pond tract and three of the plantation's eight Negro houses, which were to be moved to his property. A. Hamilton Boykin received five hundred and twenty-four acres in the southeastern portion of the plantation, including the overseer's house (the present Millway House) and stables and two Negro houses. Elias Miller Boykin received the Carter Hill tract which then included six hundred and eighty five acres in the northeastern portion of what was Mill Tract plantation. He also received three Negro houses, which were to be moved from A. Hamilton's portion of Mill Tract.[3]

In 1874, after the division of the estate, E. Miller Boykin deeded

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[1]Kershaw County Deeds, vol. I, pp. 108-9; Thomas J. Kirkland and Robert M. Kennedy, Historic Camden, vol. 2, (Columbia: The State Printing Company, 1926), p. 260.

[2]1869 Plat of Mill Tract Plantation, Boykin Family Papers; Kershaw County Will Books, Will of Burwell Boykin, Will Book A-1, p. 438.

[3]Will of A. H. Boykin, Kershaw County Probate Court, Apt. 9, Pkg. 258.

four hundred and twenty-eight acres of Carter Hill to his brother, Burwell H. Boykin, for the sum of $2,140. Burwell deeded this property to his wife, Mary Deas Boykin in 1876, having bought it as an investment for her. The plantation remained the property of Mary Deas Boykin until her death in 1937. [4]

Burwell H. Boykin was born in April of 1850. He graduated from the Sheffield Scientific School of Yale University and returned home to Kershaw County in 1872. He was an early "scientific" farmer and was known for his ability to manage his large plantation in an efficient manner. At Carter Hill, Burwell bred horses and Boykin Spaniels. He was president of the Farmers and Merchants Bank in Camden and served on the executive committee of the South Carolina Agricultural Society.[5]

In c. 1875, Burwell Henry Boykin began construction of the Victorian wing and gable house which presently stands at Carter Hill and made the Carter Hill complex his principal residence. This became the center of plantation operations.[6]

The Carter Hill house was a simple and functional adaptation of the Victorian style - a Folk Victorian house. It reflects the style-conscious choices of Boykin, a young man just beginning his career and building a residence in the rocky economic times following the Civil War. He used the well-built overseer's house as a wing of his new dwelling. Old outbuildings such as the log structure south of the barn were retained and new ones constructed as the plantation complex evolved. The outbuildings reflect the development of vernacular structures during the ninteenth century and early twentieth century, ranging from the hand-hewn log structure to a weatherboard smoke house, from the unique dovecote to the balloon framed mule barn.

The Carter Hill complex presents a unique view of rural life in South Carolina both in the range and diversity of building types centered in one complex and in the excellent state of preservation of the buildings. As well, it remains in the historical landscape which has surrounded Carter Hill since at least 1869.

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[4]Kershaw County Deeds, Book DD, pp. 96, 413; Kershaw County Probate Court, Estate of Mary Deas Boykin, Apt. 153, Pkg. 5440, 1937.

[5]American Historical Society, The History of South Carolina, Biographical Volume, (New York: The American Historical Society, Inc., 1934), p. 769.

[6]Letter of Richard Manning Boykin to Henry Boykin, Jan. 5, 1946, Boykin Family Papers; Kershaw County Deeds, vol. DD, p. 413, vol. GG, p. 762, vol. MM, p. 471; Kershaw County Deeds, Apt. 153, pkg. 5440.

Bibliography:

Primary Sources:

Boykin Family Papers. Property of Alice Boykin, Camden, S. C.

Kershaw County Deeds, Office of Mesne Conveyance, Kershaw County Court House, Camden, S. C.

Kershaw County Wills, Office of the Probate Court, Kershaw County Court House, Camden, S. C.

Kershaw County Probate Court Records, Office of the Probate Court, Kershaw County Court House, Camden, S. C.

Secondary Sources:

American Historical Society. The History of South Carolina, Biographical Volume. New York: The American Historical Society, Inc., 1934.

Kirkland, Thomas J. and Robert M. Kennedy. Historic Camden. vol. 2. Columbia: The State Printing Company, 1926.

Verbal Boundary Description:

All that certain piece, parcel, or tract of land and the residence and 11 other improvements thereon, lying and being in the state of South Carolina, County of Kershaw, approximately 10 miles south of the city of Camden, 2571.10 feet east of Highway 521, containing 30 acres, more or less ... Beginning at the northwestern corner of the property at an iron pin thence running N 63 30' East for a distance of 1,036 feet to an iron pin, thence running S 13 30' East for a distance of 1,074.5 feet to an iron pin, thence extending S 47 45' W for a distance of 555.5 feet to an iron pin, thence extending S 26 18' E for a distance of 115.91 feet to an iron pin, thence extending S 47 45' W for a distance of 600 feet to an iron pin, thence extending N 15 20 feet W for a distance of 688.2 feet to an iron pin, thence extending N 13 30 feet W for a distance of 822.5 feet to the point of beginning.

