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

OMB No. 1024-0018

United States Department of the Interior
National Park Service

RECEIVED 2280
MAR 3 1998
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

420

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 Robinson-Hiller House

other names/site number Hiller House

2. Location

street & number 113 Virginia Street not for publication ___
city or town Chapin vicinity ___
state South Carolina code SC county Lexington code 063 zip code 29036

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 3/26/98
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:

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): _____

5/18/98

for Signature of Keeper Date of Action

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	0	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)

Cat: DOMESTIC Sub: Single Dwelling

Current Functions (Enter categories from instructions)

Cat: VACANT Sub: Not in Use

7. Description

Architectural Classification
(Enter categories from instructions)

Late Victorian/Queen Anne

Materials
(Enter categories from instructions)

foundation Brick
roof Metal
walls Wood/Weatherboard
other

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.
- X **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 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
Commerce

Significant Dates
1902
1917

Significant Person
(Complete if Criterion B is marked above)
Robinson, Charles P.
Robinson, Sarah Smithson

Cultural Affiliation
N/A

Period of Significance
1902-1917

Architect/Builder
Robinson, Charles P.

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
X State Historic Preservation Office
___ Other State agency
___ Federal agency
___ Local government
___ University
___ Other
Name of repository: _____

10. Geographical Data

Acreage of Property 2.14 acres

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

	Zone	Easting	Northing		Zone	Easting	Northing
1	17	467220	3780400	3			
2				4			

___ 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 Dale M. Marshall, V.P.

organization Architrave, Inc. date 21 August 1997

street & number 730 Blanding Street telephone (803) 252-6636

city or town Columbia state SC zip code 29201

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. and Mrs. Ray Carter

street & number P.O. Box 300 telephone (803) 781-2000

city or town Ballentine state S.C. zip code 29002

NARRATIVE DESCRIPTION

The Robinson-Hiller House, located at 113 Virginia Street in the Lexington County town of Chapin, is a particularly well preserved example of a cross-gabled, Queen Anne style Victorian era house. The two-story frame house features a one-story wraparound porch with a turret in the front left (southeast) corner and a gable in the porch roof over the front entrance (northeast corner). Slender Tuscan columns support the porch roof, while a turned balustrade helps to define this outdoor living space. The foundation consists of brick piers with brick lattice infill. The walls are clad in shiplap with slender corner pilasters. The front and side gables are clad with block-cut wood shingles and feature decorative vergeboard, decorative louvered vents, and sawn and pierced trim at the gable peaks. The right side gable features a canted bay window with decorative sawn corner brackets with drop pendants. The right side of the house's principal elevation is recessed slightly and features an overhang supported visually by an identical corner pendant bracket. All windows are one-over-one, double-hung sash and are topped with a wood header with cut scrollwork. A full-width one-story gabled ell extends to the rear, with shingle-clad gable, and a shed-roofed porch wrapping around the southwest corner. The two-bay portion which intersects the two-story main block is an early enclosure. The house is sited in the midst of mature pecan, oak, magnolia, crepe myrtle, and two deodar cedar trees on a large lot several blocks from the core of downtown Chapin. There are several outbuildings around the house, which are in varying states of disrepair.

The brick piers and lattice at the foundation appear to be original to the house. The mortar in the piers is in poor shape and many of the piers need to be reinforced for structural support. There is some evidence of moisture and termite damage at the wood sills supporting the house and there is no indication that the structural underpinnings of the house have been previously modified. The original spindlework screen doors are still on most exterior doors. The majority of the windows have wood shutters with two panel shutters on the upper windows and louvered shutters on the first floor. Based on photographic research the shutters appear to have been added after the house was constructed. The rear porch is encased with a heavy rough hewn, diagonal wood lattice. The shiplap siding and decorative wood work appear to be in fair condition. The roof is clad with a V-crimp metal roof except for some patches of fiberglass shingles on the porch turret. The metal roof is not original to the house and it appears from old photographs and fragments found in the attic that the original roof was wood shingles.

