

MAR 25 1986

MAR 27 1986

(X) NOT FOR PUBLICATION

SOUTH CAROLINA INVENTORY FORM FOR HISTORIC DISTRICTS AND
INDIVIDUAL PROPERTIES IN A MULTIPLE PROPERTY SUBMISSION

NAME OF MULTIPLE PROPERTY SUBMISSION: Lower Richland County Multiple
Resource Area

PREFERRED NAME OF PROPERTY: Magnolia

HISTORIC NAME OF PROPERTY: Magnolia; Wavering Place

COMMON NAME OF PROPERTY: Mr. Francis Tucker Hopkins House

LOCATION: [REDACTED]

CLASSIFICATION: Building

OWNER: Lillah Adams Hayne Estate
Route 2, Box 269
Eastover, S. C. 29044

DESCRIPTION

Magnolia (Wavering Place) is a large two-story, frame building constructed ca. 1855. The building, an elegant Greek revival style residence, is essentially unaltered since its construction.

The house has a full stuccoed brick basement and weatherboard siding. A monumental hexastyle Greek Doric portico is the primary character-defining element; this portico, and the pilasters and entablature that are carried around the house, govern the proportions and scale of all elements. The columns, which rest on tall stuccoed pedestals, are carefully scaled and detailed after the Greek Doric order. The building's entablature is patterned after the Tuscan order. Fluted pilasters are placed at the building's corners; these carry the entablature around the building. The facade (south elevation) is symmetrical, with five bays and two tiers of porches beneath the portico. Central entrances with rectangular transoms and sidelights open to both tiers of the porch. The flanking windows have six-over-six sash with louvered shutters.

The east and west elevations have four bays. Many of the shutters have been removed from these elevations. The north (rear) elevation has a one-story porch with paneled pillars spanning the three central bays; a central entrance on the first floor has a transom and sidelights. The central bay on the second floor has paired four-over-four windows.

The grounds of the property include several antebellum outbuildings. A one-story, brick building to the northwest served as the kitchen and as an office. Three one-story, frame buildings to the northeast include a smokehouse and two slave houses. A modern pump house is located to the west of the main house.

SIGNIFICANCE

AREA OF SIGNIFICANCE: Architecture
Education
Black History

LEVEL OF SIGNIFICANCE: S (for office use only)

SUMMARY OF SIGNIFICANCE

Magnolia is significant as one of the few remaining large antebellum plantation houses in lower Richland County. Architecturally, this house's significance rests primarily upon its imposing portico of the Greek Doric Order. A monumental Greek revival mansion, this house is the only one of its type and scale remaining in Richland County.

Constructed ca. 1855 for Mrs. Frances (Fannie) Tucker Hopkins (1806-1864), the wealthy widow of David Thomas Hopkins, prominent Richland County planter, she "took great delight in the building and landscaping of the house and grounds."(1)

Mrs. Hopkins established for her granddaughters a school in the basement of Magnolia. Begun ca. 1860, "Magnolia School" served a number of neighborhood children; a Miss Savage served as governess.(2)

Magnolia passed in 1869, after the death of Mrs. Hopkins' only surviving son, John David Hopkins, to James Pickett Adams, who was her first cousin. Adams purchased the house and two tracts aggregating 2,200 acres for \$11,250.00 at a public sale.(3) Adams, a Confederate veteran and member of the South Carolina General Assembly (1858-1861 and 1880-1889), renamed the property "Wavering Place."(4) The property has remained in the same family for 116 years.

ACREAGE: [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

OTHER INFORMATION:

NOTES

(1) Laura Jervey Hopkins, Lower Richland Planters - Hopkins, Adams, Weston and Related Families of South Carolina (Columbia, S.C.: The R.L. Bryan Co., 1976), p. 19.

(2) Ibid., p. 25.

(3) Julie Burr, "A Survey of 'Magnolia' or 'Wavering Place,' p. 3, unpublished typescript in the files of the State Historic Preservation Office, South Carolina Department of Archives and History, Columbia, S.C.