NPS Form 10-900
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United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only

received APR 2 8 1986

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Wade-Beckham House

and/or common Beckham House

2. Location

street & number Approximately 7 miles southwest of Lancaster, S.C. on S.C. Highway 200 N/A not for publication

city, town Lancaster X vicinity of

state South Carolina code 045 county Lancaster code 057

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	X occupied	___ agriculture	___ museum
X building(s)	X private	___ unoccupied	___ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	X private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	N/A in process	X yes: restricted	___ government	___ scientific
	N/A being considered	___ yes: unrestricted	___ industrial	___ transportation
		___ no	___ military	___ other:

4. Owner of Property

name Dr. and Mrs. William W. Duke

street & number Route 7, Box 348

city, town Lancaster ___ vicinity of state South Carolina 29720

5. Location of Legal Description

courthouse, registry of deeds, etc. Lancaster County Courthouse

street & number

city, town Lancaster state South Carolina 29720

6. Representation in Existing Surveys

title Inventory of Historic Places in South Carolina has this property been determined eligible? ___ yes X no

date 1985 federal X state ___ county ___ local

depository for survey records South Carolina Department of Archives and History

city, town Columbia state South Carolina 29211

7. Description

Condition		Check one	Check one
_X_ excellent	___ deteriorated	___ unaltered	_X_ original site
___ good	___ ruins	_X_ altered	___ moved date
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

The Wade-Beckham House is a two story, five bay, wood frame structure with a hipped roof and a two-tiered porch over a raised brick foundation. Originally one room deep, this ca. 1832-1845 structure was doubled in size in 1916. At that time the original end chimneys were removed and interior fireplaces were constructed between the front and rear rooms on both sides of the central hall. The original porch on the front (Northwest elevation) remains basically intact with its massive box columns which project out past the first floor porch as freestanding elements. The lower portion of these columns was replaced with brick piers during the 1916 renovation. The original fanlight in the gable was also removed during the renovation. A smaller fanlight was installed in the 1960's. The original windows and doors with transoms and sidelights are intact. The original louvered shutters survive on the front facade. The 9/9 first floor and 9/6 second floor window treatment was repeated in the 1916 addition. A one-story kitchen wing and porch on the rear of the structure were part of the 1916 addition. The current roof is asphalt shingles, but evidence of the original wood shake roof can be found in the attic.

On the interior, original board ceilings remain intact in much of the ca. 1840 portion of the house. Beaded ceiling boards were used elsewhere including the hallways. The original Greek Revival mouldings and doors remain in the ca. 1840 portion of the house as do the original plaster walls. Likewise, the random width wood flooring is intact. The original U-shaped stair was replaced with a simple straight run in 1916 to accommodate the new addition. Outbuildings on the site include a barn and a store building that appear to date from the turn of the 20th century. The store building was moved from the road to its present location near the house in the 1930's. The setting of the adjacent barn that faces onto open pasture is contrasted with the heavily wooded lot on which the nearby house sits.

The integrity of the house lies in both periods of its construction. The overall character and detailing of the ca. 1840 house remain. The 1916 addition was constructed in a manner that would match the original house thereby maintaining its general appearance. The size of the addition makes it significant in that the house is twice its original size.

The house is presently undergoing a total rehabilitation which will restore the front facade to its original condition. This work will restore the original fanlight, columns and second floor paneled railing according to an historic photograph. On the rear facade an addition will be constructed that matches the existing kitchen wing.

8. Significance

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	X architecture	___ education	___ military	___ social/humanitarian
___ 1700–1799	___ art	___ engineering	___ music	___ theater
X 1800–1899	___ commerce	___ exploration/settlement	___ philosophy	___ transportation
X 1900–	___ communications	___ industry	___ politics/government	___ other (specify)
		___ invention		

Specific dates c. 1832–1845 **Builder/Architect** unknown

Statement of Significance (in one paragraph)

The Wade-Beckham House, located in a rural setting approximately seven miles south of Lancaster, South Carolina on SC Highway 200, is a two story frame residence significant as one of Lancaster County's last surviving mid-19th century plantation or farmhouses according to the Lancaster County Historical and Architectural Inventory of 1986. This report cites the house as an excellent example of mid-19th century rural residential architecture in the region. Its architectural characteristics blend Greek Revival and Neo-classical styles and its history parallels the history of an agrarian and rural society which has faded. After the Revolutionary War, the economy of Lancaster County relied mostly on agriculture until the Civil War. Following the invention of the cotton gin in 1793, cotton became the main crop. By 1810, the census indicated that cotton and distillery whiskey were the two main industries of Lancaster County. The building of the house is attributed to James T. Wade. Later it was the home of James Rinaldo Massey, Jr., who served as a state legislator from 1884 to 1885.[1] Purchased by the H. J. Beckham family in 1905 and doubled in size in 1916, the house remains in the Beckham family today.