Boundary Justification:

The Carter Hill complex, containing twenty-one acres, as set aside from the surrounding 700 acres, was deeded to Irvine M. Boykin by the will of his mother, Mary Deas Boykin, in 1937. Those twenty-one acres contained all of the plantation buildings. Additional acreage was deeded to Irvine Boykin by Deas M. Capehart. By the time the property was sold to the present owners, Mr. and Mrs. William H. Bundy, Jr., the tract surrounding the complex totalled thirty acres. The boundaries for this district are based upon both this historical boundary designation and the current tax map lines, which follow the historical boundaries.[7]

[7]Kershaw County Deeds, vol. 1-Y, p. 793.

UTM REFERENCES

A. 17/541840/3777400

B. 17/541945/3777000

C. 17/541710/3776910

D. 17/541040/3776760

E. 17/541580/3777330

Carter Hill Photographs

1. Name of District: Carter Hill
City, State: Camden (vicinity), S. C.
Photographer: Katherine H. Richardson
Date: September, 1990
Location of Original Negative: State Historic Preservation Office
South Carolina Dept. of Archives and History
P.O. Box 11665
Columbia, S. C. 29211
[Hereafter SHPO]
Description: Carter Hill House facing east
Building Location as Keyed to Map: 1

2. Name of District: Carter Hill
City, State: Camden (vicinity), S. C.
Photographer: Katherine H. Richardson
Date: September, 1990
Location of Original Negative: SHPO
Description: Carter Hill House facing east
Building Location as Keyed to Map: 1

3. Name of District: Carter Hill
City, State: Camden (vicinity), S. C.
Photographer: Katherine H. Richardson
Date: September, 1990
Location of Original Negative: SHPO
Description: Carter Hill House facing northwest
Building Location as Keyed to Map: 1

4. Name of District: Carter Hill
City, State: Camden (vicinity), S. C.
Photographer: Katherine H. Richardson
Date: September, 1990
Location of Original Negative: SHPO
Description: Carter Hill House facing southwest
Building Location as Keyed to Map: 1

5. Name of District: Carter Hill
City, State: Camden (vicinity), S. C.
Photographer: Katherine H. Richardson
Date: September, 1990
Location of Original Negative: SHPO
Description: Detail of front door, exterior Carter Hill House
Building Location as Keyed to Map: 1

6. Name of District: Carter Hill
City, State: Camden (vicinity), S. C.
Photographer: Katherine H. Richardson
Date: September, 1990
Location of Original Negative: SHPO
Description: Detail of front door, interior of Carter Hill House
Building Location as Keyed to Map: 1

7. Name of District: Carter Hill
City, State: Camden (vicinity), S. C.
Photographer: Katherine H. Richardson
Date: September, 1990
Location of Original Negative: SHPO
Description: Log building facing southwest
Building Location as Keyed to Map: 4

8. Name of District: Carter Hill
City, State: Camden (vicinity), S. C.
Photographer: Katherine H. Richardson
Date: September, 1990
Location of Original Negative: SHPO
Description: Detail of log building northwestern corner of western facade, facing southeast

9. Name of District: Carter Hill
City, State: Camden (vicinity), S. C.
Photographer: Katherine H. Richardson
Date: September, 1990
Location of Original Negative: SHPO
Description: Detail of door and construction of log building, western facade, facing southeast
Building Location as Keyed to Map: 4

10. Name of District: Carter Hill
City, State: Camden (vicinity), S. C.
Photographer: Katherine H. Richardson
Date: September, 1990
Location of Original Negative: SHPO
Description: Frame building facing southwest
Building Location as Keyed to Map: 3

11. Name of District: Carter Hill
City, State: Camden (vicinity), S. C.
Photographer: Katherine H. Richardson
Date: September, 1990
Location of Original Negative: SHPO
Description: Pump house facing northwest
Building Location as Keyed to Map: 2

12. Name of District: Carter Hill
City, State: Camden (vicinity), S. C.
Photographer: Katherine H. Richardson
Date: September, 1990
Location of Original Negative: SHPO
Description: Smoke house facing north
Building Location as Keyed to Map: 7

13. Name of District: Carter Hill
City, State: Camden (vicinity), S. C.
Photographer: Katherine H. Richardson
Date: September, 1990
Location of Original Negative: SHPO

Description: Smoke house facing northwest
Building Location as Keyed to Map: 7

14. Name of District: Carter Hill
City, State: Camden (vicinity), S. C.
Photographer: Katherine H. Richardson
Date: September, 1990
Location of Original Negative: SHPO
Description: Dovecot facing north
Building Location as Keyed to Map: 8

15. Name of District: Carter Hill
City, State: Camden (vicinity), S. C.
Photographer: Katherine H. Richardson
Date: September, 1990
Location of Original Negative: SHPO
Description: Hen house facing southeast
Building Location as Keyed to Map: 6

