

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED APR 1	1975
DATE ENTERED	APR 16 1975

## NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

### 1 NAME

HISTORIC

The William J. Cayce House

AND/OR COMMON

### 2 LOCATION

STREET & NUMBER

517 Holland Avenue

CITY, TOWN

Cayce

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

2nd

STATE

South Carolina 29033

VICINITY OF  
CODE

COUNTY

Lexington

CODE

063

### 3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input checked="" type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> ENTERTAINMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> GOVERNMENT
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> OTHER:

### 4 OWNER OF PROPERTY

NAME

Mrs. J. P. Carr (Carrie Cayce)

STREET & NUMBER

401 Clark Street

CITY, TOWN

Cayce

VICINITY OF

STATE

South Carolina 29033

### 5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Lexington (S.C.) County Courthouse -

will book F, pp. 273, 587  
office of the Judge of Probate

STREET & NUMBER

Main Street

CITY, TOWN

Lexington

STATE

South Carolina 29072

### 6 REPRESENTATION IN EXISTING SURVEYS

TITLE Inventory of Historic Places In South Carolina

DATE

1973

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

S.C. Department of Archives and History

CITY, TOWN

1430 Senate St. Columbia, S.C. 29211

STATE

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
to <input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

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DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

A vernacular classical revival house. Wood frame weatherboarded of two stories with a typical central hallway (10'x34' on the first floor) flanked by six rooms. Plain stairs ascend to the second floor along the left wall of the hallway. Rooms across the rear are a 9'x12' kitchen with a 6'x6' pantry and a 12'x 12' back bedroom with a hall and bathroom between.

**Exterior:** Design is Classical Revival of the period with 8' Doric wood columns across the entire front porch with a one room return beneath a hipped roof along the east side. The upstairs center porch has 4 smaller columns with a pediment. Wooden front steps lead to the 10' deep lower porch floored with narrow boards. The porch ceiling is 3" edge beaded boards. Front door is early 20th Century period paneled and surrounded by vertical sidelites above side panels. Door and window surrounds are plain, rectangular, flat boards. House rests on low brick pier foundations with remains around the porch of a pierced brick curtain wall. Windows on both floors are double hung, two over two vertical lites. Two main exposed brick chimneys of common bond. Side garden has vestiges of original specimen plants and trees.

**Interior:** Floors throughout are typical narrow, tongue and groove pine. All molding and trim appear to be pine. Primary doors are four panel, Bible and Cross, with secondary doors, five panels. Door fittings are typical pressed steel of the period. All rooms of the first floor have 10' ceilings with plastered walls and picture rail moldings. Two front rooms (formal parlor and dining room) have period ornamental mantels above coal burning fireplaces having integral cast iron surrounds and grates. First floor back rooms have simple, plain mantels, as do the upstairs four bedrooms, which have coal burning fireplaces also and 8' ceilings. All interior closets are sheathed with edge and center beaded boards.

Phelps Bultman, A.I.A.

# 8 SIGNIFICANCE

PERIOD

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

- |   |   |  |   |  |
|---|---|--|---|--|
| <input type="checkbox"/> PREHISTORIC      | <input type="checkbox"/> ARCHEOLOGY-PREHISTORIC | <input checked="" type="checkbox"/> COMMUNITY PLANNING     | <input type="checkbox"/> LANDSCAPE ARCHITECTURE         | <input type="checkbox"/> RELIGION            |
| <input type="checkbox"/> 1400-1499        | <input type="checkbox"/> ARCHEOLOGY-HISTORIC    | <input type="checkbox"/> CONSERVATION                      | <input type="checkbox"/> LAW                            | <input type="checkbox"/> SCIENCE             |
| <input type="checkbox"/> 1500-1599        | <input type="checkbox"/> AGRICULTURE            | <input type="checkbox"/> ECONOMICS                         | <input type="checkbox"/> LITERATURE                     | <input type="checkbox"/> SCULPTURE           |
| <input type="checkbox"/> 1600-1699        | <input type="checkbox"/> ARCHITECTURE           | <input type="checkbox"/> EDUCATION                         | <input type="checkbox"/> MILITARY                       | <input type="checkbox"/> SOCIAL/HUMANITARIAN |
| <input type="checkbox"/> 1700-1799        | <input type="checkbox"/> ART                    | <input type="checkbox"/> ENGINEERING                       | <input type="checkbox"/> MUSIC                          | <input type="checkbox"/> THEATER             |
| <input type="checkbox"/> 1800-1899        | <input checked="" type="checkbox"/> COMMERCE    | <input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT | <input type="checkbox"/> PHILOSOPHY                     | <input type="checkbox"/> TRANSPORTATION      |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> COMMUNICATIONS         | <input type="checkbox"/> INDUSTRY                          | <input checked="" type="checkbox"/> POLITICS/GOVERNMENT | <input type="checkbox"/> OTHER (SPECIFY)     |
|   |   | <input type="checkbox"/> INVENTION                         |   |  |