Among the Beckham family papers is a plat dated August 23, 1845, which reads, "At the request of James T. Wade I have surveyed the tract of Land Lying on the Road Leading from Brown's Ferry on the Cataba (Catawba) River to Lancaster Court House being part of a grant to Arthur Cunningham for acres 1768 on the waters of Camp Creek known as the Summer house place in the District of Lancaster and hath such form and marks as the above plat doth represent. Certified this 23rd August 1845 containing two hundred and twelve acres."[2] The reference to the summer house indicates that there was a structure on the property by 1845, a date which coincides with the Greek Revival style of the front portion of the house. It was customary in the summer to move to higher land away from the low-lying areas near the Catawba River to get better breezes and to avoid the insects which were so prevalent during the summer months.[3]

9. Major Bibliographical References

County of Lancaster, South Carolina, Deed Books.
Biographical Directory of South Carolina House of Representatives, Vol. 1, Sessions List, 1692 - 1973, Columbia, S. C.: University of South Carolina Press, 1974.
Beckham Family Records

10. Geographical Data

Acreage of nominated property Approx. 20 acres
Quadrangle name Lancaster, S. C. **Quadrangle scale** 1:24000

UTM References

	Zone	Easting	Northing
A	17	515560	3835220
B	17	515580	3834920
C	17	515220	3834920
D	17	515340	3835200
E			
F			
G			
H			

Verbal boundary description and justification The boundary of the Wade-Beckham House nomination is shown as the black line on the accompanying Lancaster County Tax Map # 104, which is drawn at a scale of 400 feet to the inch. The nominated property includes the house, barn, store building, and the remainder of the parcel, which has historically been associated with the house.

List all states and counties for properties overlapping state or county boundaries

state N/A **code** **county** N/A **code**

state N/A **code** **county** N/A **code**

11. Form Prepared By

name/title Amanda E. Griffith, AIA / Architect

organization Griffith & Keyes, Architects **date** 5/20/87

street & number 111 Church Street **telephone** (803) 722-4100

city or town Charleston **state** South Carolina 29401

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state X local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Mary W. Edmonds
Mary W. Edmonds
title Deputy State Historic Preservation Officer **date** 4/5/88

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the National Register **date** 6-17-88

Keeper of the National Register

Attest: **date**

Chief of Registration

The records in the Lancaster County Court House describe a tract of land consisting of one hundred and thirty-eight acres which was originally part of a three hundred acre tract granted to Arthur Cunningham. This one hundred and thirty-eight acre tract was sold by Thomas Pully to Thomas Holden Wade in 1802 for fifty pounds sterling.[4] In 1811, this same tract and three others were sold to John Taylor for six thousand dollars. In this deed, the one hundred and thirty-eight acres is described as "being the plantation whereon the said Thomas H. Wade now resides".[5]

In 1832, Sarah Taylor, William I. Taylor, and James H. Taylor, administers of the estate of John Taylor, deceased, of Richland District who died intestate, sold one hundred and thirty-eight acres of land along with three other parcels for four thousand dollars to James Taylor Wade.[6]

Therefore, it can be speculated that the existing house was constructed between 1832 and 1845. Little is known about the Wade family. The 1850 census lists a J. T. Wade, a 64 year old male living with eight others ranging from age 4 to age 30. [7]

In 1858, James T. Wade died and left his property to his children, who then mortgaged the property to Dr. Walter Wade.[8] Dr. Wade died in 1870 at which time his children foreclosed on the mortgage when James T. Wade's sons went bankrupt.[9] The property was bought at foreclosure by Patrick H. Wade and Sallie M. Wade, who in turn sold it back to George T. Wade for two thousand dollars.[10]

George T. Wade mortgaged his property to local merchants Hasseltine & Chafee.[11] The property was again foreclosed at public auction in 1879 and sold to Thomas Stamps.[12]

