

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 Circular 330). 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.

INTERAGENCY RESOURCES DIVISION  
NATIONAL PARK SERVICE

1. Name of Property

historic name Charlton Hall Plantation House  
other names/site number \_\_\_\_\_

2. Location

street & number S.C. Sec. Rd. 101 (Fairview Rd.) not for publication \_\_\_\_\_  
city or town Hickory Tavern vicinity X  
state South Carolina code SC county Laurens code 059  
zip code 29360

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 4/19/95  
Signature of certifying official Date

Mary W. Edmonds, Deputy SHPO, S.C. Department of Archives & 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

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
- other (explain): \_\_\_\_\_

Edson H. Beall 5/26/95

Entered in the National Register

Boe \_\_\_\_\_  
Signature of Keeper Date of Action

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

Contributing	Noncontributing	
5	0	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
5	0	Total

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

Number of contributing resources previously listed in the National Register 0

N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC

Sub: Single Dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC

Sub: Single Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Mid-19th Century

Materials

(Enter categories from instructions)

foundation Brick

roof Asphalt

walls Brick

other Wood

Narrative Description

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

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 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  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Significant Dates**

1847  
 \_\_\_\_\_  
 \_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked above)

**Cultural Affiliation**

N/A

**Period of Significance**

1847-ca, 1917  
 \_\_\_\_\_  
 \_\_\_\_\_

**Architect/Builder**

Sullivan, George Washington (Builder)

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS)**

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

**Primary Location of Additional Data**

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

Name of repository: S.C. Department of Archives & History, Columbia, S.C.

**10. Geographical Data**

**Acreeage of Property** Approximately 3.5 acres

**UTM References**

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>17</u>	<u>392720</u>	<u>3817400</u>	3	_____	_____
2	_____	_____	_____	4	_____	_____
	<u>See continuation sheet.</u>					

**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 Anne C. Gibert, w/assistance from J. Tracy Power, NR Specialist, S.C. SHPO  
organization \_\_\_\_\_ date 22 February 1995  
street & number 194 Carlyle Cir., The Laureate telephone (803) 782-7849  
city or town Forest Acres state SC zip code 29206

## 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 Mr. & Mrs. Samuel Peirson III  
street & number Route 3, P.O. Box 886 telephone (803) 575-2770  
city or town Laurens state SC zip code 29360

**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.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 5

INTERAGENCY RESOURCES DIVISION  
NATIONAL PARK SERVICE

Charlton Hall Plantation House  
Name of property  
Laurens County, South Carolina  
county and State

Charlton Hall Plantation House stands on South Carolina Highway 101 (formerly S.C. Secondary Road 30-54) approximately 2.5 miles south of the community of Hickory Tavern, in Laurens County.

This two-story brick residence is oriented in a westerly direction and contains a three bay facade. Its floor plan features four rooms on the first and second stories with wide central halls on each floor. The hip roof is covered with composition shingles. Two large interior brick chimneys, each with four fireplaces, provided the only original heat for the house. The facade and rear entrances feature simple one-story gable-roofed porches supported by corner columns. The bricks are laid in common or American bond.

The exterior dimensions of the house measure 57' x 41' on the north and south walls. The front porch measures 16'8" x 12'4", while the rear porch measures 15'6" x 12'4".

The interior dimensions of the first floor rooms measure 18'3" square, and the central hall measures 37'2" x 14'. Ceilings in the first floor rooms and central hall measure 12'6" high. The second floor rooms measure 18'5" square. The second floor central hall originally measured 38'2" x 13'9" before a modern bathroom reduced its length by 6'9". Ceilings in the second floor rooms and central hall measure 10'6" high.

Brick interior walls with fireplaces divide the adjoining rooms on either side of the central hall on the first and second floors. All eight fireplaces feature simple mantels and surrounds and several of them are flanked by original closets. Interior wall set-backs support the first floor joists; the joists are additionally braced by wood chocks used as needed to level them. The first floor joists abut the exterior walls and rest on set-backs and wood chocks affixed to the interior walls. Interior walls are faced with plaster, and floors are random board heart pine attached to the floor joists every 24" by square-headed machine-cut nails. Ceilings for several rooms in the house retain their original narrow-beaded planks. Picture moldings are embedded in the plaster walls at 3' to 4' below the ceilings in the first and second floor halls and the northeast and northwest first floor rooms, while a plain crown molding separates the ceilings and walls on both floors.