The house's principal entry features a partially-glazed and paneled Eastlake style door and accesses the main stairhall. The wood baseboards, doors and front entrance stair are of notable quality and are in fair condition. The staircase has a paneled underside, decorative paneled square newels with urn tops, and a reeded and decorative pierced-work balustrade. There is an interesting turned block inset into the inside corners of the baseboard. The first floor mantels were stripped from the house during a period of vacancy. Research indicates that there were originally decorative wood mantels with mirrored overmantels in each room on the ground level. Simpler but original wood mantels remain in the upstairs rooms. The interior plaster is in poor condition.

The interior appears to have been unchanged since the early 1900s except for the addition of a single suspended light in each room, the addition of a duplex wall outlet in the kitchen and downstairs bedroom and the addition of a bath adjacent to the downstairs bedroom. Unfortunately the decorative mantels were removed from the downstairs fireplace after the death of the last occupant before the house could be secured. Otherwise the moldings, floors, walls and even wallpaper appear to be unchanged from the early part of the century. There are no visible examples of walls being modified or added or of doors being modified or relocated within the house. Except for the one bath that was added outside on the first floor, nothing about the house appears to have been modified in the last seventy years.

The only exterior modifications that appear to have been made since the house was constructed in 1902 are the enclosure of a portion of the side porch to add a bath in the 1930s and the addition of lattice work to the rear porch early in the house's existence.

Outbuildings appear to date to the original construction of the house but appear to be in poor repair; a garage and well house do not contribute to the historic character of the property.

STATEMENT OF SIGNIFICANCE

The Robinson-Hiller House, built in 1902, is significant as an excellent example of Queen Anne residential architecture and for its association with Charles Plumber Robinson (1867-1944), prominent merchant of Chapin and Lexington County in the early twentieth century, and his wife Sarah "Eddie" Smithson Robinson (d. 1943), social activist and officer of the Women's Christian Temperance Union.

The Robinson's moved to South Carolina from Virginia in 1895, and in 1897 Robinson founded C.P. Robinson Lumber Company, a sawmill and building products company which included a lumberyard and a brickworks; he also later owned and operated a mercantile store, cotton gin, corn mill, and roller mill. His various business interests made Robinson the major employer in the Chapin community during the first decade of this century. Robinson was a prominent citizen serving on the board of directors of the Bank of Chapin. Bricks from his brickworks were used to build a number of early businesses in the area, and Robinson furnished materials for several residences in the town to house his many employees. He built this house for his own family in 1902 soon after they moved to Chapin. Mrs. Robinson taught music in Chapin and later became the organist for the local Methodist Church. She was also very active in the temperance movement that swept the nation during the early part of the twentieth century. Mrs. Robinson served as an officer of the South Carolina chapter of the Women's Christian Temperance Union, holding many local Temperance Union meetings at her house. She also was active in promoting children's charities and was particularly well-known for organizing an annual picnic excursion to Chapin for the orphans at the Epworth Children's Home in Columbia. In 1917 the Robinsons moved to Columbia, where Robinson founded the Southern Wholesale Lumber Company, succeeded in 1927 by C.P. Robinson and Company.[1]

After the Robinson's left Chapin the Robinson-Hiller house was acquired by James Haltiwanger Hiller and his wife Emma Roberts Hiller in 1919. James Hiller formed a mercantile business, the Chaffin-Hiller Company, with his brother and Thomas Chaffin in the early part of this century. By 1932 when it was sold to W.W. Goza and W.R. Huffstetler this enterprise had become Chapin's largest mercantile business. When it was sold Chaffin-Hiller became the Chapin Mercantile Company which remained a fixture in the Chapin business community for another thirty years. James Hiller was a prominent

---

[1]Addison Bostain, et. al., Chapin, South Carolina: The First 100 Years (Columbia, S.C.: R.L. Bryan Co., 1989), 20-21, 27; Yates Snowden, ed., History of South Carolina (Chicago and New York: The Lewis Publishing Company, 1920), Volume III: 228-29, David Duncan Wallace, The History of South Carolina: Biographical Volume, Volume IV (New York: American Historical Society, 1934), 228-29.