Information about George T. Wade and his brother John R. Wade can be found in the Confederate War Records. George Wade was a member of a group known as the "Minute Men" in 1860.[13] John, along with his brother, George, were members of the "Lancaster Greys" which was the first Company organized for the War Between The States from Lancaster District and was part of the 2nd Regiment, SC Volunteers under Col. J. B. Kershaw, Lieut. Col. J. D. Blanding, and Maj. Dixon Barnes.[14]

Thomas Stamps sold the property to Nancy C. Nicholson in 1879.[15] Mrs. Nicholson subdivided the property leaving one hundred and eighty-eight acres on the south side of Brown's Ferry Road which contained the house.

The parcel changed hands several more times. In 1882 it was purchased by Henrietta V. Clyburn,[16] who sold it to John R. Welsh.[17] Welsh's widow then sold it to James R. Massey, Jr. on January 15, 1895.[18] The Honorable James Massey had been a State Legislator, trial justice and county school commissioner. He was on the Board of Trustees for the Belltown School District and a member of the Camp Creek Methodist Church where he is buried. He lived in the old Wade house with his second wife, Nannie Reed.[19] He died intestate and left the house to his next of kin, a sister, Mrs. J. M. Perry, and the son and daughter of his only other sister: Mr. H. J. Beckham and Mrs. W. W. Gooch.[22]

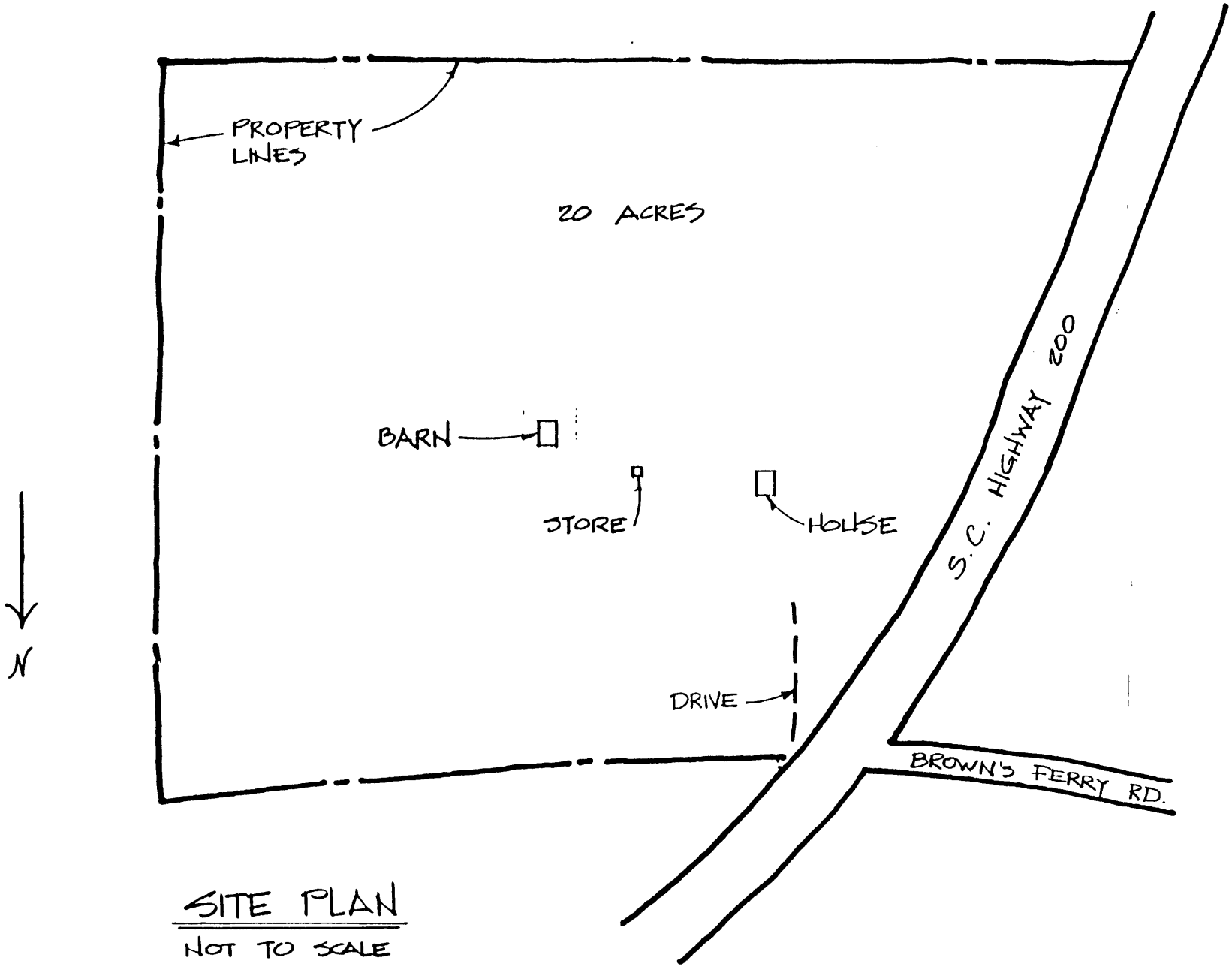
On May 21, 1905, H.J. Beckham bought the interests of the other heirs in the Wade property for twenty-two hundred sixty-six dollars.[20] According to Mary and Julia Beckham, daughters of H.J. Beckham, they moved into the house in 1908. H.J. Beckham had twelve children and renovated the house c.1915 to provide more living space for his large family. At this time, the house was doubled in size producing a floor plan with four rooms per floor, two on each side of a central hall and a one story rear kitchen addition. The main stair to the second floor was redesigned into one single run instead of the original three run, two landing configuration. Additional renovations at this time included the relocation of the chimneys from the side exterior wall to an internal location between the rooms on each side of the hall. According to the family, the quality of construction of the addition suffered due to the difficulty in obtaining building materials and skilled labor during World War I. A small wooden store which is currently located to the north of the house was originally constructed near Brown's Ferry Road at the turn of the century and moved in the 1930s to its present location.[21] Though the date of the existing barn is unknown, its construction appears to be consistent with that of the turn of the century.