Most exterior and interior door and window trim consists of fluted jambs and lintels with bull's eye corner blocks. Matching solid wood four-panel double doors stand at each end of the first floor hall. Both entrance doors are surrounded by nine-light fixed sidelights over raised wood panels and multi-light transom and corner panels. All interior doors are solid-wood four-panel single doors. Single double-hung sash windows are centered in each exterior wall for the four first floor and four second floor rooms and in the second floor central hall over the front and rear entrances.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 7 Page 6

Charlton Hall Plantation House  
name of property  
Laurens County, South Carolina  
county and State

First floor windows contain twelve-over-eight lights, while second floor windows have eight-over-eight lights.

The main staircase, which has no landing, leads from the front of the first floor central hall to the second floor central hall and is tied into the wall separating the southwest and southeast second floor rooms. A large turned and fluted heart pine newel post braces the heart pine rail and square balusters. A secondary staircase, less elaborate than the main stair, leads directly from the southwest first floor room to the southeast second floor room and is tied into the opposite face of the wall that supports the main stair. Several inscriptions are pencilled on the dividing wall above the secondary stair, including these:

Commenced planting cotton seed April 30, 1900  
Commenced planting cotton seed April 22, 1902  
There was a severe hail storm here on June 2, 1904

Charlton Hall Plantation House was without electricity until ca. 1950 and without indoor plumbing--with the exception of a sink in the main house kitchen--until ca. 1970, when a sink and toilet were installed in the outside kitchen. Later alterations include a full bathroom added under the first floor main stair, and a second full bathroom added at the front end of the second floor central hall.

A one-story porch off the first floor at its northeast corner connects the house to an original one-story brick kitchen, which measures 17'4" x 23'8" along its north and south sides. Its hip roof is covered with standing seam metal. An exterior chimney is located on the east wall and a later stove flue is on the north wall. The bricks are laid in rows of seven bricks with a header course every eighth row. The interior walls of the kitchen are faced with original plaster except for part of the fireplace wall, which is faced with narrow beaded boards. Simple double-hung six-over-six windows with jack arches are centered in each exterior wall; the interior window trim is plain molding with no corner blocks. This kitchen contributes to the historic character of the property.

Three early-twentieth century outbuildings to the rear of the main house--a shed commonly called "the blacksmith shop" measuring 12'4" x 16'4", a frame smokehouse measuring 10' x 12', and a frame shed measuring 15' x 18'--also contribute to the historic character of the property.

In 1917 a 108-acre tract including the Charlton Hall Plantation House passed from the hands of the family. Subsequent transactions have further reduced the parcel on which the house is situated to its present (1995) size of 3.5 acres.

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National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
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Section 8 Page 8

Charlton Hall Plantation House  
name of property  
Laurens County, South Carolina  
county and State

Charlton Hall Plantation House is significant as an intact and relatively uncommon example of mid-nineteenth century brick construction in the rural South Carolina upcountry, and for its association with George Washington Sullivan, Sr., (1809-1887), a prominent farmer and public servant of Laurens District before, during, and after the Civil War.

The South Carolina upcountry was largely overshadowed by the lowcountry until after the American Revolution, not only in number of inhabitants settling there, but also in its development, such as the identification and production of a primary crop on which a strong economic base could be built. This gap began to close, however, after 1820, when the production of upland cotton became profitable. Cotton soon became the mainstay of the upcountry, spurring rapid growth in the population, economy, and society of the region. Brick construction in the upcountry prior to the development of upland cotton and the subsequent expansion it encouraged was limited primarily to buildings for public use such as courthouses or churches or commercial use such as stores and taverns. Few brick residences were built in the South Carolina upcountry before ca. 1840, and even after that date relatively few brick residences--particularly those with brick interior walls as well as exterior ones--were built in Laurens or other upcountry South Carolina districts before the Civil War.<sup>1</sup>

Sullivan built this house ca. 1847 on part of his extensive land holdings in Laurens District (now Laurens County). He owned 66 slaves in 1860, and Charlton Hall boasted a cash value of \$33,000 that year with 2200 acres of improved land. The farm produced 40 four hundred-pound bales of ginned cotton as well as four thousand bushels of Indian corn, seven hundred bushels of oats, six hundred bushels of wheat, two hundred bushels of peas and beans, and smaller amounts of sweet potatoes, Irish potatoes, and rye. It also produced butter, wool, and wine, and its livestock included twenty milk cows, sixty other cattle, sixty sheep, thirty pigs, three horses, and fifteen mules. Sullivan was the principal owner of G.W. Sullivan and Company, which operated a lime kiln, and an officer in the Fork Shoals Cotton Mill, in nearby southwestern Greenville County, which had been founded by his father Hewlett Sullivan (1763-1830). George Washington Sullivan also represented Laurens County in the South Carolina House of Representatives during the Civil War from 1862 to 1864, and was a Laurens County Commissioner during Reconstruction from 1868 to 1870.<sup>2</sup>

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<sup>1</sup>South Carolina Statewide Survey Files, South Carolina State Historic Preservation Office, South Carolina Department of Archives and History, Columbia, S.C.