SPECIFIC DATES 1917

BUILDER/ARCHITECT Hugh Summers

STATEMENT OF SIGNIFICANCE

Not of itself highly architecturally distinguished, the house is important nonetheless in its unquestioned historical significance to the community as one of the first residences constructed in the city and one of the last such dwellings remaining. Built in 1917 by merchant William J. Cayce (1864 - 1948), founder of the town, the house distinctly represents a vanishing individualistic design typical of the life style of the emerging prosperous merchant of the period. The house further provides an identifying and recognized landmark for the community of some 10,000 persons. Having experienced phenomenal growth and development during the past 20 years, the community has retained little of its original historical identity since it began after the turn of the century as an outgrowth of William J. Cayce's railside store, first called "Cayce's Siding," which later was replaced by a larger general merchandise establishment offering groceries, seed and fertilizer to local farmers. Plans to preserve the house as a community civic, social, and cultural center in a living memorial to this first merchant and to other city founders is an appropriate and purposeful usage of this historic structure. There is little or no desecration of original designs and the condition of the building and grounds are fairly good, presenting no great problems to restoration. Restoration of this property is of extreme importance to the neighborhood as a much needed focal point for revitalization and aesthetic rejuvenation.

Nancy F. Wingard, CMRPC Historic  
Preservation Planner

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

History of Cayce, S.C. Chambers, Gladys North Copyright 1968. Undated.  
 Volume privately printed. p. 28 describes William J. Cayce as founder of town.  
 It was first called "Cayce's Siding", then "Cayce's Crossing" and incorporated as  
 the Town of Cayce September 17, 1914.

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY ca. 1/2 acre  
 UTM REFERENCES

Latitude: 33°58'31"  
 Longitude: 81°03'13" *M. U. W. CC*

A 

ZONE	EASTING	NORTHING

C 

ZONE	EASTING	NORTHING

B 

ZONE	EASTING	NORTHING

D 

ZONE	EASTING	NORTHING

## VERBAL BOUNDARY DESCRIPTION

Lying and being on the south side of Holland Avenue between First Street and State Street, in the Town of Cayce, in the County of Lexington, South Carolina; said lot fronting on Holland Avenue 90 feet and running back therefrom in parallel lines 100 feet and being bounded on the north by Holland Avenue, on the east by property of J.H. Royal, on the south by property of Forrest K. Abbott and on the west by First Street.

## LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE  
Nancy F. Wingard, Historic Preservation Planner

ORGANIZATION  
Central Midlands Regional Planning Council

STREET & NUMBER  
800 Dutch Sq. Blvd. - Suite 155 Dutch Plaza

CITY OR TOWN  
Columbia, South Carolina 29210

DATE  
January 28, 1975

TELEPHONE  
798-1243

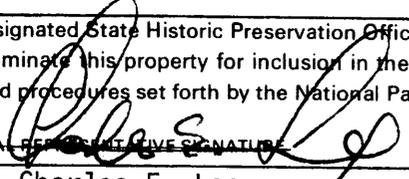
STATE  
South Carolina

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

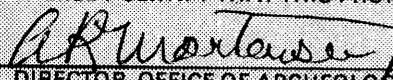
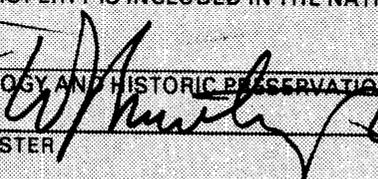
THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL  STATE  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.

FEDERAL REPRESENTATIVE SIGNATURE  
  
 TITLE Charles E. Lee  
State Historic Preservation Officer

DATE 2/27/75

FOR NPS USE ONLY	I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER
	DATE <u>4/16/75</u>
DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION	DATE <u>APR 9 1975</u>
ATTEST: 	
KEEPER OF THE NATIONAL REGISTER	