Chapin businessman engaged in cotton buying and other mercantile interests. When he died he left the Robinson-Hiller House to his daughter Ellen along with other property in the Chapin area. Ellen, who never married, lived in the house until her death in 1996.

BIBLIOGRAPHY

Bostain, Addison, Jr. History of Chapin United Methodist Church. Chapin United Methodist Church, 1983.

Bostain, Addison, Jr., H. Donald Huffstetler, and Stanley E. Shealy. Chapin, South Carolina: The First 100 Years. Columbia, SC: R.L. Bryan Co., 1989.

Snowden, Yates. History of South Carolina. Chicago and New York: The Lewis Publishing Company, 1920.

Wallace, David Duncan. The History of South Carolina: Biographical Volume, Volume IV. New York: American Historical Society, 1934.

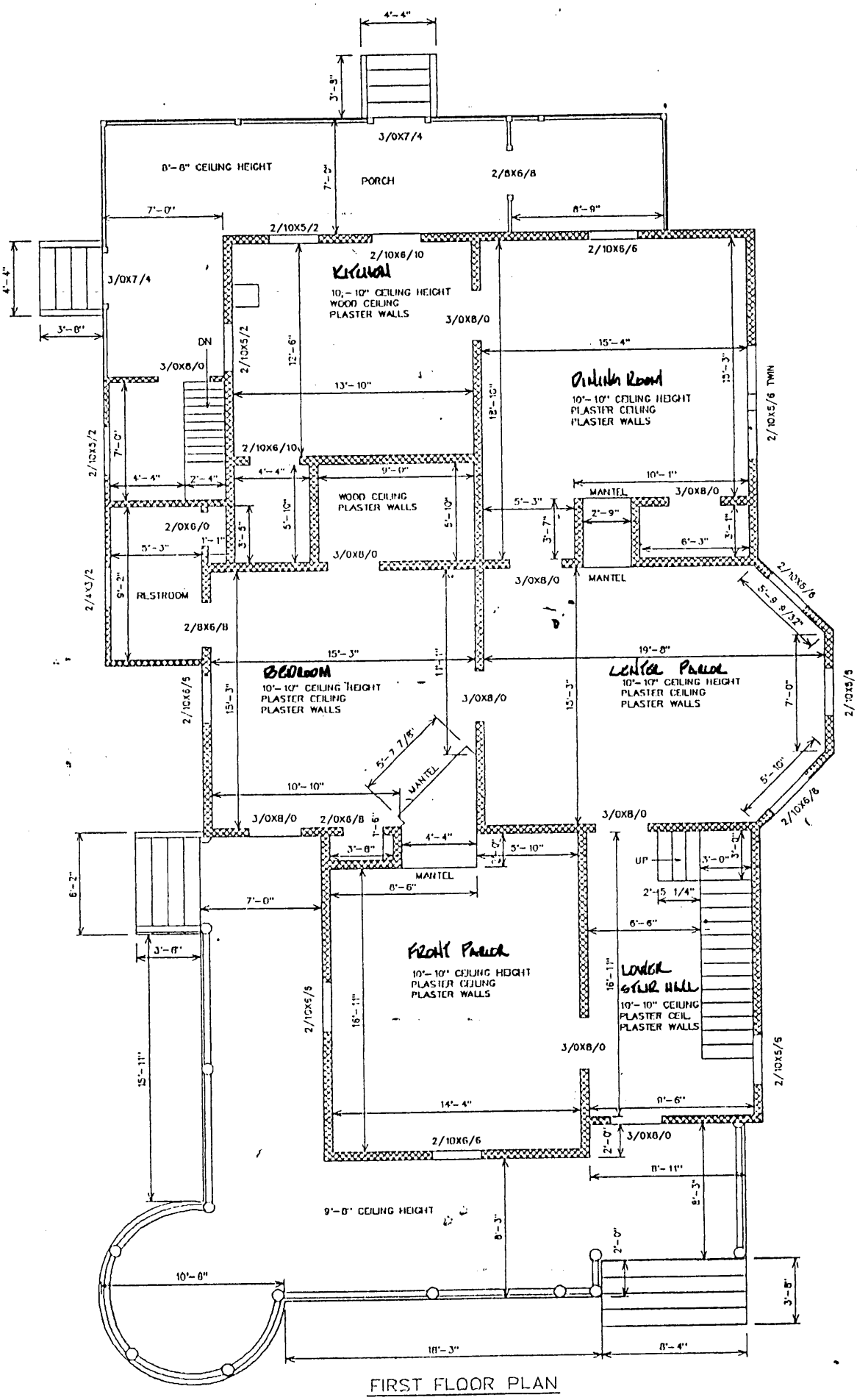
The following information is the same for each of the photographs:

Name of Property: Robinson-Hiller House
Location of Property: 113 Virginia Avenue, Chapin
Lexington County, South Carolina

Name of Photographer: Ray Carter
Date of Photographs: 1997
Location of Original Negatives: Ray Carter

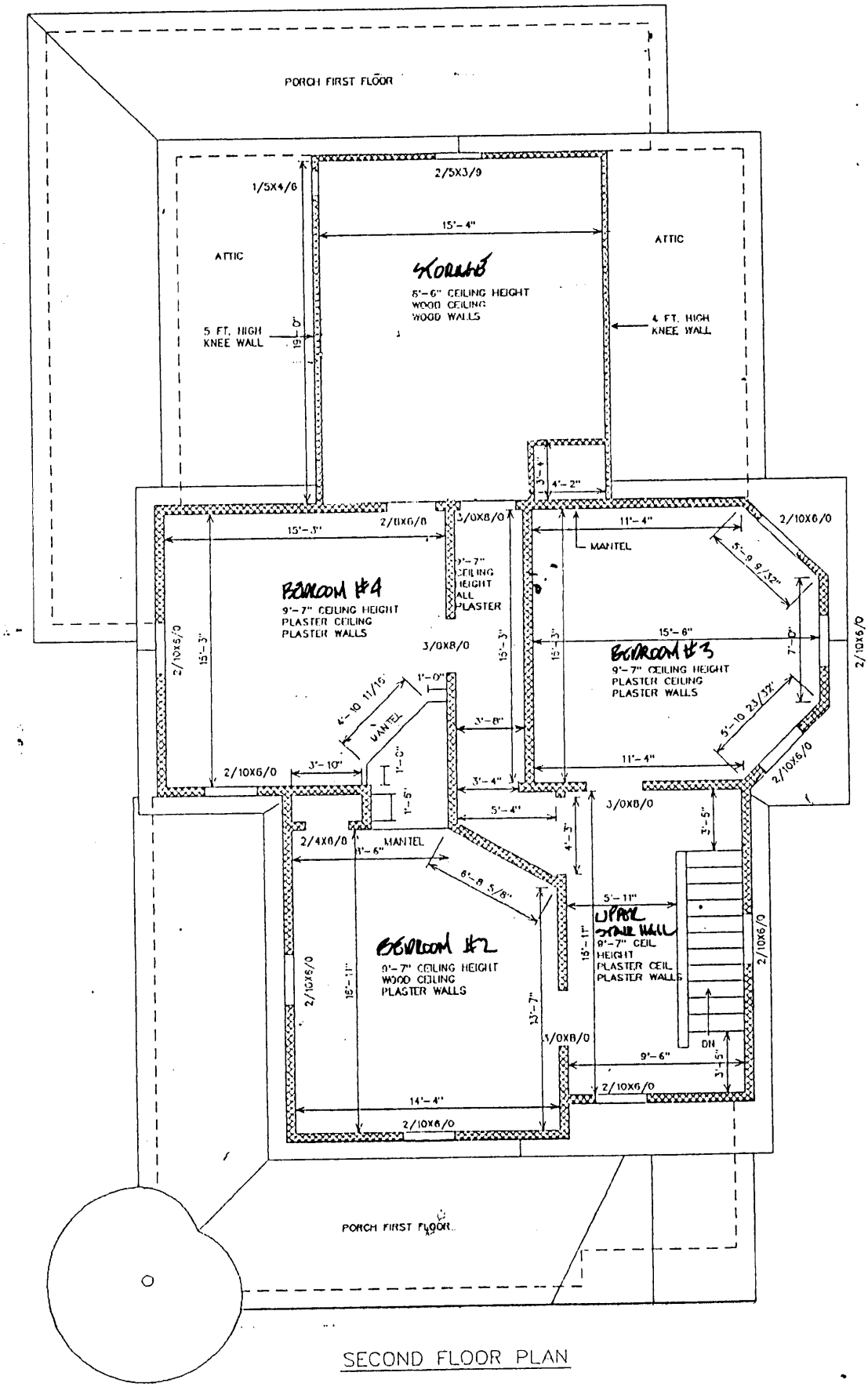
1. Historic Photograph, ca. 1905; exterior shot from Virginia Avenue
2. Historic Photograph, ca. 1908; exterior shot of Local Temperance Union meeting on front porch
3. Exterior shot from Virginia Avenue
4. Exterior shot from Left Side Yard
5. Exterior shot from Right Rear Yard
6. Exterior shot from Rear Yard
7. Exterior shot from Rear Field behind dwelling
8. Exterior shot from Left Side Yard
9. Exterior shot of Front Porch
10. Exterior shot of Front Elevation
11. Exterior shot of Right Rear Porch
12. Exterior shot Right Side Gable
13. Exterior shot of Left Side from edge of property
14. Exterior shot of Left Rear Porch
15. Exterior shot from inside Rear Porch
16. Interior shot from inside Front Foyer
17. Interior shot of Foyer Newell Post
18. Interior shot in Foyer looking at underside of stair
19. Interior shot of Second Floor Stair Hall
20. Detail shot of typical base board corner detail
21. Detail shot of typical interior door
22. Detail of typical screened door
23. Detail of mantle in Bedroom # 4 upstairs
24. Detail of mantle in Bedroom # 3 upstairs
25. Interior shot of Bedroom # 2 upstairs

