NPS Form 10-900
(7-81)

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EXP. 12/31/84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received JUL 20 1982
date entered

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

1. Name

historic ~~Historic Resources~~ of Pinopolis
(Partial Inventory: Historic and Architectural Properties)

and/or common

2. Location

street & number Community limits of Pinopolis N/A not for publication

city, town Pinopolis N/A vicinity of ~~congressional district~~

state South Carolina code 045 county Berkeley code 015

3. Classification

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

4. Owner of Property

name Multiple Ownership (See individual inventory forms)

street & number

city, town ___ vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. See Continuation Sheet

street & number

city, town state

6. Representation in Existing Surveys

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

date 1981 ___ 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
___ excellent	___ deteriorated	___ unaltered	X original site
X good	___ ruins	X altered	___ moved date _____
X fair	___ unexposed		

Describe the present and original (if known) physical appearance

The multiple resources nomination for the Historic Resources of Pinopolis consists of two historic districts (twenty properties) and one individual property of local historic and architectural significance which are located within the community limits of Pinopolis, South Carolina. Constructed between ca. 1834 and ca. 1920, these properties are the first in Pinopolis to be nominated to the National Register of Historic Places. The residential and religious properties included in the multiple resources nomination illustrate Pinopolis's origin as an antebellum pineland resort village and its postwar role as a small year-round, strictly residential community.

The village of Pinopolis (population about 200) is located in middle Berkeley County about three miles northwest of Moncks Corner on County Road 5. The surrounding area is relatively undeveloped and includes pine forests and the waters of Lake Moultrie. The historical and architectural resources of Pinopolis include residential and religious properties.

In 1834 Frederick Adolphus Porcher and Dr. Morton Waring constructed summer houses on this site following a series of unhealthy summers in the nearby resort village of Pineville. By 1884 Porcher's house was gone, but Dr. Waring's House (Pinopolis Historic District South, #13) remained and had been joined by about eleven others. (Pinopolis Historic District North, #'s 1, 5, 7). By 1846 there was an Episcopal Church.[1] During the Civil War the population of Pinopolis swelled with refugees from beseiged Charleston seeking safety with friends.[2] After the war, due to the decline of the planter class, the population began a shift to full time residency. Most pineland villages completed the cycle and became small commercial centers; however, Pinopolis remained purely residential. A number of homes were constructed around the turn of the century (Pinopolis Historic District South, #'s 1, 3, 4, 7, 8, 11, 14). Residents of the village apparently preferred their small quiet community to prosperity and made no real effort to bring in the railroad and to make Pinopolis the county seat.[3] In 1940 the Santee-Cooper Public Service Authority constructed Lake Moultrie in conjunction with a hydroelectric project and inundated the low-lying areas near Pinopolis, changing its setting from a sandy ridge to a peninsula in Lake Moultrie.

The architecture of Pinopolis is representative of the vernacular frame construction technology and design of nineteenth century South Carolina. The houses are uniformly of frame construction, sheathed in weatherboard or shiplap siding. The heavy-timber braced frame was common through the century, being superseded by balloon framing only around the turn of the century. Vernacular forms are the rule; the central-hall plan, expressed in single-pile or double-pile form in one, one and one-half, or two stories, characterizes most of the Pinopolis houses. Large open porches were common as a means of adapting to summer resort living. The houses are built on tall brick pier foundations. There is no specific orientation to most of the houses; they are set well apart from each other, loosely grouped near the meandering roads on large, heavily-wooded lots. This general pattern was maintained well into the twentieth century.

There were few stylistic pretensions in Pinopolis. Certain period features appeared by the later nineteenth century when scroll-sawn ornament and lathe-turned porch posts began to appear in Pinopolis. This period also saw the increasing use of asymmetrical plans and the polygonal bays associated with Queen Anne design. The consistent weather-boarded, frame construction maintained the cohesiveness of the district. These patterns

Continued

Charleston County Courthouse
#2 Courthouse Square
Charleston, South Carolina 29401

Berkeley County Courthouse
Moncks Corner, South Carolina 29461

were maintained into the twentieth century with newer buildings of weatherboarded frame construction with large porches, set on large landscaped lots without specific relationship to the roads or to the existing houses.

The buildings of Pinopolis are overwhelmingly residential. One frame church (Pinopolis Historic District South, #2) and one small frame building originally constructed as a doctor's office (Pinopolis Historic District South, #10) are included among the nominated properties. These buildings maintain the structural and textural consistency of Pinopolis architecture.

This nomination is a product of surveys conducted by the Berkeley-Charleston-Dorchester Council of Governments. The goal of the surveys was to identify the architectural, historical and cultural resources of this small community eligible for inclusion in a collective National Register nomination. The field survey was supplemented by historical research in primary and secondary sources by Elias Bull and David Chamberlain, Regional Historic Preservation Planners at the Berkeley-Charleston-Dorchester Council of Governments and Suzanne P. Wylie, National Register Assistant at the South Carolina Department of Archives and History.