Before his death, H.J. Beckham divided his many acres of land equally among his children. In 1948, Mary and Julia received the parcel with the family house and one hundred and seventy-nine acres.[22] They lived in the house until 1985 when it was transferred to Dr.and Mrs. William M. Duke. Mrs. Duke is the daughter of H.J. Beckham, Jr.

FOOTNOTES

1. **Biographical Directory of South Carolina House of Representatives, Volume 1, Sessions List, 1692-1973**, University of South Carolina Press, 1974.
2. D. G. Stinson, surveyor, Plat of Property Aug. 23, 1845. Personal Files of Mrs. William Duke, 505 Briarwood Road, Lancaster, SC 29720.
3. Interview with Julia and Mary Beckham, daughters of H. J. Beckham and residents of the Wade-Beckham House from 1908-1985. The Beckham sisters stated that their grandfather, H. H. Gooch, Jr. once also had a home nearby at Gooch's Ferry on the Catawba River and a summer home further inland on Gooch's Ferry Road.
4. County of Lancaster, SC, Deed Book F, Page 164.
5. County of Lancaster, SC, Deed Book H, Page 23.
6. County of Lancaster, SC, Deed Book M, Page 534.
7. 1850 Census, Lancaster County Library, Lancaster, SC.
8. County of Lancaster, SC, Deed Book R, Page 485.
9. County of Lancaster, SC, Deed Book V, Page 155.
10. County of Lancaster, SC, Deed Book V, Page 683.
11. County of Lancaster, SC, Deed Book W, Page 193.
12. County of Lancaster, SC, Deed Book B-2, Page 380.
13. Confederate Records Lancaster District, South Carolina, Frances Reeves Jeffcoat, 1986, Columbia, SC, Page 13.
14. Ibid., Page 22.
15. County of Lancaster, SC, Deed Book B-2.
16. County of Lancaster, SC, Deed Book C-2, Page 698.
17. County of Lancaster, SC, Deed Book C-2, Page 675.
18. Massey Family Bible Obituary. Massey file, County Library, Lancaster, SC.

19. Massey Estate, Administrative papers from Probate Court, County Courthouse, Lancaster, SC.
20. County of Lancaster, Deed Book O-2, Page 163.
21. Interview with Julia and Mary Beckham.
22. County of Lancaster, SC, Deed Book B-4, Page 152.



SITE PLAN
NOT TO SCALE

WADE - BECKHAM HOUSE
LANCASTER, SC