EXHIBIT C.1



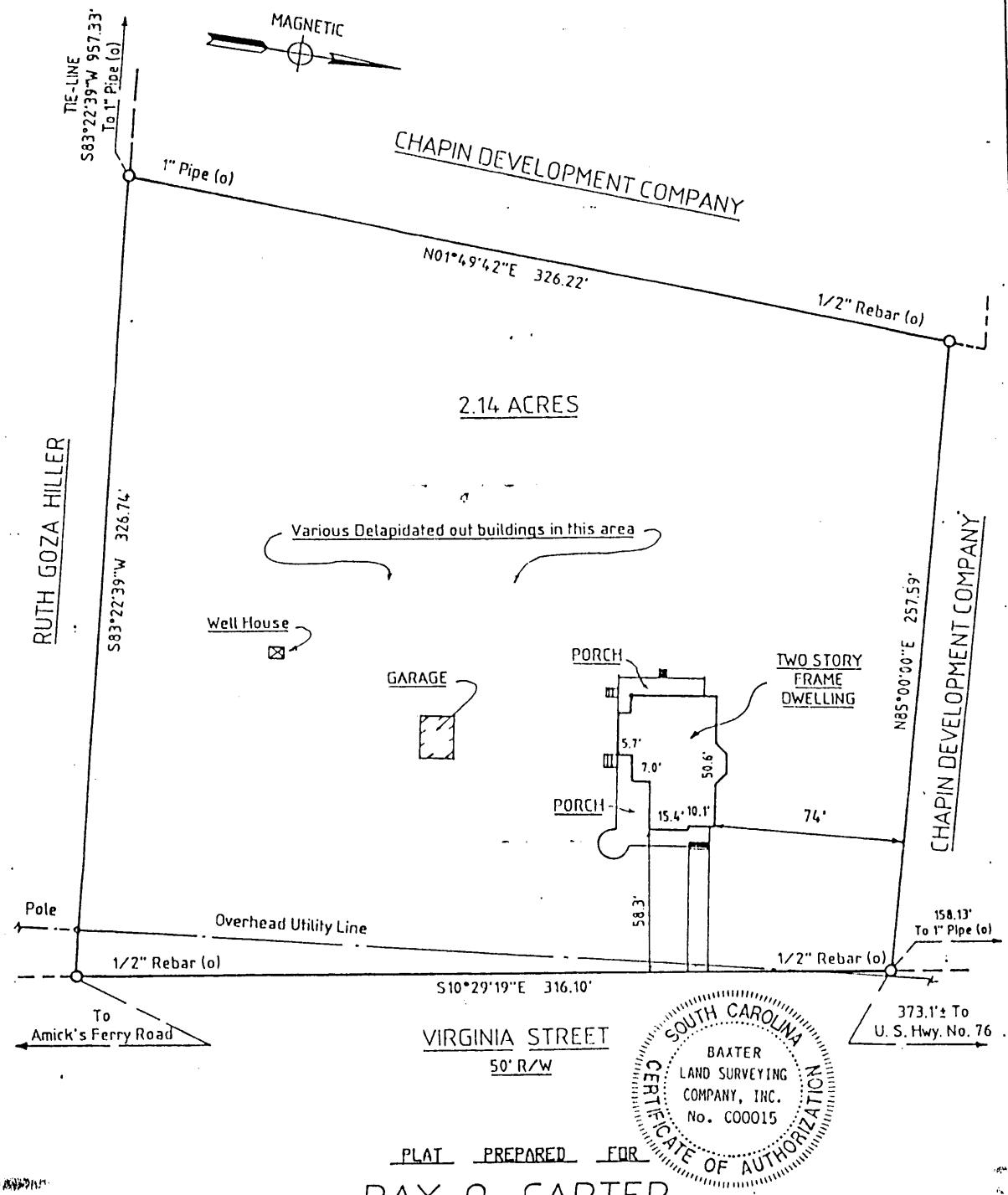
FIRST FLOOR PLAN

EXHIBIT C.2



SECOND FLOOR PLAN

I HEREBY STATE THAT ACCORDING TO THE FIRM/FIA FLOOD INSURANCE RATE MAPS, THIS PROPERTY LIES WITHIN UNSHADED ZONE "X".



PLAT PREPARED FOR

RAY O. CARTER

LEXINGTON COUNTY, CHAPIN, SOUTH CAROLINA

PLAT REFERENCE: PLAT PREPARED FOR JOHN L. GROOMS BY BELTER & ASSOCIATES, INC., DATED APRIL 29, 1982, AND RECORDED IN PLAT BOOK 187-G, PAGE 798.
REFERENCE ALSO TO PLAT PREPARED FOR CHAPIN DEVELOPMENT COMPANY BY BAXTER LAND SURVEYING CO., INC, DATED MARCH 6, 1990.

M16621

0' 25' 50' 100'

1" = 50'

DECEMBER 29, 1996

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN

BAXTER LAND SURVEYING CO., INC.
533 HARDEN STREET COLUMBIA SC 29205 (803)-252-8364

ROSSER W. BAXTER, JR. SCPLS NO. 7613

TMS 723-01-15

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: 98000420 **Date Listed:** 5/18/98

Robinson--Hiller House
Property Name

Lexington SOUTH CAROLINA
County **State**

N/A
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.

for **Signature of the Keeper**

6/16/98
Date of Action

==========

Amended Items in Nomination:

Section No. 5: This nomination is amended to add the deteriorated garage and well-house as two noncontributing buildings.

Section No. 8: Sarah Smithson Robinson is deleted as a significant person, because there is insufficient information to justify her importance.

These changes have been confirmed with the South Carolina SHPO (6/16/98)

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