Criteria utilized in the survey included:

1. evidence of historical and/or cultural associative values.
2. architectural merit.
3. architectural incidence in the community.
4. effect of alterations and impairment of original fabric.

Data collection procedures included:

1. definition of study area limits based on windshield survey.
2. identification of buildings by style, owner, date, and location in notes and on tax maps.
3. photographing individual buildings and streetscapes.
4. evaluation of properties in order to classify pivotal, contributing, or noncontributing.
5. color coding maps to illustrate the distribution of pivotal, contributing, and noncontributing properties.

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	X other (specify) society and customs
		___ invention		

Specific dates ca. 1834 - ca. 1920 **Builder/Architect** N\A

Statement of Significance (in one paragraph)

The multiple resources nomination for the Historic Resources of Pinopolis includes two historic districts (twenty properties) and one individual property which are of historical and architectural importance to the community of Pinopolis. Built between ca. 1834 and ca. 1920, these properties reflect the original role of Pinopolis as a nineteenth century summer retreat for the planter class and its later role as a year-round residential community. Pinopolis, which is perhaps the most intact of South Carolina's pineland resort villages, contains houses which define the character of the community and a group of late nineteenth and early twentieth century properties which further contribute to its ambience.

Beginning in the late eighteenth century, lowcountry planters sought respite near their plantations from the fevers associated with the lowlands in the summer; they often returned to their plantations only during the daylight hours to oversee operations. Residents of the upper and inland parishes of South Carolina realized that healthful air was as close as the nearby pineland ridge and established tiny villages among the pines.[4]

In 1834 Dr. Morton Waring and Federick Adolphus Porcher built summer houses on a pineland rise west of Begin Swamp. The land was sectioned off from plantations owned by the Macbeths, the Cains, and from Porcher's own plantation, Somerton. It was agreed to leave the land virgin aside from the construction of homes, their belief being that cultivation of any kind bred the fevers. The village received its name from F. A. Porcher, who in jest addressed several letters from Pinopolis.[5] By 1844 only Dr. Waring's house,enlarged and occupied by Henry Ravenel (Pinopolis Historic District South, #13),remained of the original two, but it had been joined by about eleven more (Pinopolis Historic District North, #'s 1, 5, 7).[6] Many of the additions belonged to families who had formerly summered at the nearby village of Pineville but had closed their homes there after fever epidemics plagued the community for several summers.[7] Although healthful, life in Pinopolis was hardly exciting. F. A. Porcher felt that the bitterest comment on the monotony of pineland village life was that Sabbath church services attracted capacity crowds.[8]

During the Civil War refugees fled Charleston for Pinopolis, seeking shelter with friends who summered there. Henry William Ravenel, who at times retreated to his home in Pinopolis during the conflict, recalled that the village was full and that the women were busy with their Soldiers Relief Association, making clothing and medical supplies.[9]

With the decline of the planter classes after the war, many resort villages turned to commercial ventures for their livelihood. This was not the case in Pinopolis.[10] Preferring to preserve the quiet community atmosphere of their village, the residents of Pinopolis blocked several proposals which would have attracted development. At a meeting in 1889 to discuss the formation of Berkeley County, Pinopolis was suggested as the site for the county seat because of its central location. Little effort was made

Continued

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreage of nominated property See individual inventory forms

Quadrangle name See individual inventory forms **Quadrangle scale** _____

UMT References See individual inventory forms

	Zone	Easting	Northing		Zone	Easting	Northing
A				B			
C				D			
E				F			
G				H			

Verbal boundary description and justification

See individual inventory forms

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

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

11. Form Prepared By

name/title	Suzanne Pickens Wylie John E. Wells		David Chamberlain, Berkeley-Charleston-Dorchester Council of Governments
organization	South Carolina Department of Archives and History	**date**	January 4, 1981
street & number	1430 Senate Street Post Office Box 11,669	**telephone**	(803) 758-5816
city or town	Columbia	**state**	South Carolina 29211

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ **national** _X_ **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.

State Historic Preservation Officer signature Charles E. Lee (CMF) 2/8/82

title Charles E. Lee
State Historic Preservation Officer **date**

For NPS use only

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

See continuation sheet for listings **date**

Keeper of the National Register

Attest: **date**

Chief of Registration

to garner this honor, which went to Moncks Corner. A few years later there was a movement to change the county seat to Pinopolis because of its more healthful and convenient location; however, this too met with a lukewarm response from the residents. In 1892 A. S. Emerson, a northern developer, announced that he would build a new town northwest of Pinopolis and run a railroad to Moncks Corner. Although a railroad route through Pinopolis would have been logical, no effort was made to persuade Emerson to run the line through the village. The road bed was constructed through the outskirts of Pinopolis. In 1890 there were two public buildings, the Episcopal Church and the post office, and one commissary.[11] Around the turn of the century there was a spurt of residential construction (Pinopolis Historic District South, #'s, 1, 3, 4, 7, 8, 11, 14); however, commercial construction in the community was virtually nonexistant.