<sup>2</sup>Laurens County Historical Society, The Scrapbook: A Compilation of Historical Facts About Places and Events of Laurens County, South Carolina (Laurens: Laurens County Historical Society and Laurens County Art Council, 1982), pp. 32, 35, 51; Julian Stevenson Bolick, A Laurens County Sketchbook (Laurens: Privately published, 1973), p. 260; and United States Census, Laurens District, Industry Schedules, Agriculture Schedules, and Slave Schedules, 1860 (Washington: National Archives Microfilm Publications).

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Charlton Hall Plantation House  
name of property  
Laurens County, South Carolina  
county and State

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**BIBLIOGRAPHY**

South Carolina Department of Archives and History, Columbia, S.C.  
State Historic Preservation Office  
South Carolina Statewide Survey Files

Bolick, Julian Stevenson. A Laurens County Sketchbook. Laurens: Privately published, 1973.

Eighth (1860) Census of the United States, Industry, Agriculture, and Slave Schedules. Washington: National Archives Microfilm Publications.

Laurens County Historical Society, The Scrapbook: A Compilation of Historical Facts About Places and Events of Laurens County, South Carolina Laurens: Laurens County Historical Society and Laurens County Art Council, 1982.



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**NATIONAL REGISTER OF HISTORIC PLACES  
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Section 10 Page 10

Charlton Hall Plantation House  
name of property  
Laurens County, South Carolina  
county and State

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Verbal Boundary Description

The boundary of the nomination is shown as the black line labeled "Charlton Hall Plantation House" on the accompanying copy of the Laurens County Tax Map 107, Parcel # 3.

Boundary Justification

The nominated property includes the main house, outbuildings, and their immediate settings.

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**NATIONAL REGISTER OF HISTORIC PLACES  
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Section PHOTOGRAPHS Page 11

Charlton Hall Plantation House  
name of property  
Laurens County, South Carolina  
county and State

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

Name of property: Charlton Hall Plantation House  
Location: Hickory Tavern vicinity  
Laurens County, South Carolina  
Name of Photographer: Anne C. Gibert  
Date of Photographs: January 1995  
Location of Negatives: S.C. Department of Archives & History,  
Columbia, S.C.

1. Main House  
Aerial view, looking East
2. Main House  
Facade, looking East, with North elevation and Summer Kitchen at left
3. Main House  
Rear elevation, looking West, with South elevation at left
4. Main House  
Facade entrance
5. Main House  
Main staircase, first floor hall
6. Main House  
Secondary staircase, first floor hall
7. Main House  
First floor rear entrance
8. Main House  
First floor, Northwest room door (Right), hall, and Southwest room
9. Main House  
First floor, Southwest room fireplace and mantel
10. Main House  
First floor, Southeast room
11. Summer Kitchen  
West elevation, Connecting porch and Main House at right
12. Summer Kitchen  
Fireplace and mantel
13. Shed (Left) and Smokehouse (Right)



← 264 ft →

'Charlton Hall'  
(3 1/2 acres)  
Laurens County,  
South Carolina



Black Smith  
Shop  
12 1/4 ft x 16 1/4 ft

← New State (formerly County) Road →

← 495 ft →



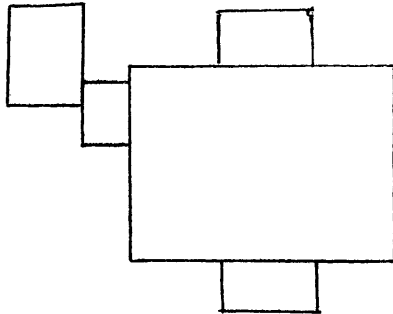
Small  
shed 10' x 12'



Large  
shed 15' x 18'  
plus  
porch (9' x 18')



Summer  
Kitchen  
13 10/16 ft x 19 10/16 ft



Main  
House 40' x 54'  
(plus porches)

← 495 feet →

← 264 feet →

1" = 40'

← To Hickory Tavern

SC. 101 (formerly SC 30-54)

→ To Waterloo