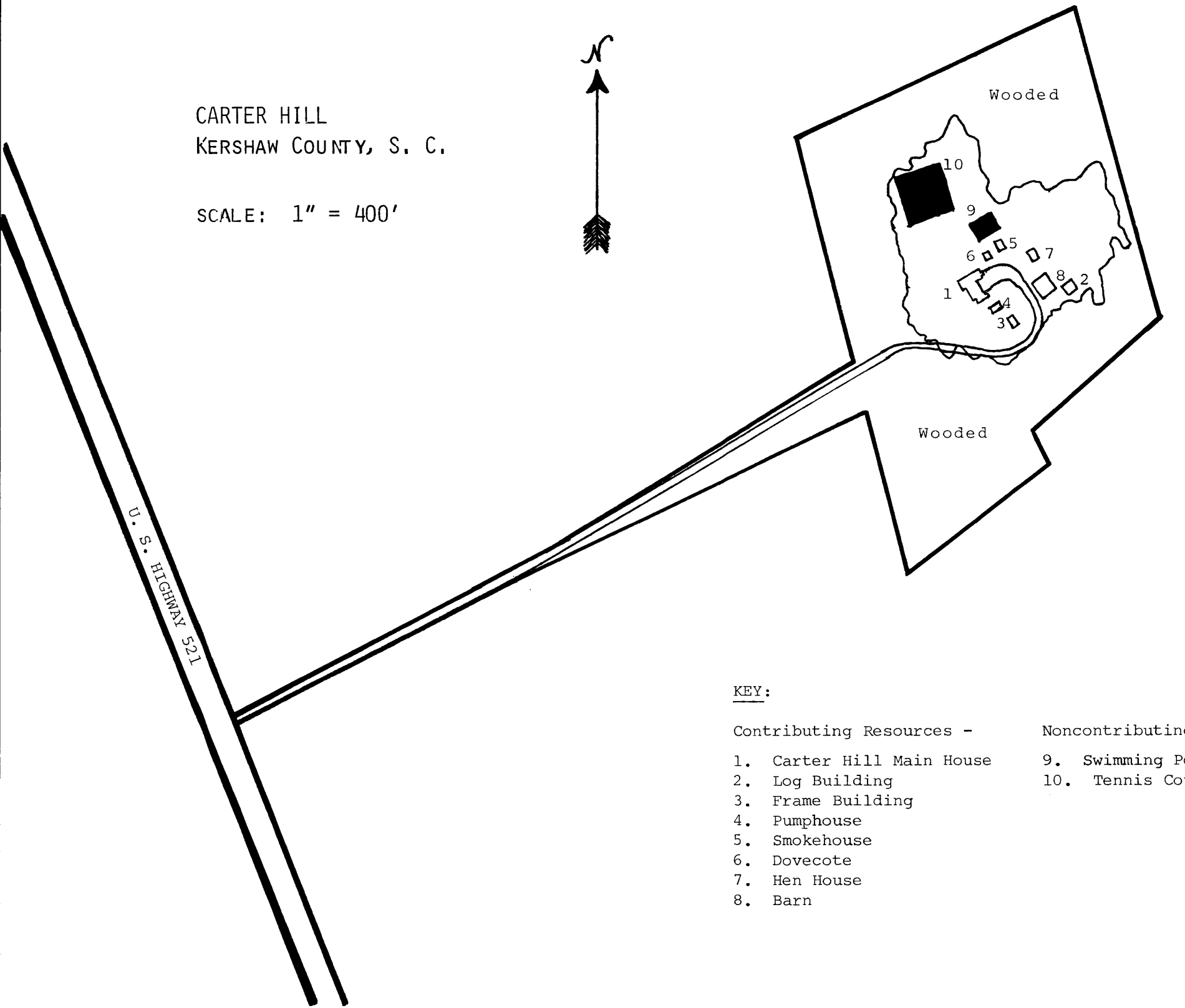
16. Name of District: Carter Hill
City, State: Camden (vicinity), S. C.
Photographer: Katherine H. Richardson
Date: September, 1990
Location of Original Negative: SHPO
Description: Hen house facing northwest
Building Location as Keyed to Map: 6

17. Name of District: Carter Hill
City, State: Camden (vicinity), S. C.
Photographer: Katherine H. Richardson
Date: September, 1990
Location of Original Negative: SHPO
Description: The barn facing southeast
Building Location as Keyed to Map: 5

18. Name of District: Carter Hill
City, State: Camden (vicinity), S. C.
Photographer: Katherine H. Richardson
Date: September, 1990
Location of Original Negative: SHPO
Description: The barn facing northeast
Building Location as Keyed to Map: 5

CARTER HILL
KERSHAW COUNTY, S. C.

SCALE: 1" = 400'



KEY:

Contributing Resources -

1. Carter Hill Main House
2. Log Building
3. Frame Building
4. Pumphouse
5. Smokehouse
6. Dovecote
7. Hen House
8. Barn

Noncontributing Resources -

9. Swimming Pool
10. Tennis Courts

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 92001231 **Date Listed:** 9/24/92

Carter Hill	Kershaw	SOUTH CAROLINA
Property Name	**County**	**State**

Multiple Name

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 — Date of Action: 10/13/92

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Amended Items in Nomination:

Section No. 3

The count of contributing resources is amended to show 7 contributing buildings and 1 contributing structure (the dovecote), for a total of 8.

This change was confirmed by phone with the South Carolina SHPO (10/13/92).

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)