Present day Pinopolis remains relatively undeveloped without a commercial area or public buildings. In 1940 the Santee-Cooper Public Service Authority constructed Lake Moultrie which inundated the area around Pinopolis and changed its setting from a sandy ridge to a peninsula jutting into the lake. Although Pinopolis has become a year-round residential community with a modern subdivision adjacent to, but visually separate from the historic properties, it retains its resort-like atmosphere. Modern residents are attracted by the recreational facilities on Lake Moultrie, by the quiet and relative seclusion, and by the absence of twentieth century commercial intrusions.

Architecture: The buildings of Pinopolis are representative of South Carolina veracular building forms and construction technology of the nineteenth and early twentieth centuries. The central-hall frame farmhouses, both single-pile (William Robertson House) and double-pile (Old Rectory, Pinopolis Historic District South #9), are common in Pinopolis. The early buildings are of heavy-timber braced-frame construction, sheathed in weatherboard; some buildings of the later nineteenth and early twentieth centuries use balloon framing but retain the vernacular forms of the earliest buildings of the community. Several of the later nineteenth century and early twentieth century buildings, such as the John Tyler House (Pinopolis Historic District South, #3), incorporate the scroll-sawn ornament popular in that period. The nominated districts exhibit a consistency of scale, texture, setting, and feeling representative of the early development of Pinopolis.

Society/Customs: As early as the late eighteenth century, lowcountry planters began to seek respite from the summer fevers which bred in the low-lying areas of the state by retreating to small resort villages in the pinelands. Pinopolis is significant as the best, most intact, example of a pineland village remaining in South Carolina. The Historic Resources of Pinopolis multiple resources nomination contains an unusually fine collection of early resort housing and important late nineteenth and early twentieth century residences with no commercial intrusion to mar the feeling and appearance of an early pineland resort village.

Current Preservation Projects: The only preservation project currently underway in Pinopolis is a massive rehabilitation of the Dr. Morton Waring House (Pinopolis Historic District South, #13) as a private residence. Most of the properties in the Historic Resources of Pinopolis appear to have been continuously occupied and maintained; however, there are several residences for sale which are in need of repair and present opportunities for further work.

Although most of the modern residences in Pinopolis are visually separated from the historic core of the village, scattered new construction suggested the district boundaries which encompass the two largest concentrations of significant properties. The individual property, while effectively cut off from the districts by modern intrusion, retains integrity of setting, feeling, and association by virtue of its large yard, trees, and shrubs.

Brewster, Lawrence Fay. Summer Migrations of South Carolina Lowcountry Planters. Durham, N.C.: Duke University Press, 1947.

Childs, Arney Robinson. The Private Journal of Henry William Ravenel. Columbia, S.C.: University of South Carolina Press, 1947.

"Journal of Arthur Brailsford Wescoat, 1863, 1864." South Carolina Historical Magazine 55 (April 1954): 71-102.

Neuffer, Claude Henry, ed. Names in South Carolina. vols. 1-XII, 1954-1965.

Orvin, Maxwell Clayton. Historic Berkeley County, South Carolina, 1671-1900. Charleston, S.C.: Comprint, 1973.

Stoney, Samuel Gaillard, ed. "The Memoirs of Frederick Adolphus Porcher." South Carolina Historical Magazine 46 (July 1945): 140-158 and 47 (April 1946): 83-108.

Thomas, Albert Sidney. A Historical Account of the Protestant Episcopal Church in South Carolina. Columbia, S.C.: R. L. Bryan Co., 1957.

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NPS Form 10-900-a
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National Register of Historic Places Inventory—Nomination Form

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Continuation sheet | Item number | Page 1 of 1

Multiple Resource Area
Thematic Group

dnr-11

Name Pinopolis Multiple Resource Area
State South Carolina

Nomination/Type of Review		Date/Signature
1. Pinopolis Historic District South	Entered in the National Register	Keeper Delores Byers 8/19/82 Attest
2. Pinopolis Historic District North	Entered in the National Register	Keeper Delores Byers 8/19/82 Attest
3. Robertson, William, House	Entered in the National Register	Keeper Delores Byers 8/19/82 Attest
4.		Keeper Attest
5.		Keeper Attest
6.		Keeper Attest
7.		Keeper Attest
8.		Keeper Attest
9.		Keeper Attest
10.		Keeper Attest